Waimāero
Fendalton-Waimairi-Harewood Community Board
MINUTES ATTACHMENTS

Date: Monday 20 July 2020
Time: 4.30pm
Venue: Boardroom, Fendalton Service Centre,
Corner Jeffreys and Clyde Roads, Fendalton

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Hello Board members

I would like to thank you for the opportunity to speak at this meeting.

My name is Sophie Robb. I am here today to draw your attention to the playgrounds and public spaces in the Avonhead and Russley area.

Elephant park, we all know where that is (Bishopdale), bulldozer park, most families know that’s in Riccarton, train park in Northcote, the road park in Halswell and roundabout park ...hmmm I don’t think that sounds adventurous but that is the best/latest piece of equipment that Avonhead and Russley can offer their community.

A majority of the playgrounds in our area consist of identical equipment, a slide, a swing, a fireman pole and a steering wheel. In future it would good to offer differences to each playground to bring more enjoyment to children and their families.

I would like to request we look at developing and implementing a future plan to attract and encourage children and families to enjoy what Avonhead and Russley have to offer. This could include updated family spaces for example a skate/scooter park, picnic areas or a modern obstacle play course and a splash pool/pad.

Please see the attached list of 16 playgrounds in our area and the age of the equipment that is currently in place.

I am aware of budget constraints currently, however I feel we need to have a plan in place for the future of Avonhead and Russley, whether it is through fundraising and sponsorship within our community.

Now is the time more people will be using playgrounds due to a decrease in families discretionary funds and reduced incomes. People are travelling out of our suburbs to entertain their children, this is an added expense to families. Additionally, small businesses in Avonhead and Russley could benefit through increased trade from visitors and locals in the area if future upgrades are planned and implemented.

In February, I undertook some research within the Avonhead /Russley Facebook community page. I ran a poll and offered five options for community members to choose and the option to add more options.

- a modern playground with water play (similar to Scarborough),
- community fun day events
- community-run classes such as beginner trades, art, group music sessions etc.
- a skatepark
- regular outdoor movies at parks.

The poll had 221 votes total, and 138 were in favour of the modern playground.
We have four primary, intermediate schools in our area; I feel there is a lack of free activities that promote young people to stay fit and active outside of the school.

I read about other suburbs in Christchurch and what they are getting or updating and unfortunately the only upgrade in our area is being scraped in the draft annual plan, this is disappointing for the Avonhead and Russley residents.

Upgrading some of the swings at our parks with the modern net style is a relatively cheap upgrade and provides an activity for all children.

I would like to request that the community board considers installing picnic tables in some of the parks and reserves within our community, of the 16 parks on the list provided I believe only 2 have tables: Hyde park, and Burnside playground. I believe adding these into public spaces will encourage the use of the playgrounds and provide a space for families and locals to gather and socialize. Our community needs spaces for people to meet as we do not have a hub. We do not have new subdivisions going in and cannot rely on developers providing these points of interest.

I suggest placing a table at the homemade bike track at Crosbie park and one at the Crosbie park playground as this appears to be the most popular. I am in the process of finding out an installation price from Natalie Dally, and I have received a quote from the Bishopdale Menz shed for a table. I am in discussions with community organisations regarding funding. However, we cannot rely on this in the current situation, I would appreciate the board’s support regarding the consent process, and would like to know if the board would consider investing in their community by contributing to the cost of this idea and seeing it come to fruition.

Once again I thank you for the opportunity to speak and I look forward to further discussions on this.
From: Carpenter, Megan  
Date: Mon, 15 Jun 2020, 10:12 am  
Subject: RE: Avonhead/Rusley Playgrounds  
To: Sophie Robb

Hi Sophie,

Here is some information for you about the playgrounds in the Avonhead/Rusley (contained within Rusley Road, Memorial Ave, Waimairi Road and Yaldhurst Road) area. Please let me know if you have further questions.

The parks unit works on an estimated 25 year renewal programme for play equipment to ensure they are safe and maintained to an acceptable level of service. However, there are quite a few items of play equipment across our network that are older than 25 years. All play equipment receives regular maintenance checks and condition assessments to ensure they are safe.

Playground renewals are considered as part of our city wide network. Renewals are prioritised based on their condition within the budgets available. Council also have a budget for individual play item renewals, in some situations a single item may be renewed rather than all the playground equipment in a park. An example of this is the roundabout at Crosbie Reserve, this was renewed in 2015 when the old roundabout had reached the end of its life span.

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<tr>
<th>Park Name</th>
<th>Playground Age</th>
<th>Renewal proposed</th>
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<tbody>
<tr>
<td>Annandale Park</td>
<td>Installed 1970 (50 years)</td>
<td>Renewal this calendar year, landscape plan to Community Board for approval July 2020</td>
</tr>
<tr>
<td>Hyde Park</td>
<td>Installed 1980 (40 years)</td>
<td>Yes, in draft Long Term Plan (LTP)</td>
</tr>
<tr>
<td>Burnside Park</td>
<td>Equipment near tennis court installed 1972 (48 years)</td>
<td>Yes, in draft LTP</td>
</tr>
<tr>
<td></td>
<td>Modular structure beside BBQ installed 1995 (25 years)</td>
<td></td>
</tr>
<tr>
<td>Staveley Reserve</td>
<td>Installed 1975 (45 years)</td>
<td>Yes, in draft LTP</td>
</tr>
<tr>
<td>Toorak Reserve</td>
<td>Installed 1975 (45 years)</td>
<td>Yes, in draft LTP</td>
</tr>
<tr>
<td>Ferrier Park</td>
<td>Swing set 1970 (50 years), modular unit 1998 (22 years)</td>
<td>Yes, in draft LTP, will be considered at same time as Toorak</td>
</tr>
<tr>
<td>Pinehurst Reserve</td>
<td>Installed 1975 (45 years)</td>
<td>No, not in draft LTP</td>
</tr>
<tr>
<td>Calbreath Reserve</td>
<td>Swing 1985 (35 years), modular structure 2004 (16 years)</td>
<td>No, not in draft LTP</td>
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<tr>
<td>Crosbie Park</td>
<td>Swing &amp; Slide 1972 (48 years) Roundabout 2015 (5 years), modular structure x 2, 2002 (18 years old)</td>
<td>No, not in draft LTP</td>
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<tr>
<td>Stewarts Bush</td>
<td>Installed 1998 (22 years)</td>
<td>No, not in draft LTP</td>
</tr>
<tr>
<td>Westgrove Park</td>
<td>Installed 2003 (17 years)</td>
<td>No, not in draft LTP</td>
</tr>
<tr>
<td>Coringa Reserve</td>
<td>Installed 2011 (9 years)</td>
<td>No, not in draft LTP</td>
</tr>
<tr>
<td>Upper Riccarton Domain</td>
<td>Installed 2003 (17 years)</td>
<td>No, not in draft LTP</td>
</tr>
<tr>
<td>Bullock Reserve</td>
<td>Installed 1995 (25 years)</td>
<td>No, not in draft LTP</td>
</tr>
<tr>
<td>Greendale Reserve</td>
<td>Installed 1972 (48 years)</td>
<td>No, not in draft LTP</td>
</tr>
<tr>
<td>Montclare Reserve</td>
<td>Installed 2007 (13 years)</td>
<td>No, not in draft LTP</td>
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Please note that the Draft 2022 – 2031 Long Term Plan will be out for community consultation towards the end of this year. Projects that have been proposed in the above table will be considered as part of this process and may or may not be included in the approved Long Term Plan.

Thanks,

Megan Carpenter  
Planner Recreation  
Parks & Recreation Planning  
https://mail.google.com/mail/u/0?ui=2&ik=46e4075c7e&impm=IMAP&sa=X&ei=UH5dVwO2O8OJugbH74GQ&pli=1&hl=en&prev=/m/mail2&start=2&done=1&attid=0.19&osобыe=1&attredirects=0&source=0&attredirects=0
Dear Councillor,

We’re writing to request a meeting to talk about how we can better work together as Cantabrians for the benefit of our city and the small businesses and workers who rely on its tourism industry. We are hosts on Airbnb, but we are first and foremost proud Cantabrians who love our city and want to see it grow and thrive. As your constituents, we would like to work with you to support our local small businesses and the countless people they employ.

The past few months - and indeed years - haven’t been easy for Christchurch. But we’ve all pulled together and supported each other through even the toughest times. Right now, our host community is focused on how we can bring back visitors and help local businesses get back on their feet.

In 2019, our community - thousands of Cantabrians - accommodated about a quarter of a million guest arrivals in Christchurch. These are guests who we encourage to spend their money in businesses in our city that support local jobs - we’re really proud of that and it’s something that brings us a lot of joy.

But we’re worried about our ability to keep making this contribution.

We know that there are now attempts to use planning laws to put big hotel profits ahead of what’s best for our city. For many of us, these rules would mean putting away our welcome mats for good. We can’t pretend it hasn’t been hurtful at times when our intentions have been wilfully misrepresented by vested interests such as hotels, who needlessly attack us and dismiss our hard work and genuine efforts to contribute to our city. We’re members of this community - just like you - and we care very deeply about Christchurch.

There is an opportunity for Christchurch Council to implement commonsense rules for homesharing and holiday rentals that recognise the role we play in creating and supporting jobs for Cantabrians. There are always improvements that can be made and we’re genuinely excited to work with you and your fellow councillors to see how that can be done to benefit everyone.

Instead of being focused on winners and losers, we need to be concentrating on growing the whole tourism pie in a win-win for all Cantabrians, including our neighbours and friends who share their homes.

Let’s work together to help our city shine even brighter. We look forward to discussing this further with you at your earliest convenience.

Kind regards,

Your Christchurch Airbnb host community

Ann-Marie Smith
027 424 8055
r.a.smith@gmail.com

Sasha Stollman
022 054 1954
blackkiwibnb@gmail.com
Dear Community Board Members

We are hosts on Airbnb, but we are first and foremost proud Cantabrians who love our city and want to see it grow and thrive.

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There is an opportunity for Christchurch Council to implement common-sense rules for homesharing and furnished holiday rentals that recognise the role we play in creating and supporting jobs for Cantabrians. There are always improvements that can be made and we’re genuinely excited to work with you and your fellow councillors to see how that can be done to benefit everyone.

Instead of being focused on winners and losers, we need to be concentrating on growing the whole tourism pie in a win-win for all Cantabrians, including our neighbours and friends who share their homes.

Let’s work together to help our city shine even brighter. We look forward to discussing this further with you at your earliest convenience.

Kind regards,
Your Airbnb host community

Some representative contact emails are:

Sue Harrison stay@christchurchholidayhomes.co.nz
Debbie Rehu debbierehu@gmail.com
Sasha Stollman blackkiwibnb@gmail.com
We all have a story to tell, this is mine.

My name is Debbie Rehu - Air BnB - Rapaki Retreat

In 2014, I was fortunate enough to have the opportunity to travel through Europe with my youngest daughter, Aleisha, for 6 weeks prior to her living in the UK for 2 years. Aleisha made all the bookings and throughout the Journey we stayed in Air BnB's. Prior to this trip, I had only ever stayed in Hotel / Motel type Accommodation. This trip opened my eyes to how much more fulfilling the experience is when you are welcomed into a homely environment, meet and interact with locals and gain local insight into places to visit, dine, and things to do that are not necessarily popular tourist attractions.

I have lived in and around Lyttelton for over 35 years. Prior to the earthquakes Hotel Accommodation was plentiful in Lyttelton, now, to my knowledge, Lyttelton, as in Rapaki and all other areas of the Peninsula, (excluding Governors Bay Hotel with its limited accommodation), and other suburbs of Christchurch, there is no or very limited Motel / Hotel Accommodation available. My husband is the chairman of the Marae in Rapaki. Due to health issues, some Whanau have to have machines to help with their breathing at night, so not all Whanau are able to stay at the Marae, Air BnB's fill that gap.

In 2017, I decided I would like to share the enjoyment I feel from our home and our little piece of paradise with Guests, just as my Hosts throughout Europe had done. We basically halved our home and made a 1 Bedroom Apartment called Rapaki Retreat - Sunrise by the Sea. We now have a 2nd Air BnB, a 2 Bedroom Home, called Rapaki Retreat - Bubbles in the Barnhouse. I submit yearly returns, as Air BnB is our business and main source of income.

You can read our reviews, the feedback we have received from our guests has been overwhelming, rewarding and the connections we have formed as a result are there forever.

Our guests come to us from all over the world, and prefer to stay in Air BnB's for the experiences hosts provide, and through being a host, we have met amazing people, who, like us, are passionate about our Country, love travelling in our Country as well as overseas and do not like staying in Motel / Hotel type accommodation.

We personally live on site and welcome all guests regardless of the time they arrive and after talking with them, provide them with itineraries, outlining various activities and places to visit and eat, not only in and around Lyttelton, the Bays, and wider Christchurch, but the whole of New Zealand to help them make the most of their holidays whilst here. We have also found a majority of our guests use our BnB as a base and make day trips to Hamner, Akaroa, the West Coast, and some as far as Kaikoura.

My husband built his home in 2005 using an occupation order on Maori land, there were no amenities, so he paid for and installed water, power etc, which at that time, cost him in the region of $40k. The residential rates here in Rapaki are very high, just under $4k per year, so if the council decided to charge commercial rates instead of residential rates for Air BnB hosts, we would be unable to continue.

Covid 19 has affected us as it has affected all others in the Accommodation Industry, but I do believe in time we will all look forward to welcome guests once again from all over the world.

Thank you for your time
29 February 2020

To: Home-share accommodation feedback
Christchurch City Council
PO Box 73012 Christchurch 8154

Email: planchange@ccc.govt.nz

From: Sue Harrison and Karen Gilby
Directors, Christchurch Holiday Homes

Submission on Home-share accommodation District Plan review

We appreciate the opportunity to provide our feedback on the proposals to changes to the Christchurch District Plan to better manage short term rental and home-share accommodation in Christchurch.

Our business began by furnishing and providing clean homes for families needing Temporary Accommodation after the earthquakes. At the time we saw the need for self-catering homes appealing to groups and families that hotels, motels, and backpacker hostels did not cater for.

We have self-regulated by:
- networking with similar companies in other regions
- providing amenities for guest convenience and safety such as fire extinguishers and fire blankets.
- having a strict check in process to verify guests identities
- networking with neighbours to notify any potential disturbances where possible

There have been numerous instances in the last 10 years where self-catering homes have been required for temporary accommodation for Christchurch citizens, as well as visitors:
- earthquakes
- fires
- explosions
- floods
- terror attack (for grieving families)

And now we are faced with the spread of disease halting tourism self-contained homes may well be needed to encourage a wider range of visitors to visit and stay.

We urge you not to throw out the ‘baby with the bath water’ and forget our history of needing accommodation in a wide range of homes across the city at any time of the year.

Christchurch is not in the tourism league of places like Barcelona and needs more accommodation if we want the economic growth after spending millions on large facilities for events such as the Convention Centre, a
Stadium and Nga Puna Wai. In our increasingly sustainable society using extra capacity wisely across the city is a smart thing to do and better for the economy.

You have seen the significant economic benefits and growth that Dunedin has experienced recently, which their Stadium has helped bring about. Large events have involved working with Airbnb to accommodate guests.

Short-term rentals are a significant part of the tourism accommodation sector across Christchurch and the Canterbury region with benefits for travellers, local homeowners and local businesses. If these homes were not available due to the proposed restrictions and as prescribed under the current plan this would limit accommodation available for:
- University lecturers re-locating need furnished accommodation, often bringing family and pets.
- NASA scientists come every winter, with many staying in holiday homes for 2-3 months boosting the winter economy.
- Our mix of contractors, shop fitters, organ tuners and engineers renting our homes.

As you can see our self-contained homes are complementary, rather than in competition with hotels and motels, and with the right regulatory settings in place across New Zealand, property rights, neighbourhood amenity issues and other community concerns can be addressed.

With changes proposed to the RTA you have more control over neighbours with holiday homes, than with unruly and unsociable tenants. Please note it appears the proposed RTA changes are encouraging owners to consider running their home as a business as one of the few ways to evict unruly tenants.

We are working with new residents that start as short term guests and move to being tenants. Where do you expect families and people moving to Christchurch to stay while buying homes or choosing a rental without a supply of furnished homes?

We do not support discriminating between hosted and unhosted short-term rentals. Whether a host is present or not at the rented property does not form a sound basis on which to regulate as there are too many variables involved to police this.

For the reasons above we prefer Option 5. All other options leave you with an impossible compliance issue, whereas Option 5 allows for better regulation by registering homes.

If you restrict self-contained homes, visitors will limit their time in Christchurch and be frustrated when there are events on and they cannot find suitable accommodation.

We support registration of homes, with a suitable code of conduct for owners, managers and guests.

Consider the real benefits of Self-contained homes as noted by Bookbach:

- Encourages visitors to seek out and spend at a more diverse range of local businesses.
- Visitors can also stay in areas that are not serviced or are under-serviced by traditional accommodation providers. This has the effect of opening up competition and thereby choice.
- Families, rather than traditional commercial providers, have the opportunity to reap direct benefit from tourism to their local area. This effectively creates new revenue streams and reduces barrier to entry in the tourism accommodation sector, ultimately, supporting families and economies in all parts of New Zealand.
Holiday homes are an important start for the development of tourism in new areas – utilising existing infrastructure for accommodation purposes and leading to new opportunities for local businesses that thrive on new visitors.

Holiday Homes don’t require significant capital investment or government incentive packages to benefit local businesses, communities, homeowners and visitors alike.

Short-term rentals have become an important part of the tourism accommodation sector across Christchurch and the Canterbury region.

Holiday homes and short-term accommodation have generated approximately $25 million in additional economic activity and supported 330 FTE jobs across the region. $12.2 million was generated through STRA visitor’s spending at local businesses – shops, cafes, bars, restaurants, transportation, tourism and entertainment operators.

Here’s your chance to lead the way as a Council alongside providing substantial facilities such as stadiums, and a massive convention centre:

- Encourage a NZ-wide approach to STRA regulation so as not to geographically distort the market, creating ‘winners’ and ‘losers’ among local areas.

- A compulsory and simple registration system for all properties listed on a short-term rental accommodation platform. This will collect meaningful sector data and help inform sensible and easily understood policy.

- Create a mandatory short-term rental code of conduct for owners, managers and guests which may include an enforceable 3 Strikes Rule for those who do not meet the standards.

- The establishment of a new largely industry-funded and administered body to address problems and adjudicate questions about amenity, noise and overcrowding at short-term rental accommodation properties.

- Light touch local planning controls which are carefully calibrated to address local planning issues, not behavioural issues which are better addressed by other parts of the regulatory framework including as above.

With 10 years of experience in guest and home management we are a valuable part of the process of making Christchurch a better place to visit and live. We look forward to working with you constructively to assist creating a register and code of conduct for one and all.

We see our submission as a starting point for further consultation and look forward to hearing from you.

Warm regards

Sue Harrison
Directors
Christchurch Holiday Homes Ltd

Karen Gilby
Submission from the Avonhead Community Group Inc.
Before the Community Board on 20 July 2020

I, Murray Irvine, Executive Committee member of the Avonhead Community group Inc. submit on behalf of the ACG:

We agree with the Friends of Avonhead Cemetery and support changing the name to "Avonhead Memorial Cemetery".

We agree with the reasons put forward by Mr Paris.

Additionally, the name "Avonhead Memorial Cemetery" sounds more significant than just "Avonhead Park Cemetery". It implies that the Cemetery is a local landmark, which undoubtedly the Cemetery is.

We also disagree that there is any scope for confusion between the Earthquake Memorial in the city centre and the burial site in the Cemetery. There is nothing in the name "Avonhead Memorial Cemetery" that detracts from the Earthquake Memorial in the city centre.

In our view, the memorial for the unidentified remains of earthquake victims makes this Cemetery unique in addition to the park character of the Cemetery. Hence the name "Avonhead Memorial Cemetery" is better than the current name by retaining its park setting.

The Community Board may be aware that many foreign nationals lost their lives on 22 February 2011 earthquake and are laid to rest in peace in this Cemetery. The Hon’ble Consul of Japan had expressed their repeated appreciation for FoAC’s efforts to preserve the site. Besides other nationalities, most of the victims who found their final resting place here are from Japan. The FoAC maintains a regular link with the bereaved families in Japan to upkeep them about our continued efforts to keep this site as their memorial in Christchurch.

The first submission before the Community Board was made on 10 April 2017. We had proposed for the name change given its relevance to the earthquake memorial site in this Cemetery. In the last three years, what all we have achieved is the staff recommendation in today’s meeting opposing the proposed name change! We are thankful to the earlier Community Board for their proposal to consult the name change to the Council. The Council had also recommended for community consultations. This whole process took nearly two years to reach this stage today. Meanwhile, the Community Board has now been empowered by the Council to decide on several local issues where this name change provision is one of them. The Avonhead Community Group strongly urge this Community Board to decisively resolve with unanimity in favour of this proposed name change as Avonhead Memorial Cemetery with immediate effect.

Thank you.