

Christchurch City Council AGENDA

Notice of Meeting:

An ordinary meeting of the Christchurch City Council will be held on:

Date: Thursday 28 January 2021
Time: 9.30am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

Membership

Chairperson	Mayor Lianne Dalziel
Deputy Chairperson	Deputy Mayor Andrew Turner
Members	Councillor Jimmy Chen
	Councillor Catherine Chu
	Councillor Melanie Coker
	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
	Councillor Sara Templeton

21 January 2021

Principal Advisor

Dawn Baxendale
Chief Executive
Tel: 941 6996

Jo Daly
Council Secretary
941 8581
jo.daly@ccc.govt.nz
www.ccc.govt.nz

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

Watch Council meetings live on the web:
<http://councillive.ccc.govt.nz/live-stream>



Developing Resilience in the 21st Century

Strategic Framework

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

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

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

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

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

TABLE OF CONTENTS

Karakia Timatanga	4
1. Apologies / Ngā Whakapāha	4
2. Declarations of Interest / Ngā Whakapuaki Aronga	4
3. Public Participation / Te Huinga Tūmatanui.....	4
3.1 Public Forum / Te Huinga Whānui.....	4
3.2 Deputations by Appointment / Ngā Huinga Whakaritenga	4
4. Presentation of Petitions / Ngā Pākikitanga.....	4
COUNCIL	
5. Council Minutes - 10 December 2020	5
BANKS PENINSULA COMMUNITY BOARD	
6. Naval Point-Te Nukutai o Tapoa Development Plan.....	27
REGULATORY PERFORMANCE COMMITTEE	
7. Regulatory Performance Committee Minutes - 2 December 2020	81
STAFF REPORTS	
8. Hearings Panel Report to the Council on the Draft Community Housing Strategy 2020-2030.....	87
9. Innovating Streets Cycle Connection Project - Ferry Road, St Asaph Street to Fitzgerald Avenue	157
10. Resolution to Exclude the Public.....	168
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. Public Participation / Te Huinga Tūmatanui

3.1 Public Forum / Te Huinga Whānui

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

3.2 Deputations by Appointment / Ngā Huinga Whakaritenga

Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.

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

4. Presentation of Petitions / Ngā Pākikitanga

There were no Presentation of Petitions at the time the agenda was prepared.

5. Council Minutes - 10 December 2020

Reference / Te Tohutoro: 20/1581017

Report of / Te Pou

Matua:

Jo Daly, Council Secretary, jo.daly@ccc.govt.nz

General Manager /

Pouwhakarae:

Dawn Baxendale, Chief Executive, dawn.baxendale@ccc.govt.nz

1. Purpose of Report / Te Pūtake Pūrongo

For the Council to confirm the minutes from the Council meeting held 10 December 2020.

2. Recommendation to Council

That the Council confirm the Minutes from the Council meeting held 10 December 2020.

Attachments / Ngā Tāpirihanga

No.	Title	Page
A	Minutes Council - 10 December 2020	6

Signatories / Ngā Kaiwaitohu

Author	Jo Daly - Council Secretary
--------	-----------------------------



Christchurch City Council MINUTES

Date: Thursday 10 December 2020
Time: 9.31am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

Present

Chairperson
Deputy Chairperson
Members

Mayor Lianne Dalziel
Deputy Mayor Andrew Turner
Councillor Jimmy Chen
Councillor Catherine Chu
Councillor Melanie Coker
Councillor Pauline Cotter
Councillor James Daniels
Councillor Mike Davidson
Councillor Anne Galloway
Councillor James Gough - by audio visual link until 1.02pm, physical attendance from 2.12pm.
Councillor Yani Johanson
Councillor Aaron Keown
Councillor Sam MacDonald
Councillor Phil Mauger
Councillor Jake McLellan
Councillor Tim Scandrett
Councillor Sara Templeton

10 December 2020

Principal Advisor
Dawn Baxendale
Chief Executive
Tel: 941 6996

Jo Daly
Council Secretary
941 8581
jo.daly@ccc.govt.nz
www.ccc.govt.nz

Watch Council meetings live on the web:
<http://councillive.ccc.govt.nz/live-stream>

Karakia Timatanga: Given by Councillor Galloway

The agenda was dealt with in the following order.

1. Apologies / Ngā Whakapāha

Council Resolved CNCL/2020/00152

That the apology for lateness from Councillor Scandrett be received.

Councillor Davidson/Councillor Chen

Carried

2. Declarations of Interest / Ngā Whakapuaki Aronga

Councillor Gough declared an interest in item 24. City Mall - Change of Legal Status.

Deputy Mayor Turner and Councillor Davidson declared an interest in public excluded item 41.
ChristchurchNZ Limited - Draft Letter of Expectation 2021/22.

3. Public Participation / Te Huinga Tūmatanui

3.1 Public Forum / Te Huinga Whānui

3.1.1 Grant Buchanan

Grant Buchanan presented a public forum and supporting document on behalf of Papanui residents regarding process matters related to the establishment of a boarding house in Erica Street.

Attachments

- A Public Forum - Grant Buchanan (Papanui Residents) Boarding House Erica Street Speaking Notes

Councillor Scandrett joined the meeting at 9.37am during consideration of item 3.1.1.

3.2 Deputations by Appointment / Ngā Huinga Whakaritenga

3.2.1 David Jones and Graham Allan

David Jones and Graham Allan presented a deputation on item 23. Montgomery Spur Reserve Management Plan non-comprehensive review, on behalf of the following groups: Christchurch Singletrack Club, Canterbury Mountain Biking Club, Summit Road Society and Port Hills Park Trust (Mt Vernon Park).

4. Presentation of Petitions / Ngā Pākikitanga

There was no presentation of petitions.

5. Council Minutes - 12 November 2020

Council Resolved CNCL/2020/00153

That the Council confirm the Minutes from the Council meeting held 12 November 2020.

AND

That the Council confirm the Minutes from the Council meeting held 26 November 2020.

AND

That the Council confirm the Minutes from the Council meeting held 3 December 2020.

AND

That the Council receives the Minutes from the Chief Executive Performance and Employment Committee meeting held 23 November 2020.

AND

That the Council receives the Minutes from the Audit and Risk Management Committee meeting held 2 December 2020.

Mayor/Councillor MacDonald

Carried

6. Council Minutes - 26 November 2020

Council Decision

Refer to item 5.

7. Council Minutes - 3 December 2020

Council Decision

Refer to item 5.

**18. Chief Executive Performance and Employment Committee Minutes –
23 November 2020**

Council Decision

Refer to item 5.

19. Audit and Risk Management Committee Minutes - 2 December 2020

Council Decision

Refer to item 5.

Tori Peden, Chairperson of the Te Pātaka o Rākaihautū /Banks Peninsula Community Board joined the meeting for item 8.

8. Te Pātaka o Rākaihautū/Banks Peninsula Community Board Report to Council

Council Resolved CNCL/2020/00154

That the Council:

1. Receive the Community Board report for October and November 2020.

Deputy Mayor/Councillor Cotter

Carried

Kelly Barber, Chairperson of the Waitai/Coastal-Burwood Community Board joined the meeting for item 9.

9. Waitai/Coastal-Burwood Community Board Report to Council

Council Resolved CNCL/2020/00155

That the Council:

1. Receive the Waitai/Coastal-Burwood Community Board report for November 2020.

Councillor Daniels/Councillor Mauger

Carried

David Cartwright, Chairperson of the Waimāero/Fendalton-Waimairi-Harewood Community Board joined the meeting for item 10.

10. Waimāero/Fendalton-Waimairi-Harewood Community Board Report to Council

Council Resolved CNCL/2020/00156

That the Council:

1. Receive the Waimāero/Fendalton-Waimairi-Harewood Community Board report for November 2020.

Councillor Gough/Councillor MacDonald

Carried

Mike Mora, Chairperson of the Waipuna/Halswell-Hornby-Riccarton Community Board joined the meeting for item 11.

Council
10 December 2020



Councillor Cotter left the meeting at 10.04am and returned at 10.06am during consideration of item 11.

11. Waipuna/Halswell-Hornby-Riccarton Community Board Report to Council
Council Resolved CNCL/2020/00157

That the Council:

1. Receives the Community Board report for November 2020.

Councillor Chen/Councillor Galloway

Carried

Alexandra Davids, Chairperson of the Waikura/Linwood-Central-Heathcote Community Board joined the meeting for item 12.

12. Waikura/Linwood-Central-Heathcote Community Board Report to Council
November 2020

Council Resolved CNCL/2020/00158

That the Council:

1. Receive the Community Board report for November 2020.

Councillor Templeton/Councillor McLellan

Carried

Emma Norrish, Chairperson of the Waipapa/Papanui-Innes Community Board joined the meeting for item 13.

13. Waipapa/Papanui-Innes Community Board Report to Council for
November 2020

Council Resolved CNCL/2020/00159

That the Council:

1. Receive the Community Board report for November 2020.

Councillor Cotter/Councillor Davidson

Carried

Karolin Potter, Chairperson of the Waihoru/Spreydon-Cashmere Community Board joined the meeting for item 14.

14. Waihoru/Spreydon-Cashmere Community Board Report to Council

Council Resolved CNCL/2020/00160

That the Council:

1. Receive the Community Board report for October and November 2020.

Councillor Scandrett/Councillor Coker

Carried

Council
10 December 2020

Christchurch
City Council 

Report from Banks Peninsula Community Board - 2 November 2020

15. Lyttelton Master Plan Project Funding

Council Resolved CNCL/2020/00161

Officer and Community Board recommendation accepted without change.

That the Council:

1. Approve the transfer of funds within the Lyttelton Master Plan Programme from the Lyttelton Pedestrian Linkages project (Action M3) to support the priority upgrade of the Lyttelton Information Centre toilets.

Deputy Mayor/Councillor Coker

Carried

Report from Linwood-Central-Heathcote Community Board - 2 November 2020

16. 2J Riccarton Avenue - Surrender of easement over reserve - Nurses Chapel

The Council added a note to the resolution clarifying the creation of a super stop means the legalisation of the super stop as road.

The report title was corrected to reflect the reserve is on Riccarton Avenue, not Riccarton Road.

That the Council:

1. Approves the surrender of the easement right attached to the Nurses' Chapel Reserve land as identified in the 'Schedule of Existing Easements to be Surrendered' on LT plan 547692.
2. Notes that by the term "create bus super stops" staff meant the legalisation of the stops as road, once vested in Council by Canterbury District Health Board.

Councillor Templeton/Councillor McLellan

Carried

Council
10 December 2020

Christchurch
City Council 

Councillor Daniels left the meeting at 10.35am during consideration of item 17.

Report from Linwood-Central-Heathcote Community Board - 30 November 2020

17. North Hagley Park Proposed Changing Rooms

Council Resolved CNCL/2020/00162

Officer and Community Board recommendation accepted without change.

That the Council:

1. Agrees that officers commence public consultation on:
 - a. The proposed changing rooms building illustrated in Attachment A to this report and located in North Hagley Park, as shown on the plan in Attachment B to this report; and
 - b. A variation to the existing ground lease to the North Hagley Community, Sports & Recreation Trust Board in accordance with clause 6.1 of the lease.
2. Accepts the advice that the public consultation meets the requirements of section 78 of the Local Government Act 2002 and follows a process similar to, although not dictated by, that specified in section 54 of the Reserves Act 1977.
3. Authorises the Property Consultancy Manager, should the proposed building and lease variation proceed to be consented to by both the Council and the Minister of Conservation, to implement the variation to the deed of lease.

Councillor Templeton/Councillor MacDonald

Carried

Councillors Daniels returned to the meeting at 10.38am during consideration of item 20.

Report from Audit and Risk Management Committee - 2 December 2020

20. Council Annual Report for the year ended 30 June 2020

The meeting viewed a video from Kim Wallace, Chair of the Audit and Risk Management Committee providing an overview on the Committee's consideration and recommendation.

Council Resolved CNCL/2020/00163

Committee recommendation accepted without change.

That the Council:

1. Notes that the Audit and Risk Management Committee:
 - a. Has reviewed the draft 2020 Annual Report and notes that it will receive an unmodified audit report with an Emphasis of Matter.
 - b. Has reviewed the Statement of Compliance on page 7 of the 2020 Annual Report.
 - c. Has reviewed the draft Letter of Representation required by Audit New Zealand along with the internal management sign off matrix.
2. Adopts the 2020 Annual Report for the Christchurch City Council.
3. Receives the Independent Auditor's Report for the year ended 30 June 2020.
4. Adopts the 2020 Annual Report for the Christchurch City Council with the inclusion of the Independent Auditor's Report for the year ended 30 June 2020.
5. Authorises the Acting General Manager, Finance and Commercial to finalise the 2020 Summary Annual Report on the basis of the 2020 Annual Report and to make changes as required for publishing.
6. Authorises the Acting General Manager, Finance and Commercial to produce and publish the 2020 Annual Report and 2020 Summary Annual Report within the statutory timeframes.
7. Authorises the Mayor and Chief Executive to sign the Statement of Compliance on page 7 of the 2020 Annual Report.
8. Authorises the Mayor and Chief Executive to sign the Audit New Zealand Letters of Representation for the 2020 Annual Report.

Councillor MacDonald/Deputy Mayor

Carried

Council
10 December 2020

Christchurch
City Council 

Report from Audit and Risk Management Committee - 2 December 2020

21. Asset Management Maturity Assessment 2020 Report

Council Resolved CNCL/2020/00164

That the Council:

1. Receive the information in the Asset Management Maturity Assessment 2020 Report.

Councillor MacDonald/Councillor Scandrett

Carried

Report from Regulatory Performance Committee - 2 December 2020

22. Dog Control Act 1996, Section 10A Report - Policy and Practices 2019/20

Council Resolved CNCL/2020/00165

Officer and Committee recommendation accepted without change.

That the Council:

1. Receive the information in the Dog Control Act 1996, Section 10A Report – Policy and Practices 2019/20.
2. Adopt the 2019/20 Annual Report to Local Government, as set out in Section 10A of the Dog Control Act 1996.

Councillor Scandrett/Councillor Keown

Carried

23. Montgomery Spur Reserve Management Plan non-comprehensive review

Council Resolved CNCL/2020/00166

Officer recommendation accepted without change.

That the Council:

1. Approves a non-comprehensive review of the Montgomery Spur Reserve Management Plan 2010 to proceed.
2. Determines that written suggestions on the proposed amended plan would not materially assist in its preparation.
3. Approves the release of the draft Montgomery Spur Reserve Management Plan attached to this report for public consultation in accordance with section 41(6) of the Reserves Act 1977.

Councillor Templeton/Councillor Coker

Carried

Council
10 December 2020

Christchurch
City Council 

Councillor Chu left the meeting at 10.49am and returned at 10.53am during consideration of item 24.

Councillor Scandrett left the meeting at 10.50am during consideration of item 24.

24. City Mall - Change of Legal Status

Council Resolved CNCL/2020/00167

Officer recommendation accepted without change.

That the Council:

1. Approves a Special Consultative Procedure be initiated on the proposal to change the legal status of the City Mall from a declared Pedestrian Mall to a Shared Zone, in line with the adjoining Oxford Terrace Shared Zone. Refer to attachment A for more details.
2. Approves the appointment of a hearings panel to hear submissions on the proposal, deliberate on the submissions and report to the Council with their recommendations.

Councillor Davidson/Deputy Mayor

Carried

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

25. New Brighton Master Plan - regeneration delivery report

Council Resolved CNCL/2020/00168

Officer recommendation accepted without change.

That the Council:

1. Receive the information on delivery of the New Brighton Master Plan in response to the Council's request for further details on timing, delivery responsibility, budgets and potential legislative mechanisms.
2. Note that work is progressing to implement the New Brighton Master Plan and that staff of the Council and ChristchurchNZ will continue to provide updates on momentum to the community board and relevant committees.

Councillor Daniels/Councillor Mauger

Carried

Councillor Scandrett returned to the meeting at 10.01am during consideration of item 26.

26. Streamlining Councils Property Disposal Process

The Council added a note to the resolution to record that the endorsed process allows Community Boards sufficient time to consider lists of properties.

Council Resolved CNCL/2020/00169

That the Council:

1. Note the process changes for reviewing the future use of properties that are no longer used for the purpose they were originally acquired to make the required retention or disposal
2. Endorse the following criteria to be used to identify properties for consultation purposes:
 - a. Is the full property still required for the purpose for which it was originally acquired?
 - b. Does the property have special cultural, heritage or environmental values that can only be protected through public ownership?
 - c. Is there an immediate identified alternative public use / work / activity in a policy, plan or strategy?
 - d. Are there any strategic, non-service delivery needs that the property meets and that can only be met through public ownership?
 - e. Are there any identified unmet needs, which Council might normally address, that the property could be used to solve? and, Is there a reasonable pathway to funding the unmet need?
3. Note that the list of properties for disposal will be approved by the Council before it is released for consultation purposes.
4. Note that any decisions to dispose of a property or retain a property for a new funded purpose will be made by the Council after consultation through the Long Term or Annual Plan process.
5. Note that the process ensures the Community Boards have sufficient time to consider the properties, a draft list of sites that do not meet the criteria for retention will be circulated to all Community Boards prior to Council's approval of a list for consultation purposes.

Councillor MacDonald/Deputy Mayor

Carried

The meeting adjourned at 11.07am and reconvened at 11.20am.

Councillor Chen returned to the meeting at 11.21am.

27. Old Municipal Chambers - Final approval to proceed and lease

The Council received an updated Attachment C to the report, the Old Municipal Chambers final form of Deed of Lease.

Council Resolved CNCL/2020/00170

Officer recommendation accepted without change.

That the Council:

1. Note that the Council agreed on 19 June 2019 to enter into a funding agreement and grant a lease, subject to terms, to Box 112 Investments Limited of the Old Municipal Chambers to facilitate them undertaking refurbishment and strengthening works to the building.
2. Note Box 112 is creating the City of Christchurch Trust that will complete the project and be the entity that enters into the Agreement and Lease.
3. Approves entering into the Agreement to Develop and Lease with City of Christchurch Trust for the Old Municipal Chambers referred to in this report.
4. Approves the General Manager Citizens and Community to conclude any further negotiations and enter into any additional agreements to enable the grant of the Agreement to Develop and Lease with the City of Christchurch Trust for the Old Municipal Chambers.
5. Delegates to the General Manager Citizens and Community the power to approve any future claim by the City of Christchurch Trust for payment of completed works out of the contingency sum of \$1m.

Mayor/Deputy Mayor

Carried

Councillor Johanson abstained from voting on this item.

Attachments

- A Item 27 Updated attachment C - Old Municipal Chambers - final approval to proceed and lease report

28. Greater Christchurch Public Transport Business Case

Council Resolved CNCL/2020/00171

That the Council:

1. Receives the report.
2. Endorses the strategic approach to public transport outlined in the combined business case.
3. Endorses provision being made for \$60 million of additional public transport funding in the draft Long Term Plan 2021-31, and for \$16 million beyond year 10, to allow the programme to fit within current financial constraints.
4. Notes that the funding referred to in resolution 3 for years 2021-31 has already been included in the draft transport capital programme.
5. Notes that the recommended increase in Council operational expenditure from the business case is not currently included in the transports units long term plan operational costs.
6. Notes the impact of a united approach by ourselves with the two District Councils and the Regional Council, which will enable an integrated basis for consulting on the four Long Term Plans, as well as being able to approach Waka Kotahi and Central Government for the first time together.

Councillor Davidson/Mayor

Carried

A division was called and declared **carried** by 11 votes to 6 votes the voting being as follows:

For: Mayor Dalziel, Deputy Mayor Turner, Councillor Chen, Councillor Coker, Councillor Cotter, Councillor Daniels, Councillor Davidson, Councillor Galloway, Councillor McLellan, Councillor Scandrett and Councillor Templeton

Against: Councillor Chu, Councillor Gough, Councillor Johanson, Councillor Keown, Councillor MacDonald and Councillor Mauger

Council
10 December 2020

Christchurch
City Council 

Councillor Scandrett left the meeting at 12.40pm and returned at 12.42pm during consideration of item 29.

29. Te Pae Pūkari / Youth Advisory Committee Terms of Reference

The Council decision included an amendment with a change to the Terms of Reference.

Council Resolved CNCL/2020/00172

That the Council:

1. Approve the amended Terms of Reference, with the change indicated in (a) below, to bullet point 7 on page 2, for the Te Pae Pūkari / Youth Advisory Committee attached to this report as Attachment A and broadly described in sections 3.1 to 3.7 of this report, noting the temporary quorum will be three members until such time as two external members are appointed.
 - a. "Committee members who are young people are entitled to a Koha of \$50 for attendance at and each meeting, a Koha of \$50 is also available to the young person who is supporting the external member at the meeting in a manner consistent with the Ways of Working, in order to cover costs."
2. Delegate to the Te Pae Pūkari / Youth Advisory Committee the ability to appoint up to four external members being young people recommended by Te Rūnanga Ngāi Tahu (two members), The Christchurch Youth Council Incorporated (one member) and Pacific Youth Leadership and Transformation Council (one member), for the remainder of the term. This is conditional on the Youth Advisory Committee following the appointment process detailed in section 3.8 of this report.

Councillor Galloway/Councillor McLellan

Carried

32. Hearings Panel report to the Council on the Lease and Licence of 99 Cathedral Square to Christ Church Cathedral Reinstatement Ltd

Council Resolved CNCL/2020/00173

Hearings Panel recommendation accepted without change.

That the Council:

1. Approves a lease and licence of a portion of land contained within 99 Cathedral Square as shown on the plan in clause 3.2 of the Hearings Panel Report for a period of 10 years at an annual rental of \$1.
2. Authorise the Manager Property Consultancy to negotiate and conclude the lease and licence.

Councillor Galloway/Councillor Coker

Carried

34. Appointment of Council Recess Committee 2020/21

Council Resolved CNCL/2020/00174

Officer recommendation accepted without change.

That the Council:

1. Appoint a Recess Committee comprising of the Mayor or Deputy Mayor or Councillor Davidson and a minimum of any three Councillors (quorum to include the Mayor, Deputy Mayor or Councillor Davidson) to be authorised to make any urgent decisions of the Council required during the period 19 December 2020 to 27 January 2021 (both days inclusive).
2. Note that the notice of any meeting of the Recess Committee will be publically notified and the details forwarded to all Councillors, all of whom can participate.
3. Note that any decisions made will be reported to the Council for record purposes.

Councillor Scandrett/Councillor MacDonald

Carried

33. Hearings Panel report to the Council on the Akaroa Treated Wastewater Options

Councillor Templeton, Chair of the Hearings Panel gave a presentation with an overview of the project, the Hearings Panel consideration and recommendations.

Attachments

- A Item 33. Akaroa Waste Water Hearings Panel Presentation

The meeting adjourned at 1.02pm and reconvened at 2pm.

Councillors Chen, Coker and Cotter returned to the meeting at 2.01pm

3.2 Deputations by Appointment / Ngā Huinga Whakaritenga (continued)

3.2.2 Mark Belton, Restore Christchurch Cathedral Group

Mark Belton, representing Restore Christchurch Cathedral Group presented a deputation and supporting document on item 30. Citizens' War Memorial - gifting proposal from Church Property Trustees.

Attachments

- A Deputation Item 30 - Mark Belton Supporting Document

Councillor Gough joined the meeting, in person, at 2.12pm during item 3.2.2.

3.2.3 Stan Hansen, Canterbury District RSA President and B J Clark RNZRSA National President

Stan Hansen, Canterbury District RSA President and B J Clark RNZRSA National President presented a deputation and supporting document on item 30. Citizens' War Memorial - gifting proposal from Church Property Trustees.

Attachments

- A Deputation item 30 - RSA Canterbury District Deputation - Supporting Document

3.2.4 Christchurch Civic Trust, Professor Chris Kissling and Anne Dingwall

Professor Chris Kissling, Chair, Christchurch Civic Trust and Anne Dingwall, Board Member presented a deputation on 30. Citizens' War Memorial - gifting proposal from Church Property Trustees.

Councillor Keown left the meeting at 2.43pm during item 3.2.5.

Councillor Gough left the meeting at 2.44pm during item 3.2.5.

3.2.5 Cultivate and Willowbank

Fiona Smith from Cultivate and Mark Willis from Willowbank presented a deputation and supporting document on item 31. Ōtākaro Regeneration Company Due Diligence Report Findings.

Attachments

- A Deputation item 31 - Cultivate Supporting Document

Councillor MacDonald left the meeting at 2.46pm during item 3.2.6.

Councillor Keown returned to the meeting at 2.46pm during item 3.2.6.

Councillor Gough returned to the meeting at 2.54pm during item 3.2.6.

3.2.6 NZ Carbon Group

Nicole Manawatu-Brennan, NZ Carbon Group presented a deputation on item 31. Ōtākaro Regeneration Company Due Diligence Report Findings

Councillor MacDonald returned to the meeting at 2.57pm during item 3.2.7.

Councillor Davidson left the meeting at 2.57pm and returned at 2.59pm during item 3.2.7.

3.2.7 Avon Ōtākaro Network

Peter Beck and Hayley Guglietta of the Avon Ōtākaro Network presented a deputation on item 31. Ōtākaro Regeneration Company Due Diligence Report Findings.

3.2.8 Ōtākaro Regeneration Company

Rob Kerr, Director of Ōtākaro Regeneration Company and Charlie Goodwin presented a deputation and presentation on item 31. Ōtākaro Regeneration Company Due Diligence Report Findings. The deputation also read a letter of support for the project from Leeann Watson, Chief Executive Officer, Canterbury Employers' Chamber of Commerce.

Attachments

- A Deputation item 31 - Otakaro Regeneration Company Presentation

Councillor Mauger left the meeting at 3.37pm and returned at 3.38pm during item 30.

Councillor MacDonald left the meeting at 3.47pm and returned at 3.49pm during item 30.

The meeting adjourned at 3.50pm and reconvened at 3.57pm.

Councillors Chu, Gough, MacDonald and McLellan returned to the meeting at 3.58pm.

30. Citizens' War Memorial - gifting proposal from Church Property Trustees

The Council considered circulated information relating to the removal and replanting of a tilia cordata tree in Cathedral Square and the Cathedral Square Kiosk, including updated staff recommendations.

The Council decision included additions to the officer recommendations that funding referred to in resolution 1. includes associated costs, and that the agreement of the Mayor will be required before Council enters into a Memorandum of Understanding with the Church Property Trustees.

Council Resolved CNCL/2020/00175

That the Council:

1. Accept the gift of the Citizens' War Memorial as per the gifting proposal from Church Property Trustees, subject to sufficient funding being provided by Church Property Trustees for the relocation of the memorial and associated costs.
2. Approve the preferred siting of the Citizens' War Memorial on public land in the vicinity of the site of the old Police Kiosk in Cathedral Square with the final location to be approved by the General Manager Citizens and Community.
3. Authorise the General Manager Citizens and Community to negotiate, and with the agreement of the Mayor, enter into a Memorandum of Understanding between Church Property Trustees and Chapter and Council to agree the scope and formalise the gifting process.
4. Approve the removal and relocation of the Tilia cordata located adjacent to the former Police Kiosk, to replace one of the declining trees in Godley Statue Reserve.
5. Approve the demolition and/or removal of the former Cathedral Square Kiosk from Cathedral Square.

Councillor Keown/Councillor Gough

Carried

Councillors Davidson, Johanson and Scandrett requested that their votes against the resolution be recorded.

Attachments

- A Item 30 - Citizens' War Memorial - Additional information

Councillor Daniels left the meeting at 4.14pm and returned at 4.16pm during consideration of item 33.

Councillor left the meeting at 4.27pm during consideration of item 33.

33. Hearings Panel report to the Council on the Akaroa Treated Wastewater Options - continued

The Council continued consideration of this item. The Chair of the Hearings Panel advised of minor amendments to recommendations 4. and 12. which were accepted by the Council.

Council Resolved CNCL/2020/00176

That the Council:

1. Acknowledges that many submitters advocated for a sustainable development approach to water in Akaroa and that the Council recognises the value of water as a precious resource and taonga.
2. Acknowledges that the water supply in the Akaroa area and wider Banks Peninsula will be increasingly under threat as climate change increases and that working towards non-potable reuse is supported by the Hearings Panel and most submitters.
3. Acknowledges the concerns of the community about the poor state of the wastewater network and recommends that the Council aims for less than 20% inflow and infiltration through its work on the Council network and that it also require private property owners to repair their pipes.
4. Increases the promotion of water conservation measures in Akaroa to reduce the volume of wastewater, including the use of Smart Meters funded as part of the 3 Waters Reform funding and notes the support by the Hearings Panel and some submitters for excess water charges to assist with this.
5. Regularly communicates progress on the repairs and of conservation measures to the community, Community Board and the Council and that the name of the project change to the Akaroa Reclaimed Water Treatment and Reuse Scheme.
6. Requests Council Officers to work with the Community Board to establish a Community Reference Group including members from the local Rūnanga to ensure that community concerns about the approved Akaroa Reclaimed Water Treatment and Reuse Scheme are listened to and, where possible, addressed.

In response to question one of the Akaroa Treated Wastewater Options consultation document, "should we discharge highly treated wastewater from our new treatment plant to land or should we continue to discharge into Akaroa Harbour?"

That the Council:

7. Rejects that Akaroa's highly treated wastewater is discharged from the new treatment plant to the Akaroa Harbour.
8. Approves that Akaroa's highly treated wastewater is discharged from the new treatment plant to the land.

In response to question two of the Akaroa Treated Wastewater Options consultation document, "if it decides to develop a scheme where highly treated wastewater is used on land for irrigation, where would you prefer the Council to irrigate? Inner Bays (Robinsons Bay, Hammond Point, Takamātua), Goughs Bay or Pompeys Pillar?"

That the Council:

9. Approves that Akaroa's highly treated wastewater is used on land for irrigation at Inner Bays (Robinsons Bay, Hammond Point, Takamātua)
10. Requests Council Officers to investigate and incorporate where practical the following into detailed design of the scheme:
 - a. additional wetland site options as part of the detailed design, with the goal of reducing the size of the storage ponds.
 - b. maximize the planted areas of native bush to both reduce the size of the ponds and increase biodiversity outcomes.
 - c. investigate additional areas for irrigation of public space within the Akaroa catchment with the goal of increasing non-potable use.
 - d. futureproofing for potential non-potable reuse.
 - e. the re-use of the current UV treatment unit in the new treatment plant to enable non-potable reuse.
 - f. native tree plantings in Robinsons Bay to avoid key archaeological sites as recommended in the Heritage New Zealand submission and installation of interpretation signage for visitors to the site.
 - g. softening the contours of the plantings by following the natural contours of the land, running down gullies where possible and raised boardwalks where appropriate for recreation in new wetland areas.
 - h. Notes that water conservation and Inflow and Infiltration reduction measures aim to reduce the size of the pond.
11. Requests that Council Officers investigate the use of storage tanks instead of storage ponds and if practical discuss the option with the Community Reference Group.
12. Requests Council Officers to investigate and report back to the Council on the option of a scheme for local employment for the planting and maintenance of the native trees.

In response to question three of the Akaroa Treated Wastewater Options consultation document, "would you support us irrigating public parks in Akaroa with highly treated wastewater?"

That the Council:

13. Approves irrigating public parks and flushing public toilets in Akaroa with highly treated wastewater as part of the scheme.

In response to question four of the Akaroa Treated Wastewater Options consultation document, "would you like use to explore the feasibility of a purple pipe scheme for Akaroa, so that residential property owners could use the water for garden watering and other non-drinking purposes?"

That the Council:

14. Supports and requests Council Officers to explore the feasibility of a non-potable reuse (purple pipe) scheme for Akaroa, so that property owners could use the water for garden watering and other non-drinking purposes.

Council
10 December 2020



15. Requests Council Officers work with the Ministry of Health, the Canterbury District Health Board, Ngāi Tahu and water suppliers that are interested in non-potable reuse to develop non-potable re-use guidelines or standards for New Zealand.
16. Requests Council Officers discuss options for enabling non-potable reuse of treated wastewater with the Council as soon as practicable, should the regulatory framework change.

That the Council:

17. Includes consideration of additional budget in the draft Long Term Plan 2021-2031 to implement the approved Akaroa Reclaimed Water Treatment and Reuse Scheme.

Councillor Templeton/Councillor Coker

Carried

Councillors Chu, Gough and MacDonald requested that their votes against the resolutions be recorded.

31. Ōtākaro Regeneration Company Due Diligence Report Findings

Council Resolved CNCL/2020/00177

That the Council:

1. Notes that the Development Christchurch Limited preliminary due diligence report recommendations that the proposal does not warrant progression to a detailed due diligence stage.
2. Declines to enter into an exclusive arrangement (at the current time) with the Ōtākaro Regeneration Company, for the purposes of collaborative master planning the proponent's development proposals.
3. Noting that work is being done on establishing a co-governance entity, additional advice on a collaborative master planning process will be required.

Councillor Davidson/Councillor Coker

Carried

35. Resolution to Exclude the Public

Council Resolved CNCL/2020/00178

That Lindsay McKenzie remain after the public have been excluded for Item 42. Chief Executive Performance Agreement and Amended Committee Terms of Reference, of the public excluded agenda as he has knowledge that is relevant to that item and will assist the Council.

AND

That at 4.33pm the resolution to exclude the public set out on pages 1032 to 1037 of the agenda be adopted.

Councillor Chu/Councillor MacDonald

Carried

Council
10 December 2020

Christchurch
City Council 

The public were re-admitted to the meeting at 5pm.

Karakia Whakamutunga: Given by Councillor Galloway.

Meeting concluded at 5.02pm.

CONFIRMED THIS 28th DAY OF JANUARY 2021

MAYOR LIANNE DALZIEL
CHAIRPERSON

Unconfirmed

Report from Banks Peninsula Community Board – 30 November 2020

6. Naval Point-Te Nukutai o Tapoa Development Plan

Reference / Te Tohutoro: 20/1509424

Report of / Te Pou Matua: Kristine Bouw, Project Manager, kristine.bouw@ccc.govt.nz

General Manager /
Pouwhakarae: Mary Richardson, General Manager Citizens & Community,
mary.richardson@ccc.govt.nz

1. Officer Recommendations / Ngā Tūtohu

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Approves the draft Naval Point-Te Nukutai o Tapoa Development Plan (Attachment A) as the final Naval Point-Te Nukutai o Tapoa Development Plan.
2. Authorises the Manager Property Consultancy to negotiate and conclude leases to:
 - a. Canterbury Coastguard through the Naval Point Marine and Rescue Centre Trust over the area marked “Coastguard” and “Marine Rescue Centre / Wharewaka” on the draft Naval Point Development Plan as attached to this report.
 - b. Scouts New Zealand – Lyttelton Sea Scout Group over the area marked “existing scouts building” on the Naval Point Development Plan as attached to this report.
3. Recommends that the Council approves:
 - a. Closure of the Magazine Bay Marina once the existing licences expire, or are terminated, in accordance with their licence terms and conditions.

2. Banks Peninsula Community Board Decisions Under Delegation / Ngā Mana kua Tukuna

Part C

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Approves the draft Naval Point-Te Nukutai o Tapoa Development Plan (as per Attachment A of the agenda for this meeting) as the Naval Point-Te Nukutai o Tapoa Development Plan 2020.
2. Authorises the Manager Property Consultancy to negotiate and conclude leases to:
 - a. Canterbury Coastguard through the Naval Point Marine and Rescue Centre Trust over the area marked “Coastguard” and “Marine Rescue Centre / Wharewaka” on the draft Naval Point Development Plan as attached to this report.
 - b. Scouts New Zealand – Lyttelton Sea Scout Group over the area marked “existing scouts building” on the Naval Point Development Plan as attached to this report.
3. Requests that staff initiate and progress a leasing plan for all other users of Naval Point, prioritising users that need certainty of tenure for fundraising or to be able to progress their plans.
4. Notes that staff will be producing an operational plan for the Naval Point Development.

3. Banks Peninsula Community Board Recommendation to Council

Part A

That the Council:

1. Approves the closure of the Magazine Bay Marina once the existing licences expire, or are terminated, in accordance with their licence terms and conditions.

Attachments / Ngā Tāpirihanga

No.	Report Title	Page
1	Naval Point-Te Nukutai o Tapoa Development Plan	29

No.	Title	Page
A ↓	Naval Point Draft Development Plan 2020 - Attachment to report 30 November 2020	41

Naval Point-Te Nukutai o Tapoa Development Plan

Reference / Te Tohutoro: 20/1281228

Report of / Te Pou
Matua: Kristine Bouw, Project Manager

General Manager /
Pouwhakarae: Mary Richardson

1. Purpose of the Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek Board approval of the draft Naval Point-Te Nukutai o Tapoa Development Plan and to make a recommendation to Council on the eventual closure of Magazine Bay Marina.
- 1.2 This report has been written in response to the high interest in improving Naval Point-Te Nukutai o Tapoa and redeveloping it to better suit the needs of its users, while making it more accessible to the wider public. This draft development plan is key to providing a clear vision and pathway for redevelopment of the area.
- 1.3 The decisions in this report are of high significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by considering the impacts of the decision on the local and wider community as well as local Rūnanga.

2. Officer Recommendations / Ngā Tūtohu

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Approves the draft Naval Point-Te Nukutai o Tapoa Development Plan (Attachment A) as the final Naval Point-Te Nukutai o Tapoa Development Plan.
2. Authorises the Manager Property Consultancy to negotiate and conclude leases to:
 - a. Canterbury Coastguard through the Naval Point Marine and Rescue Centre Trust over the area marked "Coastguard" and "Marine Rescue Centre / Wharewaka" on the draft Naval Point Development Plan as attached to this report.
 - b. Scouts New Zealand – Lyttelton Sea Scout Group over the area marked "existing scouts building" on the Naval Point Development Plan as attached to this report.
3. Recommends that the Council approves:
 - a. Closure of the Magazine Bay Marina once the existing licences expire, or are terminated, in accordance with their licence terms and conditions.

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

- 3.1 Much of Lyttelton was severely damaged by the 22 February 2011 earthquake. To guide the township's recovery and rebuild, the Council worked with the community to develop the Lyttelton Master Plan (LMP) which was adopted in 2012.
- 3.2 During the LMP engagement process a large number of concerns were raised over the condition of Naval Point-Te Nukutai o Tapoa and its facilities, which had been ongoing for a number of years. Recognising that Naval Point-Te Nukutai o Tapoa is home to a range of

important recreational and marine community groups and facilities, the LMP proposed a range of improvements to the area.

- 3.3 The LMP also recognised that in the long term a more comprehensive, consultative planning process would be required in order to redevelop Naval Point-Te Nukutai o Tapoa for the betterment of the boating community and the wider public.
- 3.4 The need for a Naval Point-Te Nukutai o Tapoa Development Plan was again identified through the Lyttelton Port Recovery Plan in 2015.
- 3.5 The long-term planning process began in 2014 when the Council began re-engaging with Naval Point-Te Nukutai o Tapoa stakeholders. Formal consultation was carried out in 2014, 2017 and 2019, with ongoing discussions carried out with stakeholders during this period. In addition, background reports were carried out to understand various aspects, such as cultural values, archaeological significance and suitable options for marine protection.
- 3.6 The draft Naval Point Development Plan provides a high level vision for the site which has included input and review by our partners, a number of stakeholder groups, recreational user groups and the community.
- 3.7 The draft Development Plan is not detailed design but looks to provide a vision for the site and certainty for user groups who are looking to develop longer term development and facilities on the site.
- 3.8 There is high interest in improving Naval Point-Te Nukutai o Tapoa and redeveloping it to better suit the needs of its users, while making it more accessible to the wider public.

4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 The alternate option would be to maintain the status quo and do nothing to advance the planning work for Naval Point-Te Nukutai o Tapoa. However, leasing arrangements for use of public land on the site will still need to be addressed.
- 4.2 The advantage of this option includes: cost savings to the Council by freeing up funding in the Long Term Plan.
- 4.3 The disadvantages of this option include: Continued uncertainty for the site and site users.

5. Detail / Te Whakamahuki

- 5.1 Engagement on the development plan has been carried out in 2014, 2017 and 2018 in order to understand user needs and to create a set of shared objectives while recognising the significance of the site to the public and community in providing connections through the area and to the water.
- 5.2 Two development options, each with slightly different elements, were released for public consultation in July 2019 and more than 300 submissions were received.
- 5.3 Based on submissions, more detailed technical reports and a review of practical design constraints on the site, the refined Draft Naval Point – Te Nukutai o Tapoa Development Plan was developed. The preparation of the plan includes elements of both design options with amendments made for space and design constraints.

Marine protection and navigational safety

- 5.4 A primary objective of the Naval Point-Te Nukutai o Tapoa Development Plan is to enable safer public access to and from Whakaraupō/Lyttelton Harbour. This objective was identified early in the development process by a wide range of community members and stakeholders.

- 5.5 In order to help achieve this objective, the construction of a fixed breakwater forms a key element of the Draft Naval Point-Te Nukutai o Tapoa Development Plan. The purpose of this breakwater is to provide wave protection for the safe launch and retrieval of vessels at the public ramp and hand launching area, based on the findings of research assessing the safest options for the site and public users.
- 5.6 The proposed fixed breakwater will be located on the eastern side of the main waterfront area, in front of the public ramp. It has been oriented and configured to protect the public ramps from the prevailing south through to southwest winds, so that vessels can be safely retrieved in most weather conditions.
- 5.7 The breakwater layout seeks to encourage safe boating speeds and direct boating traffic to avoid conflict between powered and unpowered craft. Buoys, lights and signage will also be installed to further enhance navigation safety.
- 5.8 The safety of facility users and the public is of paramount importance and the proposed breakwater is based on technical advice and modelling data outlining where the best protection can be offered. However, further testing of the proposed breakwater layout will be carried out if the development plan is approved to ensure the safety of users groups.

Launching Ramps

- 5.9 Well designed and constructed ramps are essential for the safe launch and retrieval of all types of watercraft, from powered vessels through to waka and windsurfing boards. The draft Naval Point-Te Nukutai o Tapoa Development Plan sees a range of improvements to the public ramp already in place, as well as the addition of a hand launch ramp for non-motorised vessels (waka, dingy's, kayaks etc).
- 5.10 The public ramp is nearing the end of its life and will be rebuilt and widened to four lanes, to increase capacity and improve protection for people and craft. Jetties will be built alongside the ramps to enable easier launch and retrieval of vessels and allow more vessels to use the ramp during peak times. Furthermore, the angle of the ramp will be adjusted in order to improve vessel circulation and reduce conflict between powered and non-powered vessels.
- 5.11 A new public hand launch ramp is also included in the plan to provide safer and separated launching for hand launch watercraft such as waka, stand up paddle boards and small sailing boats.
- 5.12 The windsurfing ramps will be retained in their current location and with parking retained for user convenience.
- 5.13 The Naval Point Club Lyttelton (NPCL) ramp will remain a club asset and will be operated and maintained by the club. Club members will also be able to use the public ramp, protected by the breakwater, for safe retrieval in the case of bad weather conditions arising.
- 5.14 The Coastguard ramp and building are to be located to the west of the public ramp, in a position to allow direct access onto the water and improve emergency response times. This location also recognises the opportunity to provide safety messaging, oversight and education to the public and boating community.

Magazine Bay Marina

- 5.15 The Magazine Bay Marina is located to the south side of the reclamation at Naval Point-Te Nukutai o Tapoa and was constructed in the 1980s by the Lyttelton Harbour Board. A plan to create a much larger 400-berth floating marina in this same location, protected by continuous floating breakwater units, was initiated in the late 1990s. The breakwater protection was in the process of being strengthened when it was destroyed in a storm event in October 2000, which also claimed 33 boats.

- 5.16 A renewed and expanded inner harbour marina was constructed by LPC in 2018 at Te Ana, which is available for public use and offers a much more sheltered position from weather events and coastal conditions.
- 5.17 The Magazine Bay Marina is owned by Christchurch City Council and currently provides berthage to seven berthholders who pay the Council for use of this facility. A significant amount of the marina structure is in poor condition and during 2020 the Council has been repairing the inner sections (closer to land) – which offer better protection from coastal conditions and have provided space for the remaining berthholders until the future plans for the asset can be confirmed.
- 5.18 As a part of the Draft Naval Point-Te Nukutai o Tapoa Development Plan, staff are recommending the reduction of the structure to one finger or walkway and closure of the Magazine Bay Marina, when all existing licences have come to an end.
- 5.19 The licences held by the berthholders are grouped into three categories. These are as follows:
- 5.19.1 One fixed berth licence which is due to expire on 13 March 2031:
 - 5.19.2 Four monthly licences which either party (ie the Council or the licensee) is able to terminate on giving 1 months' notice:
 - 5.19.3 Two 'historical licences' held by an estate, where the estate is now required to apply for new licences from the Council (which will be monthly licences should they be granted).
- 5.20 Following the expiry of the licences, it is proposed that Walkway A be retained and made available for public use as a jetty. This will allow for recreational uses, such as temporary tie up for certain size vessels, fishing and swimming. Walkway A would not be available for berthage licences, and the current facility as a marina would effectively be closed.
- 5.21 Due to the condition of the outer parts of the Marina, the demolition of Walkways B – E is recommended. Currently the north side of finger C is also being maintained for existing licensed berth holders only.
- 5.22 The future of the marina is a Council decision.

Art and Sculpture

- 5.23 Working in partnership with Te Hapū o Ngāti Wheke, Council sculptural opportunities are being explored across the site in line with the Cultural Narrative. A Design Guideline document will be prepared to provide specific details and information on the expression of the cultural features across the site and in the form of carvings, site furniture, paving patterns gateway features.

Haulout

- 5.24 Haulout facilities currently exist at Naval Point-Te Nukutai o Tapoa and are run by Naval Point Club Lyttelton. Haulout facilities are critical to the ongoing presence of larger recreational vessels (i.e. sailing yachts and launches) in Lyttelton. Without a haulout facility, these vessels cannot be easily maintained, which needs to be done on an annual basis. Strong feedback was received on this issue during the consultation.
- 5.25 The development plan does not include a haulout facility on the Council-owned land at Naval Point-Te Nuku-tai o Tapoa because there is not enough space and due to the exposed location of the site to wind and weather. The Council has been working with our partners (Environment Canterbury, Te Hapū o Ngāti Wheke, Te Rūnanga o Ngāi Tahu and Lyttelton Port Company) to find a potential alternative site for a haulout facility in Whakaraupō/Lyttelton Harbour.

Additional Land

- 5.26 The Council and LPC have been in discussion for a number of years on the acquisition of additional land for recreational use at Naval Point-Te Nukutai o Tapoa. Council is looking to include land to the north of the existing boat storage yard, the former rail corridor for pedestrian access and a section of Charlotte Jane Quay. The additional land would provide a better configuration of the site and ultimately make it safer and more accessible to users and the wider public.
- 5.27 Feedback from the 2019 consultation overwhelmingly supported an option that involved the acquisition of land from LPC for public use as a part of the Naval Point-Te Nukutai o Tapoa Development Plan.
- 5.28 Based on that feedback, the draft development plan includes the acquisition of 1.2 hectares of land from Lyttelton Port Company (LPC) to enable its delivery.
- 5.29 To offset the cost of acquiring this land, Council intends to dispose of 1.7 hectares of roads to LPC comprising Cyrus Williams Quay, George Seymour Quay and Charlotte Jane Quay. These roads were recommended for closure to the public in the 2016 Quantitative Risk Assessment (QRA) due to the risks associated with the nearby oil tank operations and are all surrounded by land owned by LPC.
- 5.30 The road stopping will require a separate process under the Local Government Act 1974 which the Council must follow. This will allow for a period of objections and there is a possibility that the objections could be determined by the Environment Court.

Access, circulation and parking

- 5.31 The nature of recreational use at Naval Point-Te Nukutai o Tapoa mean that most users will access the site in a car, many with a trailer. Well-designed access roads, with vehicle circulation and parking are critical to the function and use of the site.
- 5.32 The draft development plan maintains existing access as well as proposing new access roads. It also provides for a range of parking options to suit the diverse needs of the site's users.
- 5.33 Access and parking is also considered in relation to the Quantitative Risk Assessment analysis, which looks to minimise the risk of the oil tanks operation.
- 5.34 The development plan proposes including pedestrian connections through the site along key routes and to further connect to walkways beyond Naval Point-Te Nukutai o Tapoa, including the Head to Head Walkway and Cass Bay. To ensure pedestrian safety, further detailed work will be carried out with each stage of works to confirm pedestrian connection locations and layouts. This work needs to consider the site's industrial nature as well as its recreational use.

Buildings and Facilities

- 5.35 A significant aspect of the development plan is the consideration and location of buildings and facilities on the site to support marine and recreational uses.
- 5.36 The Council's approach is to encourage partnership and combined facilities where possible to enable efficient use of land. This is especially important with respect to recreational facilities, which are often unused for much of the time. Combined facilities also help to minimise the double up of amenities such as toilets, change facilities and meeting spaces.
- 5.37 Currently there are a number of leases and licences for use of public land across the site. All licences and leases will need to be updated and clarified for user groups, including rules around sub-leasing and public access.
- 5.38 Currently there is one central toilet block located adjacent to the public ramp. For the purpose of the plan the toilet facilities will remain shown in the current locations. Moving forward, the

Council will be working with stakeholder groups to develop partnership arrangements for the construction of toilets, showers and change facilities on site. The location of new toilet facilities will be determined as a part of the detailed future planning for the site.

Marine Rescue Centre Trust (Canterbury Coastguard and Naval Point Club Lyttelton)

- 5.39 The Marine Rescue Centre Trust is a joint venture being considered between Naval Point Club Lyttelton and Canterbury Coastguard and will be privately funded. It was formed to replace their respective earthquake damaged buildings with a single multi-purpose facility and to promote education and marine recreation. The inclusion of the Wharewaka as a part of the building is currently being considered and will be more fully developed in subsequent stages of work.
- 5.40 The Marine Rescue Centre Trust has been located adjacent to the public ramp and the rigging area and is proposed to be a multi-storey building that provides offices and meeting spaces on the upper floor. The location of the building recognises the important role for boating safety and education as well as providing unimpeded public amenity access for the site. Further detail on the building and exact location will be developed moving forward to ensure it meets these objectives.

Wharewaka

- 5.41 Following the Tuia 250 celebrations event in December 2019 there has been interest in the development of a Wharewaka for the storage and display of waka at Naval Point-Te Nukutai o Tapoa. The proposed building will potentially create storage for club waka as well as include a waka repair area and housing for waka with specific cultural/Rūnanga significance. Discussions on the location of the Wharewaka are underway between the Council and the Marine Rescue Centre Trust, who are considering how to best use the space and share facilities.

Lyttelton Recreation Grounds

- 5.42 Space has been provided for rugby and football at Naval Point-Te Nukutai o Tapoa since the 1950's in recognition of the site being the only flat recreation land available in Lyttelton for the community.
- 5.43 The development plan proposes a reorientation of existing rugby and football fields on the site to allow for the addition of a centralised access road into the site. Risk assessments associated with the neighbouring oil tanks have identified the need to make changes to the location of the existing rugby pavilion and parking.
- 5.44 The existing sports pavilion was constructed in the 1950's and will be relocated due to risks identified through the Quantitative Risk Assessment and proximity to the oil tanks. The rebuild of the sports pavilion will be through the project and includes changerooms and showers to support the local rugby and football clubs. The opportunity to further provide public toilets in this location through the rebuild will also be advanced.

Scout Den

- 5.45 The Scout building is to remain in its current location and adjacent to the sports fields. The existing site works well for core activities, storage of gear and in providing open space for outside activities. The existing Leyland cypress trees adjacent to the building will also be retained, although they will require arboricultural review to ensure their continued health given the redevelopment to the sportsfields to the north.

Fishing Platforms and steps to the water

- 5.46 The construction of two fishing platforms along the eastern shoreline of Naval Point-Te Nukutai o Tapoa is proposed to provide ready access to the water and stopping points for the public.

Leases and licences

- 5.47 There are currently a number of leases and licences for use of public land at Naval Point-Te Nukutai o Tapoa. Many of these have been in place since the time of the Lyttelton Harbour Board (pre-1989) and prior to the amalgamation of the Banks Peninsula District Council with the Christchurch City Council in 2006.
- 5.48 As part of the Naval Point-Te Nukutai o Tapoa Development Plan, Council will be developing new leases and licences for all user groups looking to use the land. This process will begin following the approval of the Draft Naval Point-Te Nukutai o Tapoa Development Plan.
- 5.49 As a part of this process the following steps are required:
- Council staff support the development of a leasing plan for the site that identifies areas for use by the individual groups, recognising the current use and any proposed agreements. This will include the proposed Marine Rescue Centre Trust building located close to the public ramp. Given the proposed prominent location of this building a set of design guidelines will be required as a part of the leasing plan to ensure open and public access through this area and across the site.
 - Following approval of the Development Plan, negotiations will commence with Canterbury Coastguard who require confirmation that a lease may be granted in order for them to secure funding for the facility.
 - A new lease will be negotiated with Scouts New Zealand for the existing Lyttelton Sea Scout building.
 - Other individual user groups will need to prepare an application to utilise the available areas, including a plan showing the configuration of any buildings, structures and storage facilities.
 - Applications will then be reviewed by Council staff to determine if the proposed usage complies with the development plan and to assess whether the user groups are viable entities
 - The Property Consultancy Team will negotiate and conclude leases and licences with the various groups. This will include reporting to the Te Pātaka o Rākaihautū/Banks Peninsula Community Board to approve the granting of such leases and licences and any public consultation required under section 138 of the Local Government Act.
 - Officers are seeking the recommendation of the Community Board to grant approval to the Manager Property Consultancy to negotiate and conclude leases to Canterbury Coastguard through the Marine Rescue Centre Trust and Scouts New Zealand on adoption of the Officer Recommendations in paragraph 2 of this report.
- 5.50 A number of user groups have identified the desire to hold events on the site (large and small). It is recognised that these events may mean reduced public use during the time of the events. The detail of this will be worked out in the overall leasing plan for the site, which will be subject to Community Board and Council approval.

Future site management

- 5.51 A plan for ongoing management and control of the site is critical to the redevelopment of Naval Point-Te Nukutai o Tapoa and its proposed investment. This will be done through an Operational Plan that will set the guidelines for use, working relationships between lease/license holders and the Council, maintenance and management responsibilities and also a process for considering regular daily or seasonal activities and special events.
- 5.52 The plan will be developed with partners, key stakeholders and user groups to provide a clear management framework for the use of the site – ensuring that the needs of both lease or license holders, recreation groups and the public are met.
- 5.53 This will include investigation into the establishment of a management group including representation by all site users to support communications between user groups and the Council for best site management moving forwards and for staging and site development for the proposed development plan.
- 5.54 The decision affects the following wards/Community Board areas:
- 5.54.1 Banks Peninsula Ward

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

Strategic Alignment / Te Rautaki Tīaroaro

- 6.1 The recommendation of the report is consistent with the following Community Outcomes:
- 6.1.1 *Resilient communities: Safe and healthy communities;*
- 6.1.2 *Liveable city: Sustainable suburban and rural centres*
- 6.1.3 *Healthy environment: Healthy water bodies; and*
- 6.1.4 *Prosperous economy: Great place for people, business and investment; and*
- 6.1.5 *Modern and robust city infrastructure and community facilities*
- 6.2 The recommendation will also help achieve the Council's Strategic Priority *Accelerating the momentum the city needs* and is consistent with the Christchurch Visitor and Infrastructure Strategies.
- 6.3 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
- 6.3.1 Activity: Recreation, Sport, Community Arts & Events
- Level of Service: 7.0.2.2 Provide well used facility based recreational & sporting programmes & activities - The number of participants using multipurpose recreation & sport centres, outdoor pools &stadia at least 4.32 million (subject to meeting Covid19 H&S requirements)

Policy Consistency / Te Whai Kaupapa here

- 6.4 The decision is consistent with Council's Plans and Policies, specifically Action C6 of the Lyttelton Master Plan concerning Naval Point amenity improvements and redevelopment; and Objectives 3.3.1, 3.3.9, 18.2.1 and 18.2.1.3aiii of the Christchurch District Plan regarding enabling recovery and facilitating the future enhancement of the district and provision of, and access to, high quality public open space and recreation opportunities. In respect to activities, buildings and structures within open spaces, the latter objective specifically supports the existing function of Naval Point and maintaining public access to recreational boating activities and facilities.

- 6.5 Implementation of the Naval Point Development Plan will also assist in achieving Council policies such as its Parks and Waterways Access Policy.
- 6.6 The decision is also consistent with Section 5.6 of the Lyttelton Port Recovery Plan (LPRP), which acknowledges that Naval Point is an important recreational asset for greater Christchurch and that the Council's commitment to prepare a development plan for the area supports Goals 2 and 3b of the LPRP concerning Ngāi Tahu values and aspirations for Whakaraupō/Lyttelton Harbour and improving recreational facilities and opportunities.

Impact on Mana Whenua / Ngā Whai Take Mana Whenua

- 6.7 The decision does involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does specifically impact Mana Whenua, their culture and traditions.
- 6.8 Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga holds mana whenua and are kaitiaki of Whakaraupō/Lyttelton Harbour where Naval Point-Te Nukutai o Tapoa is located. Areas of significance to Ngāti Wheke in the vicinity include Ōhinehou, Te Ana o Huikai, Tapoa and also a number of significant peaks.
- 6.9 Naval Point-Te Nukutai o Tapoa is located on reclaimed land within the wider landscape of Whakaraupō/Lyttelton Harbour. Ngāti Wheke have had longstanding settlement, occupation and use of the harbour which is valued for a range of traditional and contemporary uses associated with mahinga kai, tauranga waka, navigation and access.
- 6.10 This area is also recognised as being a part of the Whaka-Ora Healthy Harbour Plan, which sets the vision of restoring the ecological and cultural health of the harbour and is a partnership of five organisations – Environment Canterbury, Te Hapū o Ngāti Wheke, Te Rūnanga o Ngāi Tahu, Christchurch City Council and Lyttelton Port Company.
- 6.11 Naval Point-Te Nukutai o Tapoa and all of Whakaraupō/Lyttelton Harbour are of great cultural significance. Christchurch City Council (CCC) and Te Hapū o Ngāti Wheke have been working in partnership on the proposed future development at Naval Point-Te Nukutai o Tapoa for a number of years. In recognition of this, in 2019-20, representatives from Ngāti Wheke worked to develop a Cultural Narrative Report that identifies and explores mana whenua values, to ensure that they are reflected and respected in the draft development plan.
- 6.12 The name Te Nukutai o Tapoa has been gifted to Naval Point by Te Hapū o Ngāti Wheke. This name references the extended coast of Tapoa.

Climate Change Impact Considerations / Ngā Whai Whakaaro mā te Āhuarangi

- 6.13 The project will work within the principles of the Whaka-Ora Healthy Harbour plan which sets the vision of restoring the ecological and cultural health of the harbour for generations to come. Opportunities already identified for improvement of harbour health through this project include improving the stormwater quality discharging from the site, incorporating habitat for mahinga kai species in the breakwater structures and reducing effects of existing structures on tidal flows.
- 6.14 The Council will continue to investigate the potential environmental effects of the development proposal, both during construction and for its long term operation. Staff are working with leading experts and Te Hapū o Ngāti Wheke to help us understand and develop best practise ways to avoid, mitigate or manage environmental effects.

Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā

- 6.15 There are no specific accessibility considerations associated with this decision. The draft Naval Point Development Plan looks to improve accessibility and recreational opportunities which will be further explored in subsequent design phases.

7. Resource Implications / Ngā Hīraunga Rauemi

Capex/Opex / Ngā Utu Whakahaere

- 7.1 The implementation of the Naval Point Development Plan is estimated at \$27.0M.
- 7.2 The delivery of the project is anticipated to be funded in stages over a number of years, with priority on providing key marine access structures such as the public ramp, breakwater and initial site access improvements.
- 7.3 Proposed funding includes: the establishment of the haulout; development of marine and recreational facilities; upgraded utilities and services; rockfall and hazard upgrades; environmental improvements and pedestrian access and public realm improvements.
- 7.4 The Naval Point-Te Nukutai o Tapoa Development Plan was supported in the 2018 – 2028 LTP with \$10.65 M for the planning and first stages of the construction of this project.
- 7.5 Approval of the plan will enable stakeholders, such as Canterbury Coastguard and Lyttelton Rugby, to pursue funding opportunities that are dependent on the Council providing a vision for the site.
- 7.6 Council will continue to work with recreation and sports groups to find opportunities for co-location opportunities for toilet and shower facilities and facility sharing overall in order to make the best use of both Council and private club funding across the site and to minimise the number of single-purpose buildings.
- 7.7 Funding for the upgrades to the Lyttelton Recreation Grounds, the rebuild of the rugby pavilion /changerooms and the reconstruction of the toilet block located by the public ramp is not included within the \$27.0M and is included in Parks sports fields and toilet block renewal budget requests in the 2021-2031 LTP.
- 7.8 The proposed budget for Naval Point-Te Nukutai o Tapoa does not include funding for facilities for stakeholder or recreation groups, including the Marine Rescue Centre Trust (Naval Point Club Lyttelton and Coastguard Canterbury), the proposed Wharewaka, Lyttelton Rugby Club, the demolition of site building and facilities not owned by the Council, the demolition of buildings or relocation costs and potential environmental remediation resulting from current use of the site.
- 7.9 Adoption of the Naval Point-Te Nukutai o Tapoa Development Plan does not commit the Council to implementing the plan's proposed actions. Adoption of the draft plan will indicate the Community Board's willingness to progress further investigation and apply for funding through the LTP. However, there is no certainty that proposed actions will be approved for inclusion in the 2021-2031 LTP.
- 7.10 In terms of Opex, following the approval of the draft Naval Point Development Plan, an Operational Plan for the ongoing management and control of the site will be prepared. The Operational Plan will set the guidelines for use, working relationships between lease / license holders and the Council, maintenance and management responsibilities and also a process for considering regular daily or seasonal activities and special events. The Operational Plan will also include maintenance costs associated with the implementation of the development plan. High level forecasts suggest that Council's maintenance / ongoing cost commitment will initially be comparable to the current levels required. Additional OPEX costs will be required in future years and as additional infrastructure has been developed on site and community use increases. This would be subject to future LTP approval.

8. Legal Implications / Ngā Hīraunga ā-Ture

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

- 8.1 The report is principally about the overall vision for the area.
- 8.2 The Council resolved in 2017 that the Banks Peninsula Community Board has the decision-making authority in respect of the Naval Point Development Plan.
- 8.3 The Council holds decision-making authority in relation to the closure of the Magazine Bay Marina. Council officers have delegated authority to acquire land on behalf of the Council provided any acquisition is within their financial delegations and is in accordance with the Long Term Plan. The Council has previously made delegations with respect to road stopping (to Community Boards and staff) and these delegations continue to apply.

Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 8.4 To date, the Legal Services Unit, in conjunction with its external advisers, has undertaken a legal analysis of the licences associated with the Magazine Bay Marina, and the Council's ability to close the Marina in the future should it choose to do so.
- 8.5 Further legal work will be required if the Development Plan is adopted and the Council proceeds with the road stopping proposals and the acquisition of land from LPC. Decisions on these matters will need to be made in accordance with legislation such as the Local Government Acts 1974 and 2002, and in accordance with existing delegations that apply. The Council cannot predetermine the road stopping process or other subsequent decisions.
- 8.6 This report has been reviewed and approved by the Legal Services Unit

9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 The decisions in this report are not expected to incur a significant risk.

Attachments / Ngā Tāpirihanga

No.	Title	Page
A	Naval Point Draft Development Plan 2020 - Attachment to report 30 November 2020	

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.

Signatories / Ngā Kaiwaitohu

Author	Kristine Bouw - Project Manager
Approved By	Darren Moses - Manager Capital Delivery Community Kay Holder - Manager Regional Parks Andrew Rutledge - Head of Parks Mary Richardson - General Manager Citizens & Community

Te Nukutai o Tapoa **Naval Point**

Draft Development Plan 2020

Attachment A Item 6



ccc.govt.nz/naval-point

Christchurch
City Council 

Acknowledgements

We would like to thank the many people who have engaged with us over the last three years for their assistance and input into the preparation of the Draft Naval Point-Te Nukutai o Tapoa Development Plan 2020.

We acknowledge that the Naval Point-Te Nukutai o Tapoa site is highly valued by many different individuals, groups and organisations, who all use it for varying reasons. Finding a way forward to meet the many competing wants and needs for the development of the area has been enjoyable and challenging, and we thank you all for your valuable input.

Copyright

All maps, logos and images in this plan are the property of Christchurch City Council unless otherwise acknowledged. With the exception of the Council logo, the copying of which requires prior written approval, this Council-owned material can be used for personal and non-commercial purposes free of charge, provided that the source and copyright status of the material is acknowledged and it is not used in a misleading way.

Contents

Acknowledgements and copyright	2	Maps and plans	28
Introduction	5	Proposed actions	30
Background and purpose	6	Marine protection (breakwater) and navigation safety	30
Cultural significance	8	Boat ramps	31
History of use	12	Magazine Bay marina reconfiguration	32
Land ownership	13	Rigging area	33
Site physical characteristics	14	Boat storage	33
Our approach	16	Haulout	34
Community engagement and feedback	16	Additional land	35
How we developed the plan	17	Access, circulation and parking	36
Stakeholders and user groups	18	Buildings and facilities	37
Timeline	19	Landside recreation	38
Planning framework	20	Leases and licences	38
Zoning	20	Future site management	39
Project funding	22	Environmental stewardship	39
Implementation plan	23	Long Term Plan (LTP) disclaimer	39
The development plan	24	Supporting documents, reports and information	39
Vision	25		
Overview	26		





Introduction

Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga holds mana whenua and are kaitiaki of Whakaraupō/Lyttelton Harbour where Naval Point-Te Nukutai o Tapoa is located. Areas of significance to Ngāti Wheke in the vicinity include Ōhinehou, Te Ana o Huikai, Tapoa and also a number of a number of significant peaks.

Naval Point-Te Nukutai o Tapoa is located on reclaimed land within the wider landscape of Whakaraupō/Lyttelton Harbour. Ngāti Wheke have had longstanding settlement, occupation and use of the harbour which is valued for a range of traditional and contemporary uses associated with mahinga kai, tauranga waka, navigation and access.

Naval Point-Te Nukutai o Tapoa is an important marine and recreational asset for Lyttelton and the region, and is one of the few all-tide water access points for Christchurch and is one of a few public haulout facilities in the South Island. The area is also one of the only flat recreation areas in and around Whakaraupō/Lyttelton and acts as a natural draw for the public.

This area is also recognised as being a part of the Whaka-Ora Healthy Harbour Plan, which sets the vision of restoring the ecological and cultural health of the harbour and is a partnership of five organisations – Environment Canterbury, Te Hapū o Ngāti Wheke, Te Rūnanga o Ngāi Tahu, Christchurch City Council and Lyttelton Port Company.

Today, the Council-owned land at Naval Point-Te Nukutai o Tapoa includes just over 9.2 hectares which borders land owned and operated by Lyttelton Port Company (and their commercial leases).

Naval Point-Te Nukutai o Tapoa and Magazine Bay is the home to many recreational groups who lease and use Council land including Naval Point Club Lyttelton (NPCL), Coastguard Canterbury, Lyttelton Sea Scouts, Canterbury

Windsports Association and waka ama groups. The site is also used by Lyttelton rugby and football clubs associated with the Lyttelton recreation grounds as well as a number of formal and informal marine recreational and other community-based organisations. It is a popular public boat launching facility and the surrounding waters are used for a wide range of recreational water sports including yachting, power boating, windsurfing, waka ama, standup paddle boarding, jetskiing, kayaking and swimming.

There is also considerable other recreational activity which includes dog walking, land based fishing, and connecting to other walking tracks that follow the coast towards Corsair Bay and beyond.

There is high interest in improving Naval Point-Te Nukutai o Tapoa and redeveloping it to better suit the needs of its users, while making it more accessible to the wider public. This draft development plan is key to providing a clear vision and pathway for redevelopment of the area.

Naval Point-Te Nukutai o Tapoa is located on reclaimed land within the wider landscape of Whakaraupō/Lyttelton Harbour. Ngāti Wheke have had longstanding settlement, occupation and use of the harbour which is valued for a range of traditional and contemporary uses associated with mahinga kai, tauranga waka, navigation and access.



Background and purpose

Much of Lyttelton was severely damaged by the 22 February 2011 earthquake. To guide the township's recovery and rebuild, the Council worked together with the community to develop the Lyttelton Master Plan (LMP).

During the LMP engagement process a large number of concerns were raised over the condition of Naval Point-Te Nukutai o Tapoa and its facilities, which had been ongoing for a number of years. Recognising that Naval Point-Te Nukutai o Tapoa is home to a range of important recreational and marine community groups and facilities, the LMP proposed a range of improvements to the area.

Adopted in June 2012, the LMP provided for some relatively fast, short-term improvements, made in collaboration with the Lyttelton Port Company. The LMP also recognised that in the long term a more comprehensive, consultative planning process would be required in order to redevelop Naval Point-Te Nukutai o Tapoa for the betterment of the boating community and the wider public.

The need for a Naval Point-Te Nukutai o Tapoa Development Plan was again identified through the Lyttelton Port Recovery Plan in 2015.

The long-term planning process began in 2014 when the Council began re-engaging with Naval Point-Te Nukutai o Tapoa stakeholders. Formal consultation was carried out in 2014, 2017 and 2019, with ongoing discussions carried out with stakeholders during this period. In addition, background reports were carried out to understand various aspects, such as cultural values, archaeological significance and suitable options for marine protection.

All of this work has enabled the Draft Naval Point-Te Nukutai o Tapoa Development Plan to be created. Its purpose is to guide and advocate for the ongoing development of Naval Point-Te Nukutai o Tapoa by establishing a long-term vision, identifying issues and opportunities, and setting prioritised actions for future development.

Its purpose is to guide and advocate for the ongoing development of Naval Point-Te Nukutai o Tapoa by establishing a long-term vision, identifying issues and opportunities, and setting prioritised actions for future development.

Together, we look forward to Naval Point-Te Nukutai o Tapoa becoming a place where everybody can play on, around and connect to the water.



Naval Point Development Plan Project Boundary

Cultural significance

Naval Point-Te Nukutai o Tapoa and all of Whakaraupō/Lyttelton Harbour are of great cultural significance. Christchurch City Council (CCC) and Te Hapū o Ngāti Wheke have been working in partnership on the proposed future development at Naval Point-Te Nukutai o Tapoa for a number of years. In recognition of this, in 2019-20, representatives from Ngāti Wheke worked to develop a Cultural Narrative Report that identifies and explores manawhenua values, to ensure that they are reflected and respected in the draft development plan.

Manawhenua

Ngāi Tahu Whānui are the iwi who hold manawhenua over a large portion of Te Waipounamu/the South Island. Naval Point-Te Nukutai o Tapoa and the Magazine Bay Marina fall within the ancestral lands and the takiwā of Ngāti Wheke, and the wider Naval Point-Te Nukutai o Tapoa coastline is within a Ngā Tūranga Tūpuna area.

The Naval Point-Te Nukutai o Tapoa area is significant due to the longstanding settlement, occupation and use of the harbour by Ngāti Wheke and their tūpuna of Ngāi Tahu, Ngāti Mamoe and Waitaha. Key cultural narratives associated with the area include kōrero auaha/creation traditions, kōrero ahikaaroa/settlement and occupation, and ngā ara wheke/traditional trails.

Key historic and contemporary uses

Historically, the craggy hill and coastal environment of Whakaraupō provided Ngāti Wheke with an abundance of birds, fish and natural resources. The ability to practice mahinga kai, and most significantly the health and abundance of kai moana, is of central importance to Ngāti Wheke culture and identity. Mahinga kai literally means to work (mahinga) the food (kai) and is a key reason Ngāti Wheke chose to settle the area, why they remain today, and why it continues to be a great place to live and visit.

In more recent times, the use of waka, particularly modern waka ama, has continued to have a powerful presence at Naval Point-Te Nukutai o Tapoa. Ngāti Wheke support the continued presence of waka ama along the shoreline as it is a direct connection to the traditional values of Ngāti Wheke.

Values and themes

In order to steer Naval Point-Te Nukutai o Tapoa's future design and development, and form a bridge between historical narratives and contemporary outcomes, the key values associated with the Naval Point-Te Nukutai o Tapoa area have been summarised into five themes:

- Tūhonotanga/Interface Between Water and Land
- Tauranga Waka/Contemporary Landing Site
- Tūtohu Moana/Expression Of Seascape
- Tūtohu Whenua/Expression Of Landscape
- Ahi Kā/Expression Of Mana Whenua

These themes, supported by pakiwaitara (traditional narratives) and historical events provide a basis for the appropriate and meaningful expression of Ngāti Wheke values in the future design and development of the Naval Point-Te Nukutai o Tapoa area.

Gifting of the name Te Nukutai o Tapoa

The name Te Nukutai o Tapoa has been gifted to Naval Point by Te Hapū o Ngāti Wheke. This name references the extended coast of Tapoa.

Tapoa is a traditional name referring to a specific natural landscape feature, which in the case of Naval Point is Erskine Point and the former headland that protruded into the water before the site was extended by reclaimed land.

The intent of the name Te Nukutai o Tapoa is to recognise the fact the reclamation area is not natural and that some of the rocks and other material used to make the site come from the original Tapoa.

Including Tapoa in the name for the Naval Point area also upholds the mana of that original name and the remaining natural landscape feature – the headland or rocky cliff directly behind the Naval Point Club Lyttelton clubhouse.

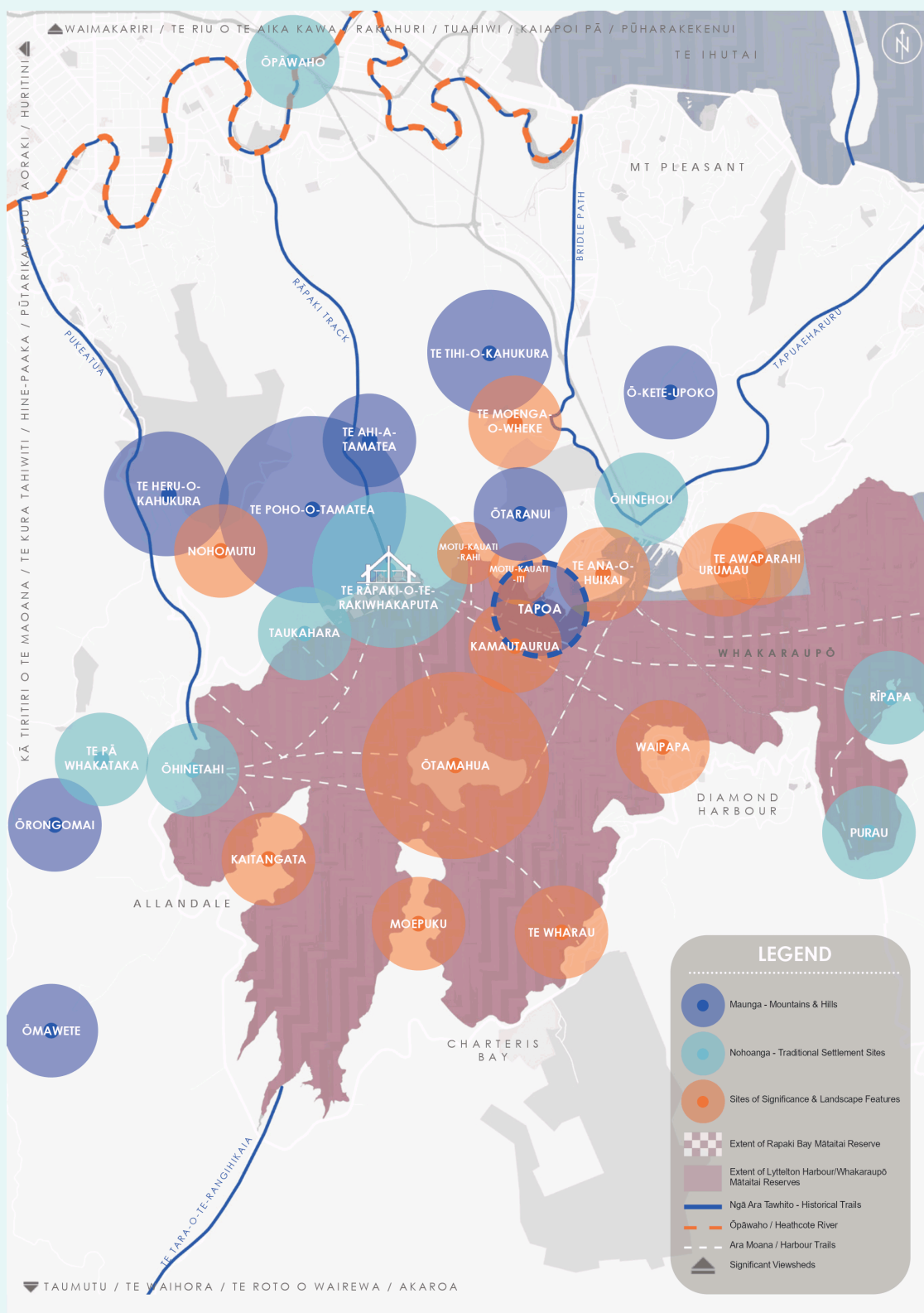
“For us the health and well-being of manuhiri to this area is a primary concern, manaakitanga would dictate that they have a safe and welcoming place to go. This is reflected in the Māori whakatauki -

He aha te mea nui o te ao
What is the most important thing in the world?
He tangata, he tangata, he tangata
It is the people, the people, the people.”

Yvette Couch-Lewis, Te Hapū o Ngāti Wheke Kaitiaki



Te Nukutai o Tapa Cultural Values, Themes and Opportunities for Expression



Naval Point and surrounds sites of cultural significance

Ngā Wāhi Hira / Sites of cultural significance

Key culturally significant sites associated with the Naval Point Area include:

- **Ōhinehou** - located on the former foreshore towards the Lyttelton township end of the Dampier Bay area, near the entrance of the Road Tunnel. Ōhinehou was a key kāinga/settlement and mahinga kai area. The kāinga is acknowledged today through the Ōhinehou pou at Sutton Reserve. Ōhinehou is also known to refer to the stream and gully in Lyttelton, formally known as Salts Gully.
- **Te Ana o Huikai** - located within a small bay in an area now reclaimed and hidden behind large fuel storage tanks. Traditionally, it was known as a sheltered rest area used for waka coming in and out of the harbour. It is known to be associated with Huikai of Koukourāra, whom is said to have utilised the bay. The bay, also formerly known as Cliff Cove or Sandy Bay, was a popular swimming area for the people of Lyttelton, particularly after the initial reclamation of Dampier Bay in the 1870s.
- **Tapoa** - noted as 'The Fort at Erskine Point' when recorded by James Stack in the 1890's when working with Ngāi Tahu informants, including Teone Taare Tikao. Research shows that over time, due to the reclamation blurring the traditional coastline, the name Tapoa has been moved on official maps from Erskine Point - the point directly behind the current Naval Point Club House - to Senior Point, the point between Magazine Bay and Motu-kauati-iti/Corsair Bay. The name is also understood to be associated with a former reef that extended from Erskine Point and noted for a local variety of tio (oyster).
- **Motu-kauati-iti** - located at Corsair Bay, this is known as the 'little fire-making tree grove'. Motu-kauati translates to mean "it is warm inside the bush but cold outside" - an indication that these bays were used for refuge from the exposed and harsh weather conditions of the harbour.
- **Motu-kauati-rahi** - translating as 'the great fire-making tree grove', this bay is located at modern day Cass Bay. Te Rakiwhakaputa named this bay after the thick kaikōmako that grew here. Kaikōmako was a small tree harvested as the softer of the two woods needed when lighting fires through friction. The other wood needed was either mahoe or pate.
- **Kamautaurua** - is the reef located in the harbour between Tapoa and Ōtamahua and was once a preferred mahinga kai site for the people of Ngāti Wheke. The general decline in quantity and quality of mahinga kai species throughout the harbour has meant the highly valued sources of kūtai (mussel), kina (sea urchin), tio (rock oysters) and pāua are no longer gathered here.
- **Ōtamahua** - translating to mean 'the place where children (tama) collected seabird eggs (hua)', Ōtamahua/Quail Island is the largest island in Whakaraupō and an important source of mahinga kai; including kaimoana (seafood) and manu (birds). Despite various attempts by Ngāti Wheke and the people of Rāpaki to retain ownership over Ōtamahua, the island has been Crown or privately owned since 1849; it is currently managed by Te Papa Atawhai (the Department of Conservation). From Naval Point a number of significant peaks are also visible including: Ō-kete-upoko, Tauhinu-korokio (Mt Pleasant), Ōtaranui, Te-Poho-o-Tamatea, Te Heru-o-Kahukura (Sugarloaf), Ōrongomai (Cass Peak), Ōmawete (Coopers Knob) and Te Ahu Pātiki (Mt Herbert).

History of use

What we know today as Naval Point-Te Nukutai o Tapoa is reclaimed land. In 1910, construction of a rock bund was begun in the harbour, encircling the proposed reclamation; this was then gradually filled in with dredge soil. By 1925, a total of 29 hectares of reclaimed land had been completed. With no flat ground available for a sporting field there was community support for the setting aside of a recreation reserve. The use of the field as early as 1930 for hockey clubs and local schools for sport days.

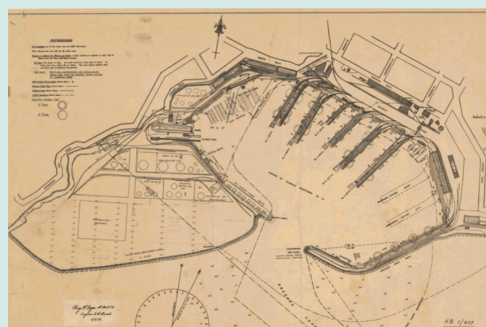
Recreational boating facilities were established on the reclaimed land at Naval Point-Te Nukutai o Tapoa in the 1950s. The rocky point at the eastern edge of the reclamation was levelled in 1956 to construct the current Naval Point Club Lyttelton clubhouse, slipway and wharf. The public ramp and landside recreation ground were constructed around the same time.

Today, boaties using the public ramp are Naval Point-Te Nukutai o Tapoa's largest user group. The Naval Point Club Lyttelton has its clubrooms at Naval Point-Te Nukutai o Tapoa, as do the Lyttelton Sea Scouts. The Canterbury Coastguard uses the site as a base for its operations. A number of other clubs who aren't based at Naval Point-Te Nukutai o Tapoa use the facilities there, including the Canterbury Outboard Boating Club and Canterbury Classic and Traditional Boats, both of which hold events in the harbour.

Shore based fishing at Naval Point-Te Nukutai o Tapoa is limited to the boating breakwater and a fishing platform behind the bulk liquid tanks. There is also a swimming area for public and open water swimmers on the northern side of the Magazine Bay Marina, with connections to nearby popular Corsair Bay.

Landside recreation has also long been a feature of the area, with large flat playing fields offering a place for sports teams to practice and play. Current land-based recreation is centred around the existing Lyttelton Recreation Grounds and includes active rugby and football clubs and the Scout den.

The community have identified Naval Point-Te Nukutai o Tapoa as having heritage significance to them. It is a vital part of Lyttelton's sporting, recreational and maritime heritage. There are many stories associated with people, events, organisations and clubs at Naval Point-Te Nukutai o Tapoa, which are part of the town's social and cultural history.



Lyttelton Harbour, c.1936. (Image: LHB c.1936, supplied by Lyttelton Port Company).



The bathing shed and caretaker's cottage at Sandy Bay in 1895. (Image: Lyttelton Museum ref 14625.109).



The cliff face being quarried for the wall around the reclamation, c.1911. (Image: Lyttelton Museum ref 14985.111).



Barker's Bay, 1897, Weekly Press.

Croydon Lass is shown on John Grubb's slipway. Centre foreground is Grubb's workshop. The Weekly Press, 27 January 1897, Photo CD 10, IMG0039, CCL.

Who owns the land within the Naval Point-Te Nukutai o Tapoa area?

Naval Point-Te Nukutai o Tapoa sits within the statutory and Kaitaki role of Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga and they hold manawhenua for the site.

The Christchurch City Council-owned land at Naval Point-Te Nukutai o Tapoa includes 9.2 hectares of land within the 1909-1925 reclamation area. It also includes the existing recreation fields zoned as Open Space Community Parks Zone in the Christchurch District Plan and the waterfront area to the south of the reclamation and adjacent to Magazine Bay. The Council also owns some roads to the east of the recreation area, within the bulk liquids storage terminal.

The remaining land is owned by Lyttelton Port Company and is used for marine and industrial use. It is zoned as Specific Purpose (Lyttelton Port) Zone in the Christchurch District Plan.



Naval Point Land Ownership Plan



Site physical characteristics

Ground contamination

A number of historical industrial and coastal activities have been undertaken at Naval Point-Te Nukutai o Tapoa. These have led to instances of land contamination, as associated with Hazardous Activities or Industries List. There is a clear set of rules and processes around managing land contamination, and the Council will be following all required steps in order to manage any associated risks.

Geotechnical

The 2010-2011 Canterbury Earthquake Sequence resulted in debris from the rock formation behind the Naval Point clubhouse striking the back wall of the building.

Between 2011 and 2013 temporary rockfall mitigation was undertaken on the rockface above the club building, including scaling the rockface and removing unstable concrete parts of the Naval Point gun emplacement. A concrete block wall was also installed between the Naval Point Club building and the cliff, and signage warning of rockfall was installed. An existing bund adjacent to the carpark and accessway was extended and joined to the concrete wall. Monitoring equipment was installed on the cliff face and gun emplacement.

The Naval Point clubhouse was put into the highest risk category, primarily based on the height of the rock face directly north of the building and potential debris travel distances. The Canterbury Coastguard building was inspected in 2020 and no large-scale instability was observed, however ongoing erosion and fretting of small rocks is evident.

A recent rockfall hazard assessment was completed to review the rock formation to the west of the site and along the reclamation boundary of Naval Point-Te Nukutai o Tapoa has identified some necessary mitigation works to support the redevelopment proposal. These works include the removal of some unstable material and the extension of the existing bund.

Quantitative Risk Assessment (QRA)

A QRA was undertaken in 2016 in association with the Oil Company Tank Farms immediately to the east of Naval Point-Te Nukutai o Tapoa. This QRA identified risk contours based on a range of incident scenarios at the tank farm.

Higher risk areas were identified where the public is in close proximity to the tank farm or tanker access (purple and red contours on the plan on the next page). These risk areas include parts of the recreational ground; the public roads running east-west between the different storage facilities alongside the tank farms; parking areas where pipelines are located; and the section of Godley Quay which runs north-south along the western side of the bulk storage facilities.

The risk assessment has played an important factor in the layout of the site and is a the reason why the Sports Pavilion is being relocated to the south side of the rugby fields. The Council will be looking to further implement additional safety measures identified in the QRA, including parking restrictions and road closures as a part of enforcing the safety of the site.

It will also continue working with the Oil Company Tank Farms on the public safety aspects of the site as work occurs on subsequent design phases of the development plan.





Our approach

We have worked with users of the site and the wider community to help create the Naval Point-Te Nukutai o Tapoa Development Plan. Engagement was carried out in 2014, 2017 and 2018 in order to understand user needs and create a set of shared objectives. Background research was reviewed and relevant assessments were also undertaken.

Two development options, each with slightly different elements, were released for public consultation in July 2019. More than 300 submissions were received, with the following key themes voiced.

These themes are listed below in order of the number of submissions addressing each matter.

- Need for a haulout for vessel maintenance. Also there was a desire for a DIY maintenance facility including a gantry.
- Retention of the Scout den.
- A breakwater was strongly supported, and the following points were to be considered:
 - A larger protected area was preferred;
 - Concerns about congestion and conflicts between power and sail craft;
 - Appropriate widths for boats entering and exiting the protected area;
 - Concerns that breakwater will restrict unpowered sailboat access to the Naval Point Club Lyttelton (NPCL) ramp;
 - Support for a fixed (not floating) type breakwater; and
 - Make sure water depth suits all vessels.
- Retention of the trailer yacht storage area, with the same or greater capacity as it has now.
- A dinghy rigging area is needed and needs to be big enough to cater for increasing demand.
- A hand launching ramp was desired, but needed to be well separated from the club ramps, have a solid surface and have a directly adjacent rigging area.
- Overall there was support for acquiring additional land to support a larger development area.
- The Coastguard ramp should be designed so it does not obstruct access for sailing vessels.
- Support for greater pedestrian links within the site and to surrounding areas, with safety a key consideration.
- Desire for the area to be functional, not a park-like setting.

- Most respondents wanted to retain the shoreward section / Walkway A of Magazine Bay Marina.
- There was little support for a playground or picnic area located on the point south of the public ramp
- A range of views on the combined Naval Point Club Lyttelton (NPCL) / Coastguard building; strongest message was to move it away from the shoreline. Some concerns about how it would affect traffic flow and parking.
- Some respondents thought the recreation ground size should be reduced to provide additional marine facilities and spend less money on this aspect; others supported an increase in size and proposed development.
- A start box was needed along the southern shoreline for racing.
- The retention of a windsurf rigging area was supported, and upgraded facilities (i.e. washdown) and parking were desired.
- Concerns were raised about freedom camping on the site, and impacts of that activity on the site's amenities. Equally some felt the site was ideally suited to providing for freedom camping and associated facilities.
- The need for good, safe access from the trailer boat storage area to NPCL ramp.
- A higher capacity public ramp with appropriate water depth was supported, better facilities to aid launching and retrieval were desired
- Dinghy storage areas are supported, and proximity to rigging areas were desired.
- Security and access systems needed, as are toilet facilities.

Based on submissions, more detailed technical reports and the practical design constraints provided by the site, the Draft Naval Point-Te Nukutai o Tapoa Development Plan was developed. This plan is a melding together of the supported sections of both options, with necessary compromises for space and design constraints. The development plan also looks to change the site to areas of predominately public open space.



Based on submissions, more detailed technical reports and the practical design constraints provided by the site, the Draft Naval Point-Te Nukutai o Tapoa Development Plan was developed.



Option One (from 2019)



Option Two (from 2019)

How we developed the Draft Naval Point-Te Nukutai o Tapoa Development Plan

Research and analysis

Review of background information and research material

Engagement with key stakeholders and wider community

Initial consultation with community and stakeholders to set development objectives

Development options drafted

Preparation of two options for the development of Naval Point-Te Nukutai o Tapoa

Analysis and technical studies

Further detail on the geotechnical constraints, wind and wave environment, risk and hazards associated with the oil tank operations

Formal consultation on development options

Invitation for users, clubs and groups, the local community and other key stakeholders to provide feedback on the two options presented

Final Draft Naval Point-Te Nukutai o Tapoa Development Plan

Refinement and detailed development of the preferred option based on consultation feedback

Community Board meeting and approval, with elements of the plan then approved by the Council.

Stakeholders and user groups

Naval Point-Te Nukutai o Tapoa has an extensive list of groups and organisations who tenant or regularly use the site. The needs of these users, along with community feedback, have been key drivers in the development plan – along with making the area more accessible to the wider public.

Key statutory project partners and organisations:

Te Pātaka o Rākaihautū/Banks Peninsula
Community Board
Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga
Lyttelton Port Company Limited
Environment Canterbury
Department of Conservation

Community groups / other stakeholders:

Naval Point Club Lyttelton
Naval Point Marine and Rescue Centre Trust
Coastguard Canterbury
Canterbury Trailer Yacht Squadron
Lyttelton Sea Scout Group
Lyttelton Recreation Ground Reserves Management
Committee
Lyttelton Rugby Club
Lyttelton Soccer Club
Project Lyttelton Youth Groups
Canterbury Rugby Football Union
Mainland Football
Sport Canterbury
Thornycroft Torpedo Boat Museum
Waka Goups (Te Waka Pounamu, Waitaha, Tipu Taitama
Voyaging Trust, Kai Ngaru, Dare / Bluelight, Aoraki
Voyaging Trust, Te Awa Haku)
Canterbury Wind Sports Association
Magazine Bay Marina Berth Holders
Recreational Boating Users Forum
Canterbury Triathlon Club
Ocean Swimming
Canterbury Triathlon Club
Canterbury Jet Sports Club
NZ Power Boat Association
Naval Point Boat Safety Group
Canterbury Yachting Association
Surf Life Saving NZ
Arawa Canoe Club
Open Water Swimmers
Canterbury Harbour Master
Lyttelton (and wider harbour) Residents Association
Stark Brothers
MT Marine
Pegasus Fishing



Timeline

2017
-18

A series of community and stakeholder events were initiated to establish user needs. Feedback was sought through a wide range of drop-in sessions, workshop events, site surveys, Have Your Say consultation and discussions with user groups. Further consultation was undertaken with Te Hapū o Ngāti Wheke, Naval Point Club Lyttelton and other key stakeholders.

Following this engagement, a set of objectives was formed:

- To provide safe, public open space.
- To improve public access (pedestrian, cycle and vehicle) through the Naval Point-Te Nukutai o Tapoa area and to adjacent public areas including the Te Ana Marina Development and Lyttelton township.
- To improve and provide facilities that provide for the safe access and use of Lyttelton Harbour.
- To provide and improve recreational facilities including the Lyttelton Recreation Ground.
- To provide and improve public facilities including car and boat parking areas, boat launching facilities, boat wash facilities, storage and rigging areas, public toilets, changing facilities and showers.
- To recognise, provide and enhance cultural values and heritage values.

In addition, reports were commissioned to assess the area for things such as cultural values, risks, ground contamination, archaeological significance and how it fits into the bigger plan for sport in Greater Christchurch.

Council delegated authority for decision making on the development plan to the Banks Peninsula Community Board in November 2017, with the exception of the future of the Magazine Bay Marina. The development of a new haul out will also be a Council decision.

2019

Based on further research and engagement, two development options were produced showing high-level proposed improvements to Naval Point-Te Nukutai o Tapoa. Both options were released for public feedback.

Between 27 June and 28 July 2019, 307 submissions were received on the development options for Naval Point-Te Nukutai o Tapoa. A range of preferences were expressed, reflecting the diverse number and type of users that operate at the site. Feedback was sorted into a number of themes, and prioritised according to the number of comments made about that theme.

Remnant piles from the Magazine Bay Marina were removed.

2020

Further engagement with Ngāti Wheke, stakeholders and site users was undertaken and a Draft Naval Point-Te Nukutai o Tapoa Development Plan was developed for approval by the Banks Peninsula Community Board and Christchurch City Council. The draft development plan, which brings together the preferred elements from both options presented to the public and including further investigations, is presented in this document.

Remnant pontoons that were sitting on the Naval Point-Te Nukutai o Tapoa site were removed.



Planning framework

This draft development plan has been prepared with reference to a number of key policy and research documents, including:

- Te Tiriti o Waitangi/Treaty of Waitangi
- Local Government Act 2002
- Resource Management Act 1991
- National Policy Statements and Environmental Standards
- Regional Policy Statement 2013
- Regional Land and Water Plan (reprinted 2020)
- Regional Coastal Plan, reprinted 2020
- Christchurch City Council Long Term Plan 2018–28 (LTP)
- Christchurch District Plan
- Port Lyttelton Plan, December 2014 and Lyttelton Port Recovery Plan/Te Mahere Whakarauora I te Pūaha o Ōhinehou, November 2015;
- Mahaanui Iwi Management Plan 2013
- Whakaora Healthy Harbour Plan 2018
- Physical Recreation and Sport Strategy 2002
- Public Open Space Strategy 2010
- Proposed Sports Facilities Network Plan
- Canterbury Spaces and Places Plan, Sport Canterbury 2017
- Cultural Values Report for the Naval Point-Te Nukutai o Tapoa area 2017 and Cultural Narrative 2020

Zoning

The public land at Naval Point-Te Nukutai o Tapoa is owned fee simple by the Christchurch City Council, except for the Lyttelton Recreation Ground which is gazetted as a Recreation Reserve. The Council-owned land is zoned in the Christchurch District Plan (2017) as a mixture of Open Space Community Parks Zone and Open Space Metropolitan Facilities Zone.

Council-owned land is bordered primarily by LPC Specific Purpose (Lyttelton Port) Zone.

What are the main differences between the open spaces zones?

Open Space Community Parks Zones are essentially parks and anticipate minor facilities in relation to sports fields, playgrounds and public toilets. These are places where open space and recreation is provided primarily through the intrinsic amenity values rather than specific infrastructure.

Open Space Metropolitan Facilities Zones anticipate large recreational facilities (land and buildings) to provide for large scale recreation activities. At Naval Point-Te Nukutai o Tapoa these facilities are likely to include:

- Marine recreation facilities
- Car parking
- Enhanced public access to the Coastal Marine Area
- An enhanced coastal environment
- Capacity for multifunctional use and provision for co-location of complementary or compatible activities
- Capacity to host city, regional, national and international events which provide entertainment to residents and visitors

The importance of open space

The Christchurch District Plan specifically refers to Naval Point-Te Nukutai o Tapoa, in objective 18.2.1.3 (a) (iii), saying it should retain its existing function and maintain public access to recreational boating activities. This objective seeks to maintain the predominance of open space through control of activities, building and structures within the space. It also seeks to keep the zone in line with the character of heritage and natural setting of Banks Peninsula townships and settlements.

Specific Purpose (Lyttelton Port) Zone recognises functional areas for port operational areas to provide for a range of port and ancillary activities and allows for the redevelopment of land for marine infrastructure with enhanced public access and connectivity between the Lyttelton township, the residential areas and Naval Point-Te Nukutai o Tapoa.



Naval Point Christchurch District Plan Zoning

Project funding

Naval Point-Te Nukutai o Tapoa is a long term development plan and will be staged over time and as funding becomes available through Long Term Plan processes.

The delivery of the project is estimated to be \$27M. It includes the establishment of the haulout, development of marine and recreational facilities, upgraded utilities and services, rockfall and hazard upgrades, environmental improvements and pedestrian access, and public realm improvements.

Council will further be working with recreation and sports groups to find co-location opportunities to minimise the number of single-purpose buildings and maximise Council and private funding. Council will also be looking for grant funding to support the project where possible.

Funding for the upgrades to the Lyttelton Recreation Grounds, the rebuild of the rugby pavilion and changerooms and the reconstruction of the toilet block located by the public ramp is currently unfunded and will be subject to future LTP budget approval.

The proposed budget for Naval Point-Te Nukutai o Tapoa does not include funding for facilities for stakeholder or recreation groups, including the Naval Point Marine and Rescue Centre Trust (Naval Point Club Lyttelton and Coastguard Canterbury), the proposed Wharewaka, Lyttelton Rugby clubrooms, the demolition of buildings and facilities not owned by the Council, relocation costs and potential environmental remediation resulting from current use of the site.

Implementation plan

Projects identified in the Naval Point-Te Nukutai o Tapoa Development Plan will be staged over time, beginning with key marine access and safety structures such as the public ramp, breakwater, haul out and initial site access improvements.

Other priorities include environmental improvements and opportunities for implementing the cultural interpretation of the site as a part of public realm improvements (site furniture and paving, sculpture, carvings).

The priorities for the staging of funding and projects will be agreed with the Community Board as funding becomes available. High-level estimates based on initial planning work are provided in the table below.

Component	Description	Total
Priority 1 - Environmental, public safety and partnership		
A	Haulout Yard	\$1,450,000
B	Initial site access/parking improvements	1,250,000
C	Handlaunching ramp and Rigging Area	\$2,030,000
D	Rebuild of existing public boat ramp	\$3,625,000
E	New Fixed Breakwater, Removal of Existing Breakwater and Partial Removal of Marina	\$7,625,000
F	Rockfall Hazard Work	\$680,000
G	Public Realm Improvements (site furniture, sculpture)	\$550,000
Priority 2 - Access, services, circulation and parking		
H	Upgrades to existing seawall and rock armour	\$1,000,000
I	Site Services	\$1,180,000
J	Pedestrian improvements, access and landscaping	\$2,550,000
K	Roading Upgrades	\$2,650,000
L	Later site Parking / Parking Lots	\$2,000,000
TOTAL		\$26,590,000

Note: Costs are estimates only and based on high-level planning work

The development plan

We want to make Naval Point-Te Nuku-tai o Tapoa a water-focused public space providing access to Whakaraupō /Lyttelton Harbour for everyone to enjoy, while also improving existing onsite recreational assets.

Benefits of developing the area will include:



Recognition of its cultural significance



Naval Point-Te Nuku-tai o Tapoa becoming an improved regional recreation facility



Safer boating facilities and improved access to Whakaraupō/Lyttelton Harbour



A new home for the Coastguard and Naval Point Club Lyttelton



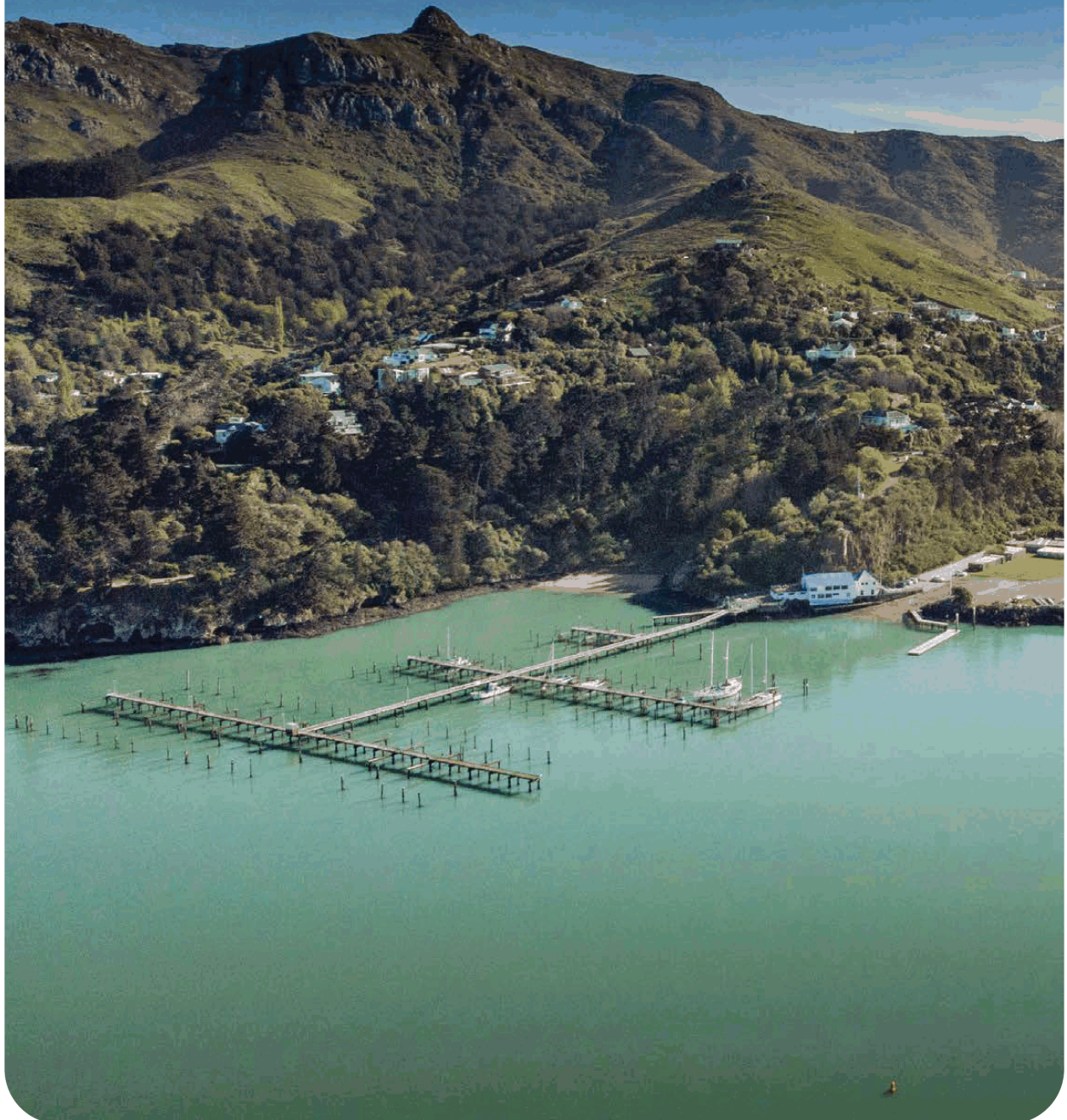
Improvements to recreation and sporting facilities located at the Lyttelton Recreation Ground



Improvement of public access (pedestrian, cycle and vehicle) to and throughout Naval Point-Te Nukutai o Tapoa.

Vision:

**Naval Point-Te Nukutai o Tapoa:
a place where everybody can enjoy
being on and around the water.**



Plan overview

The development plan sets a vision for the future of the site and looks to arrange key infrastructure and activities – both marine and land-based - as well as providing public access. It needs to be flexible for different users; addressing recreation needs and safety as well as allowing for future growth and change.

This is not a simple or easy balance to strike and the implementation of the development plan will involve change and compromise from all users.

The development plan is not a detailed design plan. Further investigation and detailed design will be required for all elements prior to construction.

The current plan acknowledges that further detailed site planning will be required to finalise individual building locations and facilities for recreational user groups. This detail will be provided through leasing and licensing processes and building design guidelines.

Key features of the draft development plan



Waterfront

- A reorganised waterfront area that makes it easier and safer for the public to access the water for a range of marine and recreational uses.
- The upgrade and potential relocation of existing haulout facilities, subject to ongoing discussions, to make more space available for public and recreational uses.
- The potential redevelopment of a haulout in Lyttelton's inner harbour providing an updated facility with sound environmental controls.
- The expansion of the public ramp to four lanes and addition of tie off structures for each lane, for improved safety and ease in launching and retrieval of vessels.
- The addition of a public hand launching ramp for non-motorised craft including waka, stand up paddle boards, small sailing boats and other hand launch craft.
- The phased reduction of the Magazine Bay Marina, with one finger of the structure retained for public and recreational use – such as swimming, fishing, diving.
- The construction of a fixed breakwater to enable safe vessel launch and retrieval, and provide additional protection for landside assets.



Site Access and Amenities

- Removal of some fencing and barriers to create a more publicly open and accessible site.
- A circular access route off Charlotte Jane Quay, allowing better access to and through the site.
- Improved pedestrian connections along Godley Quay, the rail corridor and the waterfront.
- The addition of further parking areas, to meet high traffic volumes during peak times.
- Council acquisition of 1.2 hectares of additional land for improved site access and configuration.
- Reconfigured access and parking to improve safety through greater separation from tank farm.
- Improved toilet, shower and wash down facilities.
- The location of onsite fixtures, including benches, bins and cycle racks, to be determined during detailed design stages.



Existing users

- A single, new combined building to house the Naval Point Club Lyttelton, Coastguard and Coastguard boat storage.
- Discussion is underway with waka ama groups regarding the development of a Wharewaka at Naval Point-Te Nuku-tai o Tapoa.
- The addition of a ramp for the Coastguard to improve emergency response times.
- The retention of the Naval Point Club Lyttelton ramp and tie off in its existing location.
- Retention of the existing Scout building.
- Discussions are underway with Magazine Bay Marina berth holders regarding the reduction of the facility, aside from one finger which will be retained for public use, and impact on them. The long-term future of the marina is a decision that will be made by the Council (elected members).



Recreation Grounds

- The reorientation of Lyttelton Recreation Ground, to provide increased parking for users and a new central accessway into the site to the west of the existing recreation ground.
- The relocation of the Rugby Club pavilion to the south of the existing field.
- The provision of space for a multi-use court allowing youth sporting opportunities, with the exact function to be determined by the Lyttelton community in consultation with the Council's sport and recreation teams.



Maps and plans

The following plans show conceptual locations for different user groups and activities on the site, with final space allocation to be determined when detailed design plans are finalised.



Draft Naval Point Development Plan



Draft Naval Point Development Plan Activity Areas

Proposed actions

The details in this section of the draft development plan are intended to provide a vision for the site. They are not part of a detailed design plan.

Once the plan is approved and funding is confirmed, staff will begin to work through the staging and implementation of the specific plan elements. Thorough and detailed plans, which include stakeholder and user group input, will be developed for each specific stage of the plan as it is progressed.

Marine protection (breakwater) and navigation safety

A primary objective of the Naval Point-Te Nukutai o Tapoa Development Plan is to enable safer public access to and from Whakaraupō/Lyttelton Harbour. This objective was identified early in the development process by a wide range of community members and stakeholders.

In order to help achieve this objective, the construction of a fixed breakwater forms a key element of the Draft Naval Point-Te Nukutai o Tapoa Development Plan. The purpose of this breakwater is to provide wave protection for the safe launch and retrieval of vessels at the public ramp and hand launching area, based on the findings of research assessing the safest options for the site and public users. Protection of the private Naval Point Club Lyttelton ramp is not seen as a Council responsibility, and is not included in the development plan.

The proposed fixed breakwater will be located on the eastern side of the main waterfront area, in front of the public ramp. It has been oriented and configured to protect the public ramps from the prevailing south through to southwest winds, so that vessels can be safely retrieved in most weather conditions.

Temporary berthing will be provided for behind the breakwater while people are waiting to use the ramp, but permanent berthing will not be permitted.

The breakwater layout seeks to encourage safe boating speeds and direct boating traffic to avoid conflict between powered and unpowered craft. Buoys, lights and signage will also be installed to further enhance navigation safety. The breakwater's relatively small footprint means it will have a minimal impact on the cultural and ecological values of Naval Point-Te Nukutai o Tapoa and the wider area that it connects to within Whakaraupō/Lyttelton Harbour.

The safety of facility users and the public is of paramount importance and the proposed breakwater is based on technical advice and modelling data outlining where the best protection can be offered. However, further testing of the proposed breakwater layout will be carried out if the development plan is approved to ensure it is the best possible option.

To improve the protection provided by the new breakwater and reduce barriers to water flow into the upper harbour, the existing breakwater that extends straight into the harbour will be shortened and reshaped into a westerly curve.

Issues identified during 2019 consultation	Proposed action
Unsafe launch and retrieval during southerly winds	Construction of breakwater to provide wave protection
Existing breakwater constricts water flow into upper harbour	Remove end of breakwater and reshape
Navigation safety	Installation of appropriate buoys, lights and signage to direct traffic and enhance navigation safety
Access to existing NPCL private ramp for unpowered sailing craft, including the higher speed less stable sailing dinghies	Layout the breakwater to maintain the existing approach angles for the predominant wind direction



Boat ramps

Well designed and constructed ramps are essential for the safe launch and retrieval of all types of watercraft, from powered vessels through to waka and windsurfing boards. The draft Naval Point-Te Nukutai o Tapoa Development Plan sees a range of improvements to the ramp already in place, as well as some additional ramps and features.

The public ramp is nearing the end of its life and will be rebuilt and widened to four lanes, to increase capacity and improve protection for people and craft. Pontoons or jetties will be built to enable easier launch and retrieval of vessels and allow more vessels to use the ramp during peak times. Furthermore, the angle of the ramp will be adjusted in order to improve vessel circulation and reduce conflict between powered and non-powered vessels.

The draft development plan also includes the construction of a new public hand launch ramp. Located towards the centre of the main waterfront for safe launch and retrieval of hand launch watercraft such as waka, stand up paddle boards and small sailing boats.

The windsurfing ramps will be retained in their current location, with the addition of an adjacent parking area for user convenience.

The Naval Point Club Lyttelton (NPCL) ramp will remain a club asset and will be operated and maintained by the club. Club members will also be able to use the public ramp, protected by the breakwater, for safe retrieval in the case of bad weather conditions arising.

The Coastguard ramp and building are to be located to the west of the public ramp, in a position to allow direct access onto the water and improve emergency response times. This location is also recognises the opportunity to provide safety messaging, oversight and education to the public and boating community.

Issues identified during 2019 consultation	Proposed action
Current public ramp nearing end of life and too small for periods of peak demand	Rebuild ramp with a four-lane ramp
Addition of hand launch ramp could cause conflict between powered and non-powered	Rebuild the public ramp at different angle to direct vessel traffic away from hand launch ramp
Construct tie off structures between lanes on the ramp to separate users	Installation of appropriate buoys, lights and signage to direct traffic and enhance navigation safety
Safe access to vessels and ease of launching	Build structures (pontoons/jetties) for each ramp lane to provide easy launch/retrieve and safe access to vessels
Potential congestion for vessels milling around behind breakwater during busy periods	Provide structures behind breakwater to allow vessels to wait while trailer is positioned
Safe launching for unpowered craft, away from powered craft	Construct a public hand launching ramp separate to the main public boat ramp
NPCL has specific needs for hand-launching of specialised sailing craft	Allow in the design and consent for the NPCL to build a private hand launching ramp near the NPCL ramp

Magazine Bay Marina reconfiguration

The Magazine Bay Marina is located to the south side of the reclamation at Naval Point-Te Nukutai o Tapoa and was constructed in the 1980s by the Lyttelton Harbour Board. A plan to create a much larger 400-berth floating marina in this same location, protected by continuous floating breakwater units, was initiated in the late 1990s. The breakwater protection was in the process of being strengthened when it was destroyed in a southwesterly storm event in October 2000, which also claimed 33 boats.

A renewed and expanded inner harbour marina was constructed by LPC in 2018 at Te Ana, which is available for public use and offers a much more sheltered position from weather events and coastal conditions.

The Magazine Bay Marina is currently owned by Christchurch City Council and provides berthage to seven berthholders who pay the Council for use of this facility. A significant amount of the marina structure is in poor condition and during 2020 the Council has been repairing the inner sections (closer to land) – which offer better protection from coastal conditions and have provided space for the remaining berthholders until the future plans for the asset can be confirmed.

As a part of the Draft Naval Point-Te Nukutai o Tapoa Development Plan, staff are recommending a the closure of the “Magazine Bay Marina”, when all existing licences have come to an end – with the last one dated to expire in 2031, and the creation of a jetty.

It is proposed that Walkway A be retained and made available for public use as a jetty. This will allow for recreational uses, such as temporary tie up for certain size vessels, fishing and swimming. Walkway A would not be available for berthage licences, and the current facility as a Marina would effectively be closed.

Due to the condition of the outer parts of the Marina, the demolition of Walkways B – E is further recommended. Currently the north side of finger C is also being maintained for existing licensed berth holders only.

The future of the marina is a Council decision (elected members).

Issues identified during 2019 consultation	Proposed action
The existing Magazine Bay Marina is past its useful life and starting to become a hazard	The eventual reduction and closure of the Magazine Bay Marina once the existing tenancy rights expire
The retention of a short section of the Magazine Bay Marina could be useful for passenger pick up/drop off	The retention of one finger of the marina for public use is proposed to support short-term and informal tie-up of recreational vessels at the marina. The new facility will be a jetty
Recreational use (swimming, diving etc) of the Magazine Bay Marine occurs informally now and is a desired future use if safely managed	The retention of one finger of the marina for public use is proposed, including features to support swimming and diving once the use of the marina for boat storage has ceased
Some marina users have existing licenses to berth their boats at the Magazine Bay Marina	The plan proposes to recognise existing licences, one of which expires in 2031, until their legal expiry The long-term future of the marina is a Council decision

Rigging area

Sailing dinghies, waka and other smaller vessels require an area to set up (rig) their boats prior to launching. Rigging areas ideally need to be close to both the boat ramps and parking areas, be flat and feature a mix of grass and sealed surfaces to meet the needs of different vessels and users.

The draft development plan includes a rigging area which is located close to parking areas and the hand launch ramp. The rigging area has been designed as a flexible space, with sufficient room for regular users as well as informal public use and which also allows for small events to be hosted.

Issues identified during 2019 consultation	Proposed action
Sufficient rigging space is needed to cater for normal operations and events	A 3000m2 shared rigging area for hand launched vessels is proposed
Safe and secure storage for sailing dinghies and waka is needed and should be located close to the rigging area	Storage for waka, dinghies etc is proposed to be located directly adjacent to the rigging area Specific details will be confirmed following ongoing discussions with individual user groups
The location of the rigging area should allow easy access to both public and NPCL parking areas	The plan provides for the rigging area to be served by a range of parking options
A space for holding events such as regattas is needed	The layout of the rigging area allows for a flexible space connected to the hand launch area that would allow user groups to host events
It would be desirable to have rigging areas next to both the main public ramp and the NPCL ramp	This has been considered and will be developed further during future detailed design stages
The hand launch ramp needs to include wash down facilities and be accessible for wheelchair users	To be included in detailed design

Boat storage

Due to space constraints on residential sections, many boatowners store their vessels at Naval Point-Te Nukutai o Tapoa, in the Canterbury Trailer Yacht Squadron lease yard, at the Naval Point Club Lyttelton haulout yard or within other areas leased by NPCL.

During consultation, user groups identified the need for continued, and ideally increased, boat storage space at Naval Point-Te Nuku-tai o Tapoa. Boat storage

requires large amounts of space and is fundamentally a commercial use. Notwithstanding this, the draft development plan includes some boat storage space.

Future leasing of boat storage space on Council-owned land will be subject to a public process. This will take place in subsequent stages of work following the approval of the development plan.

Issues identified during 2019 consultation	Proposed action
The ability to store trailer boats on the site, particularly trailer sailers is important for the ongoing viability of the sport	Allocation of a slightly larger area for boat storage has been included on Council-owned land, recognising the need for boat storage in and around the site
The site needs more boat storage space than is currently provided	The site has limited space and additional boat storage areas are not included in the plan Boat storage is a commercial use and presents an opportunity for future economic potential The lease of the boat storage will be subject to a public process in subsequent stages of work

Haulout

Haulout facilities currently exist at Naval Point-Te Nukutai o Tapoa and are run by Naval Point Club Lyttelton. Haulout facilities are critical to the ongoing presence of larger recreational vessels (i.e. sailing yachts and launches) in Lyttelton. Without a haulout facility, these vessels cannot be easily maintained, which needs to be done on an annual basis. Strong feedback was received on this issue during the consultation.

The development plan does not include a haulout facility on the Council-owned land at Naval Point-Te Nuku-tai o Tapoa because there is not enough space and due to the exposed condition of the site at times. The Council has been working with our partners (Environment Canterbury, Te Hapū o Ngāti Wheke, Te Rūnanga o Ngāi Tahu and Lyttelton Port Company) to find a potential alternative site for a haulout facility in Whakaraupō/Lyttelton Harbour.

Issues identified during 2019 consultation	Proposed action
A haulout facility is needed to support the ongoing presence of recreational yachts and launches in Lyttelton	<p>A location in the inner harbour has been identified as a potential site for a haulout</p> <p>Council and LPC are in discussions regarding the confirmation of a long term lease on LPC land for a potential haulout yard and to find a commercial operator to run the facility</p>
The current haulout yard has tidal and weather limitations and cannot be used on weekends	A potential inner harbour haulout site would provide better all tide and all weather access than the current site, and would also provide for deeper draught vessels
Haulout yards use hazardous substance and these can be discharged into the environment	<p>Any new haulout yard will be designed with best practise discharge treatment systems</p> <p>Operational controls will also be implemented to ensure any hazardous substances are used, stored and managed correctly</p>

Additional land

The Council and LPC have been in discussion for a number of years on the acquisition of additional land for recreational use at Naval Point-Te Nukutai o Tapoa. Council is looking to include land to the north of the existing boat storage yard, the former rail corridor for pedestrian access and a section of Charlotte Jane Quay. The additional land would provide a better configuration of the site and ultimately make it safer and more accessible to users and the wider public.

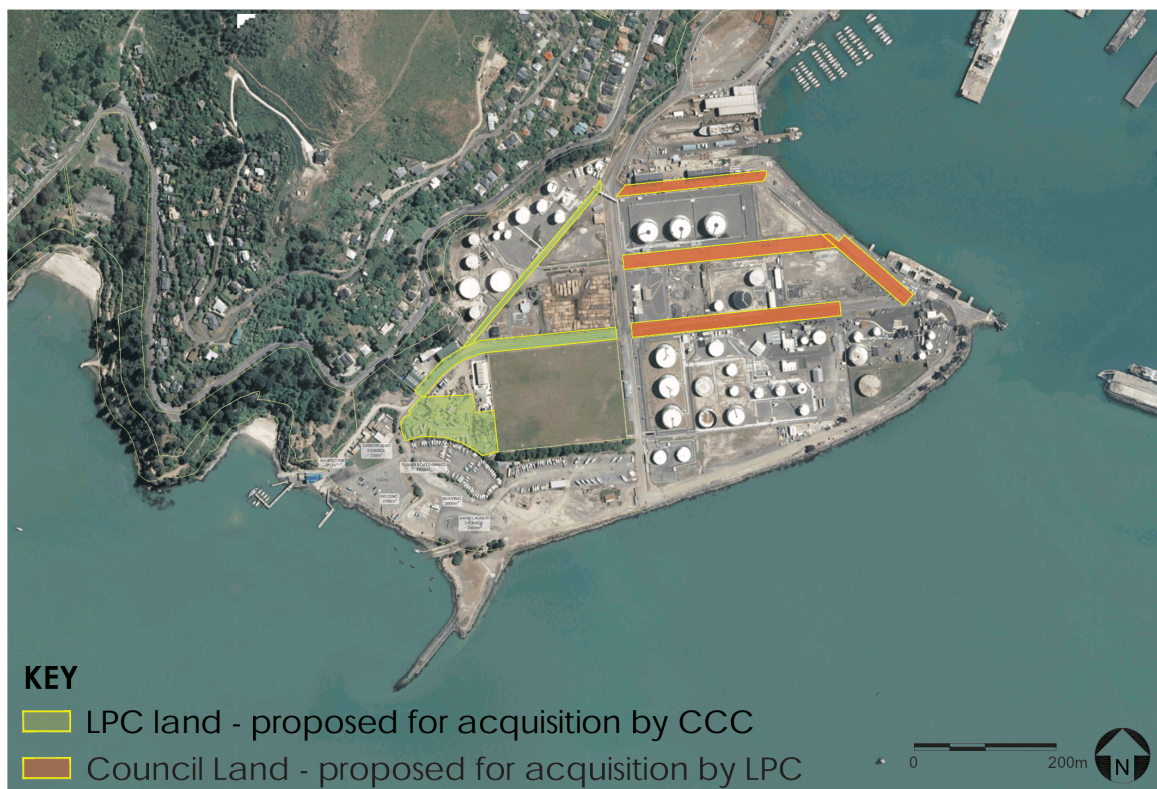
Feedback from the 2019 consultation overwhelmingly supported an option that involved the acquisition of additional land from LPC for public use as a part of the Naval Point-Te Nukutai o Tapoa Development Plan.

Based on that feedback, the draft development plan includes the acquisition of 1.2 hectares of additional land from Lyttelton Port Company (LPC) to enable its delivery.

To offset the cost of acquiring this land, Council intends to dispose of 1.7 Hectares of roads to LPC comprising Cyrus Williams Quay, George Seymore Quay and Charlotte Jane Quay. These roads were recommended for closure to the public in the 2016 Quantitative Risk Assessment (QRA) due to the risks associated with the nearby oil tank operations and are all surrounded by land owned by LPC.

Stopping these road and disposing of the land will involve a separate process.

Issues identified during 2019 consultation	Proposed action
The site area is small and not all space demands can be met with the current site size. The shape of the site also constrains the efficient use of the site.	<p>Continue discussions with LPC on the acquisition of 1.2 hectares portion of LPC land at Naval Point-Te Nukutai o Tapoa</p> <p>This acquisition could include exchanging some Council-owned land, currently in use as roads within the bulk liquid terminal and which are now subject to the road access and parking restrictions under the QRA.</p>



Proposed Land Acquisition for Naval Point Development Plan

Access, circulation and parking

The nature of the recreational pursuits at Naval Point-Te Nukutai o Tapoa mean that most users will access the site in a car, many with a trailer. Well designed access roads, with vehicle circulation and parking, are critical to the function and use of the site.

The draft development plan maintains existing access as well as proposing new access roads. It also provides for a range of parking options to suit the diverse needs of the site's users.

Access and parking is also considered in relation to the Quantitative Risk Assessment analysis, which looks to minimise the risk of the oil tanks operation.

Issues identified during 2019 consultation	Proposed action
Currently there is only one access road to the site, which causes congestion at some times	Retain the existing access, whilst adding a new central access road (west of the recreation ground) and re-open the eastern access point from Godley Quay
A range of parking options are needed, for both cars and trailers	<p>Include a range of parking options, some for vehicles only, others for vehicles and trailers</p> <p>Locate vehicle and trailer parks near the public ramp and the NPCL ramp</p> <p>Increased parking to support the recreation ground</p>



Buildings and facilities

A significant aspect of the development plan is the consideration and location of buildings and facilities on the site to support marine and recreational uses.

The Council's approach is to encourage partnership and combined facilities where possible to enable efficient use of land. This is especially important with respect to recreational facilities, which are often unused for much of the time. Combined facilities also help to minimise the double up of amenities such as toilets, change facilities and meeting spaces.

Currently there are a number of leases and licences for use of public land across the site. All licences and leases will need to be updated and clarified for user groups, including rules around sub-leasing and public access.

Toilet and Shower Facilities

Currently there is one central toilet block located adjacent to the public ramp. For the purpose of the plan the toilet facilities will remain shown in the current locations. Moving forward, the Council will be working with stakeholder groups to develop partnership arrangements for the construction of toilets, showers and change facilities on site. The location of new toilet facilities will be determined as a part of the detailed future planning for the site.

Art and Sculpture

Working in partnership with Te Hapū o Ngāti Wheke, Council sculptural opportunities are being explored across the site in line with the Cultural Narrative. A Design Guideline document will be prepared to provide specific details and information on the expression of the cultural features across the site and in the form of carvings, site furniture, paving patterns gateway features.

Site Furniture

The site will require rubbish bins, planting, seats and other site furniture. These will be considered in more detail during the detailed design and construction stages.

Marine Rescue Centre Trust (Canterbury Coastguard and Naval Point Club Lyttelton)

The Marine Rescue Centre Trust is a joint venture being considered between Naval Point Club Lyttelton and Canterbury Coastguard and will be privately funded. It was formed to replace their respective earthquake damaged buildings with a single multi-purpose facility and to promote education and marine recreation. The inclusion of the Wharewaka as a part of the building is currently being considered and will be more fully developed in subsequent stages of work.

The Marine Rescue Centre Trust has been located adjacent to the public ramp and the rigging area and is proposed to be a multi-storey building that provides offices and meeting spaces on the upper floor. The location of the building recognises the important role for boating safety and education as well as providing unimpeded public amenity access for the site. Further detail on the building will be developed moving forward.

Wharewaka

Following the Tuia 250 celebrations event in December 2019 there has been interest in the development of a Wharewaka for the storage and display of waka at Naval Point-Te Nukutai o Tapoa. The proposed building will potentially create storage for club waka as well as include a waka repair area and housing for waka with specific cultural/Rūnanga significance. Discussions on the location of the Wharewaka are underway between the Council and the Marine Rescue Centre Trust, who are considering how to best use the space and share facilities.

Landside recreation

Lyttelton Recreation Ground

Space has been provided for rugby and football at Naval Point-Te Nukutai o Tapoa since the 1950's in recognition of the site being the only flat recreation land available in Lyttelton for the community.

The development plan proposes a reorientation of existing rugby and football fields on the site to allow for the addition of a centralised access road into the site. Risk assessments associated with the neighbouring oil tanks have identified the need to make changes to the location of the existing rugby pavilion and parking.

Sports pavilion

The existing sports pavilion was constructed in the 1950's and will be relocated due to risks identified through the Quantitative Risk Assessment and proximity to the oil tanks. The rebuild of the sports pavilion will be through the project and includes changerooms and showers to support the local rugby and football clubs. The opportunity to further provide public toilets in this location through the rebuild will also be advanced.

Scout Den

The Scout building is to remain in its current location and adjacent to the sports fields. The existing site works

well for core activities, storage of gear and in providing open space for outside activities. The existing Leyland cypress trees adjacent to the building will also be retained, although they will require arboricultural review to ensure their continued health given the redevelopment to the sportsfields to the north.

Fishing platforms and steps to the water

The construction of two fishing platforms along the eastern shoreline of Naval Point-Te Nuku-tai o Tapoa is proposed to provide ready access to the water and stopping points for the public.

Walkway and pedestrian connections

The development plan proposes including pedestrian connections through the site along key routes and to further connect to walkways beyond Naval Point-Te Nukutai o Tapoa, including the Head to Head Walkway and Cass Bay. To ensure pedestrian safety, further detailed work will be carried out with each stage of works to confirm pedestrian connection locations and layouts. This work needs to consider the site's industrial nature as well as its recreational use.

Leases and licences

There are currently a number of leases and licences for use of public land at Naval Point-Te Nukutai o Tapoa. Many of these have been in place since the time of the Lyttelton Harbour Board (pre-1989) and prior to the amalgamation of the Banks Peninsula District Council with the Christchurch City Council in 2006.

As a part of the Naval Point-Te Nukutai o Tapoa Development Plan, Council will be developing new and upgraded leases and licenses for all user groups looking to use the land. This process will begin following the approval of the Draft Naval Point-Te Nukutai o Tapoa Development Plan.

As a part of this process the following steps are required:

- Council staff support the development of a final plan that identifies areas for use by the individual groups, recognising the current use and any proposed agreements.
- It is proposed to develop a Marine Rescue Centre Trust adjacent to the public ramp and public hand launch ramp. In order to ensure open and public access through this area and across this site, a set of

design guidelines will be required to support a lease agreement for this building.

- Individual user groups will need to prepare an application to utilise the available areas, including a plan showing the configuration of any buildings, structures and storage facilities.
- Applications are reviewed by Council staff to determine if the proposed usage complies with the development plan and assess whether the user groups are viable entities
- Council Leasing/Property Consultancy will negotiate leases and licences with various groups. This will include reporting to the Te Pātaka o Rākahautū/Banks Peninsula Community Board to approve the granting of such leases and licences and any public consultation required under section 138 of the Local Government Act.

A number of user groups have identified the desire to hold events on the site (large and small). It is recognised that these events may mean reduced public use during the time of the events. The detail of this will be worked out in the overall leasing plan for the site, which will be subject to Community Board and Council approval.

Future site management

A plan for ongoing management and control of the site is critical to the redevelopment of Naval Point-Te Nukutai o Tapoa and its proposed investment. This will be done through an Operational Plan that will set the guidelines for use, working relationships between lease/license holders and the Council, maintenance and management responsibilities and also a process for considering regular daily or seasonal activities and special events.

The plan will be developed with partners, key stakeholders and user groups to provide a clear management framework for the use of the site – ensuring that the needs of both lease or license holders, recreation groups and the public are met.

Environmental stewardship

It is important to the Council, Te Hapū o Ngāti Wheke and the site users that development of Naval Point-Te Nukutai o Tapoa follows best practice environmental stewardship. The project will work within the principles of the Whaka-Ora Healthy Harbour plan which sets the vision of restoring the ecological and cultural health of the harbour for generations to come. Opportunities already identified for improvement of harbour health through this project include improving the stormwater quality discharging from the site, incorporating habitat for mahinga kai species in the breakwater structures and reducing effects of existing structures on tidal flows.

The Council will continue to investigate the potential environmental effects of the development proposal, both during construction and for its long term operation. We are working with leading experts and Te Hapū o Ngāti Wheke to help us understand and develop best practise ways to avoid, mitigate or manage environmental effects.

Long Term Plan (LTP) disclaimer

Adoption of the Naval Point-Te Nukutai o Tapoa Development Plan does not commit the Council to implementing the plan's proposed actions. Adoption of the draft plan will indicate the Council's willingness to progress further investigation and apply for funding through the LTP. However, there is no certainty that proposed actions will be approved for inclusion in the 2021-2031 LTP.

Supporting documents, reports and information

All supporting documents, reports and information that have informed the Draft Naval Point-Te Nukutai o Tapoa Development Plan can be found at ccc.govt.nz/naual-point

Te Nukutai o Tapoa **Naval Point**

Draft Development Plan 2020

ccc.govt.nz/naval-point

Christchurch
City Council 

Attachment A Item 6

7. Regulatory Performance Committee Minutes - 2 December 2020

Reference / Te Tohutoro: 20/1524753

Report of / Te Pou
Matua:

Liz Ryley, Committee & Hearings Advisor, liz.ryley@ccc.govt.nz

General Manager /
Pouwhakarae:

Leonie Rae, General Manager Consenting & Compliance,
leonie.rae@ccc.govt.nz

1. Purpose of Report / Te Pūtake Pūrongo

The Regulatory Performance Committee held a meeting on 2 December 2020 and is circulating the Minutes recorded to the Council for its information.

Secretarial Note: The Part A report on Dog Control Act 1996, Section 10A Report – Policy and Practices 2019/20 was adopted by Council on 10 December 2020.

2. Recommendation to Council

That the Council receives the Minutes from the Regulatory Performance Committee meeting held 2 December 2020.

Attachments / Ngā Tāpirihanga

No.	Title	Page
A	Minutes Regulatory Performance Committee - 2 December 2020	82

Signatories / Ngā Kaiwaitohu

Author	Liz Ryley - Committee and Hearings Advisor
--------	--------------------------------------------



Regulatory Performance Committee OPEN MINUTES

Date:	Wednesday 2 December 2020
Time:	9.30am
Venue:	Committee Room 1, Level 2, Civic Offices, 53 Hereford Street, Christchurch

Present

Chairperson	Councillor Tim Scandrett
Deputy Chairperson	Councillor Aaron Keown
Members	Councillor Catherine Chu – by audio visual link Councillor Melanie Coker

1 December 2020

Principal Advisor

Leonie Rae
General Manager Compliance and
Corporate Services
Tel: 941 8345

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

To view copies of Agendas and Minutes, visit:
www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/

Regulatory Performance Committee
02 December 2020



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

The agenda was dealt with in the following order.

1. Apologies / Ngā Whakapāha

Part C

Committee Resolved RPCM/2020/00006

That the apology received from Councillor Galloway be accepted.

Councillor Scandrett/Councillor Coker

Carried

2. Declarations of Interest / Ngā Whakapuaki Aronga

Part B

There were no declarations of interest recorded.

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

Part C

Committee Resolved RPCM/2020/00007

That the minutes of the Regulatory Performance Committee meeting held on Monday, 5 October 2020 be confirmed.

Councillor Scandrett/Councillor Keown

Carried

4. Public Forum / Te Huinga Whānui

Part B

There were no public forum presentations.

5. Deputations by Appointment / Ngā Huinga Whakaritenga

Part B

There were no deputations by appointment.

6. Presentation of Petitions / Ngā Pākikitanga

Part B

There was no presentation of petitions.

Regulatory Performance Committee
02 December 2020

7. Dog Control Act 1996, Section 10A Report – Policy and Practices 2019/20

Committee Comment

1. The Committee considered the report on the Dog Control Act 1996, Section 10A that relates to the Council's administration of its Dog Control policy and practices.
2. Lionel Bridger responded to queries from the Committee. The total number of disqualified owners noted was one. This was due to numerous factors, including that some issues relate to welfare, and the length of prosecutions that require good evidence control.
3. Discussion was held about capacity within the Animal Management team to administer the Dog Control Act Section 10A policy and practices.

Committee Decided RPCM/2020/00008

Part A

That the Regulatory Performance Committee recommends that the Council:

1. Receive the information in the Dog Control Act 1996, Section 10A Report – Policy and Practices 2019/20.
2. Adopt the 2019/20 Annual Report to Local Government, as set out in Section 10A of the Dog Control Act 1996.

Councillor Scandrett/Councillor Keown

Carried

8. Consenting and Compliance Highlights Report - September and October 2020

Committee Comment

1. In the next reporting period:
 - a. Planning staff were asked to provide a map showing the locations of multi-unit buildings within the city; and
 - b. Building staff were asked to provide a breakdown of numbers relating to priority earthquake prone buildings (7.5 years) and all other earthquake prone buildings (15 years).
2. Send a copy of the letter being sent to all landowners of known unconsented car parks in the central city through the Office of the Chief Executive, for distribution to elected members.

Committee Resolved RPCM/2020/00009

Part C

That the Regulatory Performance Committee:

1. Receive the information in the Consenting and Compliance Highlights Report – September and October 2020.

Councillor Scandrett/Councillor Keown

Carried

Regulatory Performance Committee
02 December 2020



9. Building Consenting Six Monthly Report April to September 2020
Committee Resolved RPCM/2020/00010

Part C

That the Regulatory Performance Committee:

- 1 Receive the information in the Building Consenting Six Monthly Report April to September 2020.

Councillor Scandrett/Councillor Keown

Carried

Meeting concluded at 10.33pm.

CONFIRMED THIS 5TH DAY OF FEBRUARY 2021

**COUNCILLOR TIM SCANDRETT
CHAIRPERSON**

UNCONFIRMED

8. Hearings Panel Report to the Council on the Draft Community Housing Strategy 2020-2030

Reference / Te Tohutoro: 20/1563313

Report of / Te Pou

Councillor Anne Galloway

Matua:

General Manager /

Pouwhakarae:

1. Purpose of Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is to present to the Council the Hearings Panel recommendations, following the consultation and hearings process, to adopt the Draft Community Housing Strategy 2020-2030 (draft Strategy), and revoke the Council's Social Housing Strategy (2007).
- 1.2 The Hearings Panel has no decision-making powers but, in accordance with its delegation, has considered the written and oral submissions received on the proposal and is now making recommendations to the Council. The Council can then accept or reject those recommendations as it sees fit bearing in mind that the Local Government Act 2002 s.82(1)(e) requires that "*the views presented to the local authority should be received by the local authority with an open mind and should be given by the local authority, in making a decision, due consideration.*"
- 1.3 The Council, as the final decision-maker, should put itself in as good a position as the Hearings Panel having heard all the parties. It can do so by considering this report and its attachments. This includes a summary of the written and verbal submissions that were presented at the hearings and staff analysis of the submissions in the Council Officer's Report, additional information received, and the Hearings Panel's considerations and deliberations. Links to the relevant documents are available in the Reference Document Table in Section 8 of this report. The agenda was made available to the Mayor and Councillors on 8 December 2020.

2. Hearings Panel Recommendations / Ngā Tūtohu o Te Tira Taute

That the Council:

1. Adopts the Community Housing Strategy containing revisions agreed to by the Hearings Panel at its hearing on 11 December 2020.
2. Delegates authority to staff to make any grammatical and spelling amendments to the draft Strategy;
3. Revokes the Council's Social Housing Strategy (2007) which will be superseded by the Community Housing Strategy 2020-2030.

3. Background / Context / Te Horopaki

- 3.1 Background information was provided by staff relating to the move from social housing to community housing.
- 3.2 Council is reviewing its existing Social Housing Strategy (2007) to help identify what strategic roles and actions Council can take to help ensure sufficient social housing is provided for in Christchurch. Some current context includes Council's Central City Residential Programme, the Greater Christchurch Partnership, the Government's public housing and progressive home ownership programme, along with Kainga Ora's build programme.

- 3.3 The review proposes to reframe Council's social housing as community housing, so as to more directly embed and link it into a 'housing continuum' approach. This means that a broader mix of housing and tenures are proposed in the future renewal and redevelopment opportunity of Council housing and its land, focused on long term social and affordable housing outcomes.
- 3.4 The review proposes to rename the draft Strategy as a Community Housing Strategy, with community housing defined as 'A form of assisted or non-market housing working alongside private housing in the open market, meeting housing needs through a range of social and both affordable rental and home ownership options. Community housing complements and includes the public (or social) housing traditionally provided by central or local government, and other community providers.
- 3.5 Within urban regeneration contexts, and to genuinely achieve improvement in both quality and quantity of community housing, it would be beneficial for Council to have less constrained funding and financing options to achieve a fuller set of community housing outcomes as proposed in the draft Strategy. This will clearly need to be balanced against public expectations and any cost to ratepayers.

4. Consultation Process and Submissions / Te Tukanga Kōrerorero / Ngā Tāpaetanga

- 4.1 On 8 October 2020 (Council agenda item 22) the Council authorised staff to consult the public on the draft Strategy, with feedback open on the Council website from 19 October until 16 November 2020.
- 4.2 Feedback received was in response to three questions posed in the Have Your Say consultation document. These were:
 - 4.2.1 What do you think about the Strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing?
 - 4.2.2 What do you think about the Strategy's priority actions for community housing in Ōtautahi Christchurch?
 - 4.2.3 How active do you think the Council should be in either delivering and/or supporting community housing?
- 4.3 A Newsline article was published on 19 October 2020 to provide information on the draft Strategy and encourage submissions. This contributed to coverage in the *Press*, the *Star*, and the *NZ Herald*.
- 4.4 During the consultation period the draft Strategy was presented at the Christchurch Housing Forum, Te Waipounamu Community Housing Providers Network, and the Tuesday Club.
- 4.5 A Community Group Forum was held which, whilst not a formal submission in itself did note the following points:
 - Building more community housing for older adults and an ageing population needs to be a key focus.
 - Tenure rules need strengthening for tenure security and strong communities.
 - Landlords could be more focused on who to let to so as to help with housing demand post the Rental Tenancies Act reforms and healthy housing legislation.
 - A need for more disabled and older adult friendly housing, both old and new, i.e. an emphasis on higher standards and requirements (Building Code minimum standards are a low bar for these demographics).

- A risk of large social housing clusters due to current funding and finance models around the Income Related Rent Subsidy. Can also lead to tenant mix issues with the old and the young, with the vulnerable then at risk.
- 4.6 An Agency Forum was held which, whilst also not a formal submission in itself noted the following points:
- For the emergency housing waitlist, how people with complex needs fit into community housing complexes. These people need supported living in their own housing but not so much in a complex (results in churn back to emergency housing).
 - Needing suitable 'community' layouts for community housing complexes, as some tenants struggle in big complexes, e.g. stand alone or semi-detached. There can still be room for higher density housing, e.g. for the elderly.
 - The importance of safe, secure homes in relation to transitional housing.
 - Partnership opportunities are timely, e.g. Kainga Ora providing housing on behalf of others. The Government is driving a partnership model especially around resource use and community renewal.
 - The Greater Christchurch linkage and joined-up approach needed to encourage Waimakariri District Council and Selwyn District Council actions on community housing via the Greater Christchurch Partnership and their Long Term Plans. Effective Ngāi Tahu engagement can also occur through the Partnership.
- 4.7 The Council received 23 submissions on the draft Strategy:

From eight organisations:

Abbeyfield New Zealand
Community & Public Health, Canterbury District Health Board
Christchurch Methodist Mission
Community Housing Aotearoa
Ōtautahi Community Housing Trust
Our Social Housing NZ
P1st
The Shift Aotearoa

From four Community Boards:

Waihoru / Spreydon-Cashmere
Waimāero/Fendalton-Waimairi-Harewood
Waipapa/Papanui-Innes
Waipuna Halswell Hornby Riccarton

From eleven individuals.

5. Summary of Submissions / Ngā Tāpaetanga

- 5.1 An analysis of the submissions and associated staff comments were provided in the Council Officer's report. As a result of the analysis, staff recommended minor amendments to the wording of the draft Strategy.
- 5.2 The submissions were generally in strong support of the draft Strategy, with many positive comments received on its conception, framework and direction. Only one submission was opposed to the Strategy on the basis that the Council should not be involved in the provision of community housing.

- 5.3 Some of the main themes and matters raised were as follows:

Strategy Vision

- 5.4 Good support was received. Several submissions suggested clarifying it a little, with the staff recommendation being to amend it from 'Community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing' to 'Community housing as a foundation of housing and wellbeing in Ōtautahi Christchurch'.

Strategy Actions

- 5.5 These were on the whole well supported, including mixed housing tenure models and their retention. Some submissions generally suggested better emphasising issues such as disability and universal design, an ageing rental population, sustainable housing design, collaboration and partnership (especially with central government), and the Greater Christchurch Partnership context including working with Rūnanga.
- 5.6 Three submissions requested that the draft Strategy actions be better developed into targets so as to provide accountability and identify resourcing. This can be an ongoing focus in the measures and timeframes section of the draft Strategy, e.g. in relation to Council's Long Term Plan.

Council Role

- 5.7 Nearly all of the submissions noted that Council should continue to have an active role in community housing, including as an owner and as an advocate and supporter for it. One submission proposed a somewhat narrower set of roles for Council than proposed in the draft Strategy. Overall this was not recommended by staff given the Council's community wide interest and long term view in community housing, and the contribution it makes to social and economic wellbeing.

6. The Hearing / Te Hui

- 6.1 The Hearings Panel consisted of Councillor Anne Galloway (Chair), Councillor Melanie Coker and Community Board Member Alexandra Davids. The Hearings Panel convened on Friday 11 December 2020 to consider and deliberate on all submissions received on the proposal.
- 6.2 Prior to hearing oral submissions the Council officer presented an overview of the report which provided a summary of the background to the proposal. The officer emphasised the positive feedback received from submitters.
- 6.3 During the officer overview a suggestion by the Panel was made to change the words Goals and Actions, to Targets. Staff explained that the measures and targets would be included with the core narrative separately, as part of the Implementation Schedule.
- 6.4 As part of the submission presented by Community & Public Health, CDHB on behalf of Emma Kenaghy, additional information was tabled relating to StatsNZ on the 2018 disability gap. A document by Mass Design Group on Designing Senior Housing for Safe Interaction was referred to.
- 6.5 Waipuna/Halswell-Hornby-Riccarton Community Board Chair, Mike Mora, noted a community housing model used in the Queenstown Lakes District that worked well with use of a body corporate to ensure there is not a situation where a person can benefit from the community housing.
- 6.6 In addition to the submission by Christchurch Methodist Mission the Executive Director Jill Hawkey noted statistics of people who had remained housed in the last two years, and additional numbers awaiting housing. Provision of one-bedroom houses would mean the community housing could include a range of people.

- 6.7 The Hearings Panel were advised that community housing providers are exempt from paying development contributions.
- 6.8 There was discussion about the need to strengthen a “place-based approach” to community housing in Christchurch, developed jointly by Local Government and Central Government working with iwi and community housing providers.
- 6.9 In the submission by Waihoru/Spreydon-Cashmere Community Board an issue stressed was of tenants, if they wished to downsize, being able to remain in their communities.

7. Consideration and Deliberation of Submissions / Ngā Whaiwhakaaro o Ngā Kōrero me Ngā Taukume

- 7.1 As part of its decision-making the Hearings Panel considered and deliberated on all the information received from written and oral submissions, including the supplementary information provided throughout the process. Key issues that were addressed by the Hearings Panel are as follows.
- 7.2 Vision:
 - 7.2.1 The meaning of the word “Cornerstone” was referred to in submissions and alternatives suggested. Staff recommended the Vision statement to read “Community Housing as a foundation of housing and wellbeing in Ōtautahi Christchurch”.
 - 7.2.2 After the Vision add “Community Housing Strategy is about the city, using policy and collaborating with others.”
 - 7.2.3 The first paragraph following the Vision starting ““Taking its lead from Christchurch City Council’s overall Housing Policy and underpinned...” to be reworded and broken into one to two sentences noting “the Central Government four wellbeings are underpinned...” and “...central to the entire city’s fabric...”:
- 7.3 Our story:
 - 7.3.1 Consider points about collaboration and updating with a sentence “The history of social and community housing in Christchurch.”
- 7.4 Goal four and Actions
 - 7.4.1 Include a description of Lifemark star ratings – noted that all Council’s community housing has either Lifemark 3-star (Usable and future proofed) or 5-star (High of accessibility) ratings.
 - 7.4.2 Amend wording in the first Objective from “...that recognise physical accessibility...” to “of best practice accessible ready housing.”

- 7.5 The Panel noted the need to see visible implementation of the Strategy. Staff suggested that a column can be added in the activity plan for objectives/actions/measures.
- 7.6 The following was suggested by the Panel in relation to a suggestion by the Waipuna Halswell-Hornby-Riccarton Community Board that “protections put in place to ensure that housing opportunities subsidised by the Council do not result in profit for individuals at the expense of the community housing sector.”
 - 7.6.1 In the body of the Strategy strengthen the wording around “..providing and retaining” and “long-term.”
 - 7.6.2 In Goal two, 1st objective add information on inclusionary zoning.
 - 7.6.3 In Goal two, 2nd objective use of “supports and retains.”
 - 7.6.4 Agree to support the approach as followed in the Queenstown Lakes District – this is about future-proofing.
- 7.7 In relation to Council being facilitators of round-table conversations, add a comment and strong reference in the Strategy to “collaboration and partnership, particularly with Central Government”. A co-ordinated approach to extend what Council already carries out.
- 7.8 Suggested wording about “Council leadership and looking to the future response to climate change – coming together and planning” in the overview. Noted this fits into an integrated and collaborative partnership.
- 7.9 Wellbeing - add into an action point that it is not just tenant wellbeing referred to, but broader wellbeing.
- 7.10 Moving forward in the Strategy document, information about Māori and Pacifica communities affected to be included.
- 7.11 Inclusion through the Strategy of Te Reo headings alongside English headings.
- 7.12 The Panel also noted:
 - 7.12.1 The need to continue emphasising the Greater Christchurch Partnership and reinforcing links between the narrative and actions.
 - 7.12.2 That the Strategy needs to be raised and queried through the Council’s Long-Term Planning process.

8. Reference Documents

Document	Location
Hearings Panel Agenda (including all submissions)	https://christchurch.infocouncil.biz/Open/2020/12/BLHP_20201211_AGN_5543_AT.PDF
Hearings Panel Minutes and Minutes Attachment	https://christchurch.infocouncil.biz/Open/2020/12/BLHP_20201211_MIN_5543_AT.PDF https://christchurch.infocouncil.biz/Open/2020/12/BLHP_20201211_MAT_5543.PDF
Have Your Say Webpage	https://ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/show/345
Consultation Document	https://ccc.govt.nz/assets/Documents/Consultation/2020/10-October/STR3766-Draft-Community-Housing-Strategy-booklet-WEB.pdf

Signatories / Ngā Kaiwaitohu

Author Liz Ryley – Committee & Hearings Advisor

Approved By Councillor Anne Galloway - Chair of Hearings Panel

Attachments / Ngā Tāpirihanga

No.	Title	Page
A ↓	Council Officer's Report to the Hearings Panel	94
B ↓	Additional Information - CDHB - Presentation by Allison Nichols-Dunsmuir	122
C ↓	Draft Community Housing Strategy - with tracked changes	126
D ↓	Measures and Timeframes Alongside Strategy Objectives and Actions	137
E ↓	Community Housing Strategy 2020-2030 - Clean Version	140

Hearings Panel
11 December 2020

Christchurch
City Council 

4. Draft Community Housing Strategy

Reference / Te Tohutoro: 20/1471118

Report of / Te Pou
Matua:

Paul Cottam, Principal Advisor Social Policy

General Manager /
Pouwhakarae:

Brendan Anstiss, General Manager Strategy & Transformation

1. Purpose of the Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is to outline the results of consultation on the Council's draft Community Housing Strategy 2020-2030. It also supports the Hearings Panel to hear submissions on the draft Strategy, deliberating on both oral and written submissions, and reporting to the Council on the final form of the draft Strategy. This report has been written following the results of public engagement process on the draft Strategy.
- 1.2 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the moderate level of interest, and the potential social and economic community benefits in carrying out this decision to approve the Strategy.
- 1.3 The community engagement and consultation outlined in this report and in the attachments reflects this assessment.

2. Proposed Officer Recommendations / Ngā Tūtohu

That the hearings panel:

- 2.1 Considers the results of the consultation process, which are appended to this report, and in doing so hears any submissions.
- 2.2 Receives the staff analysis summary of submissions and recommended changes to the Strategy (Attachments A and B).
- 2.3 Reports the outcome of the hearings process and the submissions received to the Council for a decision on the final form and adoption of the draft Community Housing Strategy 2020-2030.
- 2.4 Recommends to the Council that it:
 - 2.4.1 Adopts the Strategy with the amendments outlined in Attachments A and B;
 - 2.4.2 Delegates authority to staff to make any grammatical and spelling amendments to the draft Strategy;
 - 2.4.3 Revokes the Council's Social Housing Strategy (2007) which will be superseded by the Community Housing Strategy 2020-2030.

3. Background / Te Horopaki

From Social Housing to Community Housing

- 3.1 Council is reviewing its existing Social Housing Strategy (2007) to help identify what strategic roles and actions Council can take to help ensure sufficient social housing is provided for in Christchurch. Some current context includes Council's Central City Residential Programme, the Greater Christchurch Partnership, the Government's public housing and progressive home ownership programme, along with Kainga-Ora's build programme.

Hearings Panel
11 December 2020



- 3.2 The review proposes to reframe Council's social housing as community housing, so as to more directly embed and link it into a 'housing continuum' approach. This means that a broader mix of housing and tenures are proposed in the future renewal and redevelopment opportunity of Council housing and its land, focused on long term social and affordable housing outcomes.
- 3.3 The review proposes to rename the Strategy as a Community Housing Strategy, with community housing defined as *'A form of assisted or non-market housing working alongside private housing in the open market, meeting housing need through a range of social and both affordable rental and home ownership options. Community housing complements and includes the public (or social) housing traditionally provided by central or local government, and other community providers'*.
- 3.4 Within urban regeneration contexts, and to genuinely achieve improvement in both quality and quantity of community housing, it would be beneficial for Council to have less constrained funding and financing options to achieve a fuller set of community housing outcomes as proposed in the Strategy. This will clearly need to be balanced against public expectations and any cost to ratepayers.

4. Community Views and Preferences / Ngā mariu ā-Hāpori

Public Consultation / Te Tukanga Kōrerorero

- 4.1 On 8 October 2020 (item 22) the Council authorised staff to consult the public on the draft Community Housing Strategy 2020-2030. The draft Strategy was open for feedback on the Council website from 19 October until 16 November 2020.
- 4.2 A Newline article was published on 19 October 2020 to provide information on the draft Strategy and encourage submissions. This contributed to coverage in the *Press*, the *Star*, and the *NZ Herald*.
- 4.3 During the consultation period the draft Strategy was presented at the Christchurch Housing Forum, Te Waipounamu Community Housing Providers Network, and the Tuesday Club.
- 4.4 A Community Group Forum was held, which whilst not a formal submission in itself did note the following points:
- Building more community housing for older adults and an ageing population needs to be a key focus.
 - Tenure rules need strengthening for tenure security and strong communities.
 - Landlords could be more focused on who to let to so as to help with housing demand post the RTA reforms and healthy housing legislation.
 - A need for more disabled and older adult friendly housing, both old and new, i.e. an emphasis on higher standards and requirements (Building Code minimum standards are a low bar for these demographics).
 - A risk of large social housing clusters due to current funding and finance models around the Income Related Rent Subsidy. Can also lead to tenant mix issues with the old and the young, with the vulnerable then at risk.
- 4.5 An Agency Forum was held, which whilst also not a formal submission in itself noted the following points:
- For the emergency housing waitlist, how people with complex needs fit into community housing complexes. These people need supported living in their own housing but not so much in a complex (results in churn back to emergency housing).

Hearings Panel
11 December 2020



- Needing suitable 'community' layouts for community housing complexes, as some tenants struggle in big complexes, e.g. stand alone or semi-detached. There can still be room for higher density housing, e.g. for the elderly.
 - The importance of safe, secure homes in relation to transitional housing.
 - Partnership opportunities are timely, e.g. Kainga Ora providing housing on behalf of others. The Government is driving a partnership model especially around resource use and community renewal.
 - The Greater Christchurch linkage and join-up approach needed to encourage Waimakariri District Council and Selwyn District Council actions on community housing via the Greater Christchurch Partnership and their Long Term Plans. Effective Ngāi Tahu engagement can also occur through the Partnership.
- 4.6 The Council received 23 submissions on the draft Strategy:
- 4.6.1 From eight organisations:
- Abbeyfield New Zealand
 - Canterbury District Health Board
 - Christchurch Methodist Mission
 - Community Housing Aotearoa
 - Ōtautahi Community Housing Trust
 - Our Social Housing NZ
 - P1st
 - The Shift Aotearoa
- 4.6.2 From four Community Boards:
- Waihoru / Spreydon-Cashmere
 - Waimāero/Fendalton-Waimairi-Harewood
 - Waipapa/Papanui-Innes
 - Waipuna Halswell Hornby Riccarton
- 4.6.3 From eleven individuals

Summary of Submissions / Ngā Tāpaetanga

- 4.7 A summary of each submission is attached to this report together with brief staff comments (**Attachments A and B**). As a result of the submissions analysis, staff have recommended a number of relatively minor amendments to the wording of the draft Strategy. Staff will be able to provide additional comments and advice on issues raised in submissions for deliberations.
- 4.8 The submissions were generally in strong support of the draft Strategy, with many positive comments received on its conception, framework and direction. Only one submission was opposed to the Strategy on the basis that the Council should not be involved in the provision of community housing.
- 4.9 Some of the main themes and matters raised were as follows:

Hearings Panel
11 December 2020



Strategy Vision

- 4.10 Good support was received. Several submissions suggested clarifying it a little, with the staff recommendation being to amend it from 'Community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing' to 'Community housing as a foundation of housing and wellbeing in Ōtautahi Christchurch.'

Strategy Actions

- 4.11 These were on the whole well supported, including mixed housing tenure models and their retention. Some submissions generally suggested better emphasising issues such as disability and universal design, an ageing rental population, sustainable housing design, collaboration and partnership (especially with central government), and the Greater Christchurch Partnership context including working with Rūnanga. Several staff recommendations have been noted in Attachments A and B.
- 4.12 Three submissions requested that the Strategy actions be better developed into targets so as to provide accountability and identify resourcing. This can be an ongoing focus in the measures and timeframes section of the Strategy, e.g. in relation to Council's Long Term Plan.

Council Role

- 4.13 Nearly all of the submissions thought that Council should continue to have an active role in community housing, including as an owner and as an advocate and supporter for it. One submission proposed a somewhat narrower set of roles for Council than proposed in the Strategy. Overall this is not recommended by staff given the Council's community wide interest and long term view in community housing, and the contribution it makes to social and economic wellbeing.

5. Details / Te Whakamahuki

Decision Making Authority / Te Mana Whakatau

- 5.1 The decision to adopt the final Strategy remains with the Council. Therefore, the Hearings Panel will report the outcome of the hearings process and the submissions received to the Council for a decision on the final form and adoption of the draft Community Housing Strategy 2020-2030.

Legal Implications / Ngā Hīraunga ā-Ture

- 5.2 The Hearings Panel (in accordance with its delegation) must consider the written and oral submissions received on the Strategy and make recommendations to the Council.
- 5.3 If the proposed Strategy is adopted, the current Social Housing Strategy it is replacing will need to be revoked by the Council.

Risks / Ngā Tūraru

- 5.4 A Community Housing Strategy assists the Council in making decisions on community housing matters, e.g. its own stock and the community housing sector. It promotes consistency in Council decision-making and is helpful for the Council managing its own community housing. Not having a Strategy poses a risk for the Council as decisions may be made on an ad hoc basis.

Next Steps / Ngā Mahinga ā-muri

- 5.5 The Hearings Panel may seek further information or clarification from staff on issues covered by the draft Strategy.

**Hearings Panel
11 December 2020**



- 5.6 At the conclusion of the hearings process, the Hearings Panel will report its recommendations to the Council. Due to the Christmas period, this report will be in the New Year (likely February).
- 5.7 If the Council adopts the draft Strategy, it will take effect on the date noted in the Hearings Panel report.
- 5.8 A number of submissions related to the implementation of the Strategy. Staff will retain any submissions from this process that are relevant to implementation.

Attachments / Ngā Tāpirihanga

No.	Title	Page
A	Community Housing Strategy submissions and recommendations for Hearings Panel 11-12-2020	
B	OCHT submission and staff recommendations on CCC Draft Community Housing Strategy	

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

Author	Paul Cottam - Principal Advisor Social Policy
Approved By	Emma Davis - Head of Strategic Policy Brendan Anstiss - General Manager Strategy and Transformation

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
35589	Abbeyfield New Zealand strongly supports this vision, and the principles articulated in the draft document.	If you mean the goals articulated in the draft strategy, we support these.	As active as possible. City Council support for community housing has already made a difference in this city and we encourage the Council to continue to the extent possible. CHPs cover a range of demographics and have specific expertise which can ensure suitable options for the city. Abbeyfield is part of the Goulding Avenue mixed-tenure development and would be keen to see this model replicated.	Abbeyfield New Zealand Inc Role: Executive Officer	Susan Jenkins	Strong support noted
35845	<p>The Canterbury DHB supports the intent behind the vision, however we query the description of community housing as a 'cornerstone' of housing in Ōtautahi Christchurch. In architecture, the cornerstone is the first stone laid for a structure, upon which the rest of the structure is based. We agree that community housing is a key infrastructure ingredient and suggest 'integral element' or 'building block' would be more appropriate terms. It also seems that 'for our wellbeing' is an afterthought that has been tacked on to the end rather than being central to the vision. The Canterbury DHB proposes an alternative vision of:</p> <p>Community housing as an integral element of housing and wellbeing in Ōtautahi Christchurch</p>	<p>The Canterbury DHB supports the draft strategy's priority actions. We recommend there is additional context and clarity around universal design and physical accessibility and building to mitigate the impact of climate change.</p> <p>Universal design and accessibility</p> <p>Despite the introductory heading More inclusive community housing, the draft strategy lacks an explanation of the need for accessible housing set out in Goal 4.</p> <p>Figure 3 shows older people in couple-only households are on the rise and it is well recognised that disability increases with age. <u>The Canterbury DHB recommends that disability and the ageing population are included in the explanation of inclusivity</u> in order to provide context for the importance of universal design and physical accessibility.</p> <p>The Canterbury DHB supports the actions under Goal 3, Objective 1: A sound understanding of community housing need at the local level. In order to fulfil the actions of 'Identify and monitor a sound evidential base of current and future</p>	The Canterbury DHB supports the Council being an active player in the delivery and support of community housing in Ōtautahi.	Canterbury District Health Board Role: Public Health Specialist	Emma Kenagy	<p>Recommend Vision statement to read 'Community Housing as a foundation of housing and wellbeing in Ōtautahi Christchurch'.</p> <p>Not needed as 'Inclusive' is being used in a housing continuum sense rather than a disability sense.</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
		<p>community housing need' and 'Understand and report on current provision,' the Canterbury DHB recommends that all community housing providers should be systematically collecting information on the disability status of applicants and residents, using the Washington Group Short Set of questions. This is now part of NZ census and other national surveys. If information on functional disability status is known, housing can better match community needs.</p> <p>We applaud the commitment of CCC to embedding universal design principles in social housing. The Canterbury DHB recommends that under Goal 4, Objective 1 (Promote good urban design of community housing including universal design principles that recognise physical accessibility, mobility and independence), the action 'Lead the ongoing development of best practice' is made more specific. This could be, for example, by committing to the Lifemark approach for accessible design. While accessibility can be done well, the biggest challenges are in the smallest residences. For example, accessible toilets need a certain amount of space. Narrow doors and hallways, and steps at front and rear entrances, are a problem unless solutions are 'designed in'. The Canterbury DHB recommends that the Council state its commitment in this document.</p> <p>The Canterbury DHB supports the commitment to 'streamlining' planning requirements for community housing – but we have some concern about the actions under Goal 3, Objective 5 (Advocate for reducing and streamlining planning</p>				<p>In Strategy as part of Goal Four, Objective Four. Usually collected by CHPs.</p> <p>Recommend giving the example of Lifemark to the Action in Goal Four, Objective One.</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
		<p>requirements for community housing) that, unless specifically protected against, may result in low quality, inaccessible housing. <u>It is important in streamlining and fast-tracking consenting and compliance services, quality and design, including universal design and accessibility, are not compromised.</u> This risk could be mitigated by the Council having in-house technical accessibility expertise, to ensure that accessibility considerations are central to this objective.</p> <p>Climate Change</p> <p>The Canterbury DHB notes that the discussion of climate change in Wider challenges: climate change, pandemics and resilience relates primarily to inundation and sea level rise and associated threats and stressors for residents. While these are important considerations, we note there are other key considerations for housing relating to climate change, such as <u>the need to build zero net energy of passive homes to reduce energy use and carbon emissions.</u>⁸ The Canterbury DHB recommends this context is included in the draft strategy and incorporated into Goal 4 in relation to design considerations for community housing.</p> <p>Canterbury has recently experienced a heatwave (defined as when temperatures are 5 degrees Celsius above the average for a given time of year). This may be one of the impacts of climate change we are already experiencing and the <u>Canterbury DHB recommends that community housing design mitigates against over-heating as well as protection from cold.</u></p>				<p>Noted</p> <p>Can be noted in the Strategy narrative.</p> <p>Noted, inherent in Goal Three, Objective Three</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
35617	<p>The intention behind the wording is fine. I would change the phrase to:</p> <p>Community housing which promotes wellbeing as a cornerstone of housing in Ōtautahi Christchurch</p>	<p>The right to housing as defined in international law needs to be highlighted in the principles- not just left to Goal 4. It underpins the whole strategy</p> <p>With regards to the priorities:</p> <ol style="list-style-type: none"> 1. Either under Goals 1 or 2: <u>a strengthened relationship and stronger collaboration between central and local government is needed with regards to housing policy and practice</u> 2. <u>Greater recognition is needed of the CCC's role as setting the 'development parameters'</u> which encourages and supports the growth of community housing e.g: inclusionary zoning; insisting that developments have a certain percentage of social housing; not allowing covenants on new developments. 3. Under Goal 1: agree to prioritise community housing close to community hubs, transport and services- but also include point about <u>ensuring that community facilities are developed alongside new housing developments</u> 4. Agree with mixed tenure housing regeneration (a mix of private ownership, rent-to-buy, private rentals and community housing (Goal 2) 5. Agree with last point under Goal 2, 'ensure the utilisation of Council land and resources support and retain a range of community housing' 6. Under Goal 3: agree with 'develop capital models that support CHPs. <u>The model as developed by Queenstown Lakes District</u> 	<p>The Council should remain active in both delivering and supporting community housing- but needs to be doing this as a partnership with central government, local government, iwi and the community housing providers. The CCC should provide the 'settings' which encourage and promote good quality community housing which meets the needs of those who are currently excluded from the private housing market, paying particular attention to the needs of Māori, Pacifica, older people, youth, people with disabilities and those who may require additional support due to addictions or mental health issues .</p>	<p>Christchurch Methodist Mission</p> <p>Role: Executive Director</p>	Jill Hawkey	<p>See recommended vision statement from CDHB submission.</p> <p>Recommend that collaboration is referenced Goal Two, Objective One</p> <p>Inclusionary zoning is noted under affordable housing requirements in Goal Two, Objective One. This also relates to covenants.</p> <p>Recommend this is referenced one of the Goal One, Objective One actions.</p> <p>Noted</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
		<p>Council and their housing trust is worth considering</p> <p>7. Under Goal 3: <u>agree with the CCC continuing to support community housing providers eg through exemption from development levies</u>. This makes a significant difference to a CHPs financial ability to build. Other actions are supported.</p> <p>8. Given the <u>increasing number of people who will be renting when they reach retirement, a greater emphasis is needed in the actions section</u> (it is highlighted earlier in the paper) on increasing the supply of community housing for older people.</p> <p>9 Under Goal 4: agree with all action points, particularly the last point about working with the community housing sector to promote specialised housing models.</p> <p>10. Goal 5: first priority around supporting emergency and transitional housing. This is an area that is already being provided by central government- and highlights <u>the need for a closer common 'place-based approach' to community housing in Christchurch that is developed jointly by central and local government, working with iwi, CHPs etc.</u></p>				<p>Appreciation acknowledged</p> <p>Noted as part of the Goal Three, Objective One actions.</p> <p>Recommend referencing central government partnerships in Goal Five, Objective One action.</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
35762	<p>Community Housing Aotearoa supports the suggestion made by Christchurch Methodist Mission to change the phrase to: Community housing which promotes wellbeing as a cornerstone of housing in Ōtautahi Christchurch.</p> <p>We fully support the intent of the statement however phrased, including the in the Vision listed on page 11 of the consultation document of "Community housing is the cornerstone of housing provision in Christchurch". We believe that everyone has the right to a decent home that is warm, safe, dry and affordable. With the safety and security provided by a home families have the platform to achieve wellbeing for themselves and the broader community of Christchurch.</p>	<p>Community Housing Aotearoa acknowledges CCC for updating is housing strategy and for the focus on ensuring that there is a range of affordable and other types of housing so that All New Zealanders are well housed. In addition to our comments below, Community Housing Aotearoa (CHA) also supports the submission made by Christchurch Methodist Mission.</p> <p>The right to housing as defined in international law needs to be highlighted in the principles rather than one of the goals. This approach would apply more broadly to all housing in Christchurch and not just community housing. The recently released consultation document on the Guidelines on the right to a decent home in Aotearoa by the NZ Human Rights Commission provides a framework to measure the progressive realisation of this right.</p> <p>We believe the five goals, associated objectives and actions outlined in the strategy are appropriate. The starting point should be from a baseline housing needs assessment that provides detailed information on the housing types, sizes and levels of affordability required for different populations. Too often Christchurch is characterised as 'affordable' in comparison to other cities in New Zealand using median incomes and home prices. These high level figures mask the deep needs and struggles experienced by lower income households.</p> <p><u>We encourage the Council to work in partnership with the Greater Christchurch Partnership and central government</u> to achieve these. Christchurch City sits within a housing market that stretches beyond its own</p>	<p>Community Housing Aotearoa supports the submission of the Christchurch Methodist Mission that: The Council should remain active in both delivering and supporting community housing- but needs to be doing this as a partnership with central government, local government, iwi and the community housing providers. The CCC should provide the 'settings' which encourage and promote good quality community housing which meets the needs of those who are currently excluded from the private housing market, paying particular attention to the needs of Māori, Pasifika, older people, youth, people with disabilities and those who may require additional support due to addictions or mental health issues.</p>	<p>Community Housing Aotearoa</p> <p>Role: Deputy Chief Executive</p>	<p>Chris Glaudel</p>	<p>Noted in Hearings Panel report as an implementation point. Can note in first section of the Strategy.</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
		<p>borders and the largest landlord is Kainga Ora. It is critically important to establish a shared strategy for addressing the housing needs of both the city and the surrounding communities.</p> <p>Central government policy and funding decisions will be critical to the realisation of the strategy. The ability to develop mixed-income, mixed-tenure communities in close proximity to community hubs, transport and services requires close collaboration to ensure investment is made in community facilities and services. In addition, the ability to develop new tools such as inclusionary zoning and placing limitations on private covenants that work against the goals and objectives requires central government legislation. Building code changes will be needed to meet the climate change, sustainability and warm, safe, dry actions.</p> <p>We agree that Council should ensure that its regulatory and consenting processes are efficient and supportive of community housing provision. Prioritising community housing developments will reduce costs. <u>An area we encourage you to emphasise is further partnership with Te Ngāi Tūāhuriri Rūnanga on the delivery of Kāinga Nohoanga.</u> The housing outcomes for Māori across New Zealand and within Christchurch are poorer than those of European descent. Enabling the development of Kāinga Nohoanga can begin to change this deliver on the wellbeing statements in the strategy.</p> <p>Combining regulatory approaches with fiscal supports such as Council land and resources to finance them will support a range of community housing. These supports can</p>				<p>Noted in Hearings Panel report as an implementation point. Can note in first section of the Strategy. Reference iwi in Goal Two objectives.</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
		<p>include continuation of the current development contribution (grant) policy, access to below market capital, long term leases and other innovative approaches. <u>Where land or finance is provided we encourage Council to ensure long term retention of the housing created.</u></p> <p><u>The prevention goal needs to focus on the delivery of long term affordable rental homes as the solution.</u> Households who do not qualify for social housing, yet cannot afford market rents are spending over 50% of their income on housing in many cases. This is unsustainable. There needs to be a focus on ensuring that there is sufficient housing supply so that the amount of emergency and transitional housing is reduced and is sufficient to support the goal of homelessness becoming rare, brief and non-recurring.</p> <p>In addition, there is a large and growing number of households reaching retirement age as renters who are not well-served under current central government policy settings. Some of this need could be met through specialised housing models which the community housing sector delivers. But more support will be required to deliver at the scale needed to address demand.</p>				<p>Is noted in the Strategy narrative.</p> <p>Noted, is part of Goal Two, Objective Two actions</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
35810	<p>OCHT supports the draft housing strategy's vision as it reflects and supports work already happening in the community housing sector, while supporting the facilitation and ongoing provision of community housing. This will help get people into adequate housing - a human right recognised by our government and in its commitment to the aims of the United Nations.</p> <p>The draft strategy supports the principles of Housing First, in which providing a person a home provides opportunities for a person to thrive.</p> <p>We see it as positive that your vision recognises housing provision AND the impact housing has on people and communities, while recognising the various segments of the Housing Continuum.</p> <p><u>We note that without any targets this document appears aspirational only. Targets would elevate the strategy.</u></p>	See separate attachment.	<p>ŌCHT supports the Christchurch City Council being involved in policies and advocacy that supports community housing, but not in the delivery of tenancy services. There is merit in the community housing sector operating community housing as providers can access rental subsidies and operate in an agile fashion with arguably more opportunities to attract external grants and philanthropic funding. There is an established community housing sector regulated by central government and operating in the NGO space. This allows for greater connectivity and navigation to community partners needed to help tenants live well in their homes and communities.</p>	<p>Otautahi Community Housing Trust</p> <p>Role: Tenancy Relations Manager</p>	James Hadlee	<p>Measures and timeframes are contained in the fuller implementation section of the Strategy. Specific targets subject to the LTP.</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
35775	The right drivers appear to be in place. Many of the numbers are light because the private market is failing. There doesn't appear to be much awareness of the current private market failure and the drivers of such (in the draft policy). This isn't a large issue because the draft does appear to have a robust enough response to the issues that we can work on the issues in an agile way over time.	The strategy is broad enough that it captures the key issues and stake holders. There is a realisation that with so much stock built in the 1970's we're heading into a massive refresh program. Councils understanding of why it has to be involved in social housing appears to be well understood. It will be up to the community to help drive that awareness into the minds of elected members and hold it there.	<p>My response to this question is well documented here: https://oursocialhousing.nz/why-do-we-need-ccc-social-housing</p> <p>In short, everyone in our community needs choice. The government has created the CHP framework to meet this need. Many CHP's are aligned with churches. CCC has a role in providing for the whole community and driving housing that is not faith based in whole. It also has to help support faith based housing too.</p> <p>The private market is significantly failing at the low end of the market. While central government has a role in addressing this, it is our civic leadership which is most responsible to focus on the citizens of our city.</p> <p>Some will argue that it's not the states or civic role to deliver housing. I could counter that it is a civic role to protect the private investment market from the kind of direct attack that failing to house a segment of our community costs. We read story after story of people begging out side our business areas, this in part because they don't have homes they would prefer to be in. Our insurance costs are higher because of meth contamination in private market housing that has cost millions to repair and damaged the capital values. For members, Stephen and I created with website to help understand social housing stock in our city: https://oursocialhousing.nz</p>	oursocialhousing.nz - advocacy groups, CDR Housing Group	Don Gould	
35763	I think this NEEDS to happen.	Very relevant and keep the actions going	Keep on doing as it is and they get a bit more involved	P1st Role: Advocate	Simon Atkinson	

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
35813	<p>The Waihoru / Spreydon-Cashmere Community Board appreciates the opportunity to provide a submission on the Council's Draft Community Housing Strategy.</p> <p>The Board's statutory role is, "to represent, and act as an advocate for, the interests of its community" (Local Government Act 2002, section 52). The Board provides this submission in its capacity as a representative of the communities in the Spreydon-Cashmere area.</p> <p>The Strategy notes that the Council has a variety of community housing roles as a provider, advocator and supporter. It may be that the use of the term community housing, which is a general term for the provision of social housing by a number of different agencies, fudges the specific public role of Christchurch City Council as local government as a key provider of social housing. The Board strongly believes that the Council should continue to provide at least 20% of the city's social housing so that it leads by example. In addition, we would like more clarity on the Council's other roles as advocator and supporter so that accountability is clear.</p>	<p>The Board supports the Strategy's five proposed goals. We also propose the following additional goals:</p> <ul style="list-style-type: none"> • <u>Accessibility: Community housing should meet the standard of Lifemark 5</u> so it is accessible for all stages of life and levels of ability and disability. Tenants should be able to age well within their existing homes and providers should be planning for our ageing population. • <u>Housing Continuum: Community housing is part of the wider housing continuum that should also provide pathways on a ladder towards home ownership. All community housing, including that provided by the Council, should enable gateways towards other housing tenures</u> and / or home ownership. It should therefore include rent-to-buy schemes (and others) to make home ownership more accessible for all. • <u>Partnership: Community housing providers, including the Council, should work closely with the Government to build a partnership strategy for community housing.</u> <p>For example, the Government could pay a community housing provider the Income Related Rent Subsidy (IRRS) in advance to fund the building of more community housing units more quickly. Building more housing more quickly is essential to meet the significant increase in demand (62%) for community housing by 2048 alongside the urgent need to replace ageing and poor quality housing stock.</p> <ul style="list-style-type: none"> • <u>Tenure Mix: Providers should deliver a mix of housing tenures types</u>, especially on the 	<p>The Council, in its provision of social housing, should protect its social and financial investment by providing wraparound services that support tenants, successful tenancies and neighbourhood relationships. Further to that, as partners with other providers of community housing, they should encourage partnerships across providers, not only with one another but also with the District Health Board, Ministry of Social Development, Whanau Ora, etc.</p>	<p>Waihoru / Spreydon-Cashmere Community Board</p> <p>Role: Chairperson</p>	<p>Karolin Potter</p>	<p>Recommend giving the example of Lifemark 5 to the Action in Goal Four, Objective One.</p> <p>Noted; part of Goal Two, Objective One.</p> <p>Recommend that collaboration is referenced Goal Two, Objective One.</p> <p>Part of Goal Two, Objective Two.</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
		larger developments (that is, community, affordable (rent-to-buy) and market housing) in order to promote successful communities over time. • Wellbeing: <u>Community housing should provide both housing infrastructure and services for tenants that promote wellbeing.</u>				Noted; included in Goal One, Objective One.
35673	<p>The Board supports in general the vision of the draft Strategy's, however it would be interested to gain a better understanding of how 'wellbeing' will be measured. The Board would also like to know whether the key priority is around longer term 'stable' tenancies or short term emergency and transitional housing e.g. what is the ideal mix of the two.</p> <p>The Board stresses the importance of consultation with the local community when new Community Housing developments and significant upgrades to existing Community Housing developments are planned. It is also aware that from time to time there are issues with the neighbouring residents and it would like to see a clear process for dealing with any complaints.</p> <p>In closing, the Board acknowledges that the provision of community housing contributes to the Council's Community Outcomes, particularly Liveable City and Resilient Communities. The Board would also like the Council to consider aligning the Community Housing Strategy to the United Nations 17 Sustainable Development Goals, for example SDG11 Sustainable Cities and Communities, SDG3 Good Health and Wellbeing, SDG9 Industry Innovation and Infrastructure.</p>	<p>The Board recommends that a regular maintenance/upgrade schedule for community housing properties owned by the Council be factored into all Long Term Plan/Annual Plan expenditure to ensure the housing stock remains fit for purpose.</p> <p>The Board also strongly supports the use of new and modern technologies and techniques, both in construction design and sustainability, when future developments are being constructed.</p> <p>Having warm, energy efficient and fit-for-purpose housing will contribute towards wellbeing and will future proof the Council's investment.</p>	<p>The Board acknowledges the Council's role in the provision of social housing in Christchurch for the past 80 years. The Board strongly supports the more recent model of working in partnership with other housing providers e.g. Ōtautahi Community Housing Trust.</p> <p>The Board encourages the Council to continue to investigate other potential partnership models which may result in the Council eventually divesting in the ownership of the assets.</p> <p>The Board supports the Council advocating for reducing and streamlining planning requirements for community housing and recommends that it be open to work with commercial building owners/ developers to repurpose existing buildings into community housing.</p>	Waimāero/Fendalton-Waimairi-Harewood Community Board Role: Manager Community Governance - Fendalton-Waimairi-Harewood	Maryanne Lomax	<p>Measuring 'Wellbeing' is noted in the fuller implementation section of the Strategy.</p> <p>Strategy allows for a greater level of maintenance funding if Council decides this.</p> <p>Long term tenancies and short term emergency housing are both priorities for the Strategy.</p> <p>Support noted for other partnership models, referenced in Goal Three, Objective Three.</p> <p>Noted.</p>

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
35708	The Board supports the Council's vision of "community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing," noting the changing patterns of Christchurch home ownership and renting in general.	The Board supports the Council's priority actions for community housing in Ōtautahi Christchurch.	<p><u>The Council should be active in delivering and supporting community housing including:</u></p> <ul style="list-style-type: none"> • developing a range of tenures, such as leasing and cooperative models • working collaboratively with other providers to ensure stock is provided to meet the demand • collaborating and advocating with the Government in relation to policy settings and funding for community housing • replacing and upgrading existing stock as required. 	<p>Waipapa/Papanui-Innes Community Board</p> <p>Role: chairperson</p>	Emma Norrish	Support noted, these are key parts of the Strategy's Goals and Objectives
35780	<p>The Board acknowledges the Council's long history as a provider of social housing in Christchurch. It accepts that changes in economic and social policy in a market economy setting have placed increasing demand on both public and affordable housing that the market alone is not meeting. The Board acknowledges that in light of this the Strategy seeks to reframe public or social housing more inclusively as community housing, to place it as a central housing requirement (i.e. as a cornerstone of communities and as key social infrastructure, at the forefront of housing provision and ongoing urban regeneration).</p> <p>The Board recognises the Strategy extends beyond social housing to cover community housing defined as: A form of assisted or non-market housing working alongside private housing in the open market, meeting housing need through a range of social and affordable rental and home ownership options. Community housing complements and includes the public (or social) housing traditionally provided by central or</p>	<p>The Board supports the Council as a direct provider of community housing to at least the current level of provision. In addition the Board sees roles for the Council as a supporter, enabler, advocate and leader for community housing. It agrees that collaborative partnerships with the Government, the CHP sector and the development sectors will be key in creating funding and provision models for locally led community housing. The Board believes that this represents the Council's long-term interest in the wellbeing of residents.</p> <p>While the Board generally agrees with the mixed tenure model envisaged in the Strategy that will provide a mix of housing types and tenures it cautions that clear policies on land sales and valuation for social benefit to provide clarity will be required and <u>protections put in place to ensure that housing opportunities subsidised by the Council do not result in profit for individuals at the expense of the community housing sector.</u></p>	The Board supports priority actions for community housing in Ōtautahi Christchurch identified in the Strategy to support the Strategy's Goals and Objectives.	<p>Waipuna Halswell Hornby Riccarton Community Board</p> <p>Role: Community Board adviser</p>	Faye Collins	<p>Support for the Strategy noted.</p> <p>Noted and supported, e.g. in Goal Two, Objective Two.</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Organisations						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Name of organisation	Name	Staff Comment
	<p>local government, and other community providers.</p> <p>The Board supports the vision of the strategy that sees Community housing as the cornerstone of housing provision in Christchurch.</p> <p>The Board agrees that:</p> <ul style="list-style-type: none"> • Community housing is vital to the wellbeing of people and their communities; • Community housing is critical social infrastructure in Christchurch; • Community housing is part of the city's fabric; • The Council has an advocacy and leadership role in community housing; • Collaborative partnerships are key to successful community housing. 	The Board prefers a rates neutral approach to the provision of community housing.				
35898	The strategy looks really robust, great job.	<p>One thing I think could be added which aligns with the flow of the right to housing through the strategy, would be the establishment of a <u>Christchurch (or other geographic signal) Housing Advocate with an underlying mandate to explore and promote right to housing outcomes in CHCH.</u></p> <p>This would ideal be funded and established by council, but with a distinctly independent role, and at times well placed to provide advice and leadership on housing issues even if they are not politically backed – which is the bind of council officers. The office would also be independent of providers, govt, developers etc. It is not intended to create opposition to council, but to provide another, different and expert, recognised voice and perspective. I would imagine in a city the size of CHCH this could be a one person role, i.e. without a secretariat, although they would need access to some supports and or funding for various activities: convening, comms, etc to some supports and or funding for various activities: convening, comms, etc</p>		The Shift Aotearoa	Brennan Rigby	This idea could link well to the Greater Christchurch Partnership work on housing. Staff recommend the Hearings Panel consider this option in their deliberations.

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

Individuals						
Submission ID	What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?	What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?	How active do you think the Council should be in either delivering and/or supporting community housing?	Suburb	Name	Staff Comment
35785	I agree with it entirely.	<p>The Strategy has a huge range of Goals, Objectives and Actions, but far too few of the actions are sufficiently specific. They need to be accompanied by SMART objectives and associated actions (Specific, Measurable, Achievable, Relevant and Timebound). Otherwise they become a statement of aspirations only.</p> <p><u>While I support the aspirations, I want to know how it is intended that they be achieved, Who is going to do what when, and have the necessary resources been allocated.</u></p> <p>For example:</p> <p>"Goal 2: Encourage and incentives a range of tenure..... Incentivise the community and housing and private sectors"</p> <p>Suggested Objective: Staff to develop a range of incentives for the private sector by June 2021, and secure council agreement to fund those incentives:</p> <p>Goal 3: "Promote delivery models for the provision of Community Housing at scale: Investigate options; Develop capital models that support CHPs; Identify and evaluate funding options".</p> <p>Suggested Objective: Staff to provide a paper to councillors by June 2021 which describes options for the provision of Community Housing at Scale, and proposes a role for council in funding these.</p>	Very. But I want to see its role much more in assisting CHPs to provide social housing and innovative private groups to provide community housing (co-housing). Goals two and three.	1 T	Geoffrey Butcher	<p>Support for Strategy noted.</p> <p>CCC stock replacement numbers and costs noted in Strategy. Measures and timeframes are contained in the fuller implementation section of the Strategy. Specific targets and resourcing subject to the LTP.</p>

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

35767	This is the way which I wish to see implemented.	Build a sufficient number of community houses for all who need them. Repair those that are currently damaged and not in use. Re-open those that are undamaged but not being used by those who qualify to rent them	CCC SHOULD OWN AND MANAGE ALL COMMUNITY HOUSING. Outautahi Community Social housing Trust, has failed spectacularly to discharge its task. It was badly undercapitalised by CCC at its inception WHICH IS a major reason for its failure. N B. Recently Oxford Tce; Baptist Church bought back to its ownership its community houses which it sold to OCSHT		Denis O'Connor	Build and repair points noted.
35766	Generally in favour of it.	I would like to see more emphasis placed on building accessible housing. I would also like to see more options for alternative housing and financial arrangements, eg. co-housing and housing co-ops.	Very active. Council should take a leading role in ensuring adequate affordable and accessible housing for the community.		Andrew Hey	Agreed and noted in Goal Four, Objective One, and recommend giving the example of Lifemark to their Actions.
35750	Ok	Could not see what this question refers to	Very active. Taking leadership. Looking to our future needs. Taking long term view		Rosemary Neave	
35749	I support it.	Positive but not aspirational enough. I would like community housing to reflect cultural diversity (eg multi-generational family living), and would like community housing to be dispersed and mixed amongst areas of other residential housing, rather than being concentrated together. I would also like all community housing to meet the Healthy Homes standard as an absolute minimum, but preferably exceed these so that our most vulnerable residents do not live in housing that will make them sick, or increase their exposure to risk.	The Council should be an active investor with resident wellbeing defining success. The delivery and management of housing should be outsourced to not-for-profit or social enterprise organisations with the right mix of property expertise, pastoral values and kaupapa for positive social outcomes.		Sina Tait	Strategy supports dispersal e.g. via mixed tenure models.
35736	A warm, dry home at a reasonable rent is crucial to a family's well being. From new arrivals to the country or the elderly, not everyone can afford their own home. Also the placement of nearby shops and eating places is important. I don't think council should be allowing zone changes to let big shopping developments be built on the outskirts of town when there are empty shops in the city where there are lots of people who then have to travel to shops. More cars on the road and petrol pollution.		I think a lot of young people are in unhealthy flatting situations because of high rents. I think blocks of single people accommodation at a reasonable rent would be appreciated by many young people who would appreciate the independence.		Dorothy Webster	Youth need for affordable housing noted.
35606	I think it is a disgrace. This is a central Government function, not a local	I think it is a disgrace. This is a central Government function, not a local Government	Stay out of public / community housing. This is a central Government function, not a		Andrew McKay	Councils are free to decide under the LGA's

Submissions received on Draft Community Housing Strategy, October 2020

Please note: these submissions are released to elected members of Christchurch City Council to assist them in their decision-making on the Draft Community Housing Strategy, October 2020. They contain personal information and, under the Privacy Act 1993, this information must not be used for purposes other than that for which it was collected, or made available to members of the public. Once elected members have finished with these submissions, please destroy any printed copies in a secure and appropriate manner, and delete any electronic versions.

	<u>Government function</u> , Focus on core infrastructure and keeping rates low. Leave community housing to central Government.	function. Focus on core infrastructure and keeping rates low. Leave community housing to central Government.	local Government function. Focus on core infrastructure and keeping rates low. Leave community housing to central Government.			four well-beings outcomes.
35587	Yes I agree . People need a secure, warm dry place to live. It is a basic human right. This is more important than financing a stadium or repairing lots of heritage buildings. A lot of modest housing units used by disadvantaged people were destroyed in the earthquakes. Now they need to be all replaced.	I agree. The City council needs to increase its build capacity until all the units lost or damaged are replaced. Then there needs to be planned ongoing acquisition of housing, to address the increasing need for affordable rental accommodation.	The Council needs to be very active in both functions. We can't leave it to the private sector to build homes for low income and disabled people. I do not agree with subsidising developers who are building expensive inner city apartments. <u>I would like to subscribe to a Housing bond investment, for social units in Christchurch.</u>		Yvonne Susanne Dixon	Noted as an option.
35573	I would to see my accessibly housing as in Canterbury there is a lack of accessibly housing the government is only building 0.4 in NZ it time someone takes up this to more build to many young people who have disability are living rest homes	It is good I would like to see the community housings to have Solar Panels this would help cover some of the heating cost over the winter	I would to see the council and /or Ōtautahi Christchurch build community housing in the CBD this would bring life the CBD over the weekends <u>The council could a mandate to Ōtautahi Christchurch to build community housing in the CBD for family's only.</u> Council need's to support the Youth Housing Hub it would support youth people bring them back on the rails.		Shane McInroe McInroe	Beyond Council's ability to do so, although central city affordable housing is a valid priority.
35216	Its a great plan. Allowing low income earners or beneficiaries the chance to improve their life and have the option to own their own home. This is highly needed given most home owners are elderly, families, older couples and young people may struggle to achieve this on their own without the support.	Its a good starting point. There's needs to be support and clear rules for all owners. If they include cosmetic appearances for the property then give assistance and not expect low earners to pay for it. Ensure they're private so people have a quiet space indoors and out. Allow for carparking and enforce the rules if they're not adhered to.	Very. We are short on social housing. If the property doesn't suit your needs its really touch to transfer. Provide support for those with mental health especially after covid. We need to support one another to progress and become self-sufficient, instead of giving them hurdles.		Abbie Dyer	Support for the Strategy noted.
35153	I think the vision is robust. I feel, however, that there will be more rent stressed sector than estimated and that there needs to be more community housing available by at least half again of what is proposed.	This point is defiantly number one; Prioritize locating new community housing developments close to community hubs, transport and services. And each project should be a Mixed community housing profile as best fits the particular community where they are placed.	The Council should be highly active in supporting community housing for the betterment of Greater Christchurch. Reading the description of how funding is applied by government (at present) it looks as though developments would get more funding if not run/owned by Council, therefore it makes better sense to have a set up where an organization can get full relevant funding to support more developments of community housing.		Jillian Reesby	Support for the Strategy noted.

ŌCHT Submission on CCC Draft Housing Strategy

What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?

Goal 1 - Cornerstone : community housing is a key infrastructure ingredient to community wellbeing	ŌCHT Response	Staff Comment
Community housing provision is a key consideration in Council plans and policies	Social and economic sustainability is a key consideration in community housing provision and maintenance.	ŌCHT agrees this is a key consideration to ensure sustainability.
	Continue to include community housing as a key priority in climate change 'just transition' planning.	Fully support. If community housing is a priority, targets – rather than objectives – are needed
	Future-proof new developments with respect to climate change and other environmental and health Hazards.	Fully support.
	Identify minimum community housing requirements in housing developments.	ŌCHT supports this on the basis it will create inclusive communities. Inclusionary zoning, as per Queenstown Lakes District, comes with a target – this will be the only way to ensure community housing is included in private residential developments.
	Prioritise locating new community housing developments close to community hubs, transport and services.	ŌCHT supports this. It is important for tenants to access key amenities within close proximity.
Identify and demonstrate the co-benefits of community housing	Carry out a 'wellbeing' benefit-cost assessment	Do not support. A Council does not have a role in assessing the well-being of tenants – that's the role of a social landlord. Local government does not have access to community tenants that are part of CHPs.
		'Wellbeing' assessment in the Strategy is not referring to tenant wellbeing.

	Promote the benefits of community housing	Fully support. It is beneficial to increase the provision of housing in the community housing sector. To enhance this, the policy objective should be "to promote the benefits of community and affordable housing".	
	Advocate for multi-tenure outcomes in housing regeneration	ÖCHT supports this, recognising the need to balance funding objectives against the operational practicalities of mixed tenure. It will be important to consider typology, spatial placement, and ratio in each redevelopment.	
Deliver community and tenant involvement in decision-making on housing redevelopments	Ensure engagement with the community during housing redevelopments	Do not support. Council does not have a role in specific community engagement with new community housing developments. This is the specialist role of community housing providers.	Is a valid Council role for its own stock redevelopment and in a broader urban redevelopment/regeneration sense
Goal 2 - Community Integration : Community housing is part of a mixed housing, mixed-tenure approach in housing developments		ÖCHT Response	Staff Comment
Advocate for the requirement of community housing and affordable housing in housing developments	Work with central government and LGNZ to develop guidelines	ÖCHT fully supports this action if it leads to additional supply of community housing.	
	Work with other forums in the housing sector	Support.	
Encourage and incentivise a range of tenure and housing models by the community housing and private sectors	Identify and determine support for successful and emergent models such as community land trusts	ÖCHT fully supports this action if it leads to additional supply of community housing.	
	Incentivise the community housing and private sectors	ÖCHT fully supports this action if it leads to additional supply of community housing. Identifying targets to be met is required	
	Identify patient capital opportunities	ÖCHT fully supports this action if it leads to additional supply of community housing.	

Hearings Panel
11 December 2020

Christchurch
City Council

	Ensure the utilisation of Council land and resources supports and retains a range of community housing	ÖCHT fully supports this action if it leads to additional supply of community housing. Identifying targets to be met is required.	
Goal 3 - Capacity : Support Council and community housing provider capacity to deliver community housing		ÖCHT Response	Staff Comment
A sound understanding of community housing need at the local level	Identify and monitor a sound evidential base of current and future community housing need	Do not support. ÖCHT suggests this information is a central government and sector peak bod responsibility. I.e. MHD, Community Housing Aotearoa. Council's role is better suited to long term strategic policy. Central government should monitor future community housing need.	Such work is part of Council's ambit, e.g. Greater Chch Partnership, and National Policy Statement on Urban Development.
	Understand and report on current provision	Do not support as this duplicates the role already undertaken by MHUD and MSD	Relates to above action and staff comment.
Restore the amount of Council's housing stock to its pre-quake level	Sustainably fund and/or support new Council and/or CHP units	Fully support this action.	
Promote delivery models for the provision of community housing at scale	Investigate local authority options such as CCO models	Conditional support, if community housing providers retain their independence as per 2014 housing regulations and if the action ensures the longevity of community housing provision in Ōtautahi.	Noted.
	Develop capital models that support CHPs	Fully support this action if it leads to additional supply of community housing.	
	Identify and evaluate funding and financing options to support the increased supply of community housing to meet current and expected demand	Fully support this action if it leads to additional supply of community housing. We note it may not be Council's role to evaluate financing options for independent community housing providers.	Noted.
Actively support community housing providers through a range of development models	Identify partnerships and models that support delivery of community housing	Fully support this action if it leads to additional supply of community housing.	

Advocate for reducing and streamlining planning requirements for community housing	Identify consenting guidelines and checklists that encourage community housing	This action is supported if it fits within a local government purview. I/e. Will consenting become less burdensome because local government pre identifies compliance requirements. We would support this action to reduce time and cost in creating community housing supply.	
	Apply wrap-around consenting and compliance services that minimise building timeframes	As above. Support this action to reduce time and cost in creating community housing supply.	
	Develop fast-track processes to progress community housing consents to 'shovel ready' status	As above. Support this action to reduce time and cost in creating community housing supply.	
Goal 4 - Provision : Community housing is provided in Christchurch that meets the human-rights based 'housing adequacy' threshold		OCHT Response	Staff Comment
Promote good urban design of community housing including universal design principles that recognise physical accessibility, mobility and independence	Lead the ongoing development of best practice	This needs to be reconsidered. Council's planning regime treats community housing providers as if they are any private developer. Urban design panels add cost and not always value.	
Housing Adequacy is a key consideration in investing in Council's housing	Carry out asset management planning to ensure prudent investment contributes to meeting housing adequacy	OCHT recognises the need for robust asset management and supports short term reinvestment into the social housing portfolio to increase the quality of existing homes or accelerate replacement of older homes. However, community asset planning is not a core role of Council and can be undertaken by the operator.	Community asset planning is standard practice for councils across a range of activities.
Lead by good practice example the development of warm, dry and safe housing.	Taking opportunities to support, advocate, and lobby for improved quality of community housing	As above.	

	Take a leading role in wider policy changes and legislative change where there are community and sector-wide benefits	Partially support. ŌCHT sees the Council's advocacy role as admirable but cautions against any decision increasing administration through increased regulation or legislation.	Noted.
	Delivering warm, dry and safe housing	Fully support from a policy perspective. Every person has the right to access adequate housing.	
Research and identify specialised housing for specific demographic groups	Work with the community housing sector to promote specialised housing models	Do not support. This is an operational function on which community housing providers work with Community Housing Aotearoa. CHPs have the capability to respond to specific demographic requirements.	Council has a broad interest in specialised housing need. Recommend that the action emphasises 'advocate' rather than 'promote'.
Goal 5 - Prevention : Preventative action to ensure secure, stable tenancies which build community connections and wellbeing		ŌCHT Response	Staff Comment
Support the provision of a range of models for more immediate access to emergency and transitional housing.	Work with the community sector to identify and support related housing models.	Do not support. ŌCHT supports any increase in the provision of emergency and transitional needs, but sees this as being led by central government. ŌCHT would rather see growth in the supply of community housing to avoid the need to grow transitional housing.	Council has a role in recognising and supporting special housing need, e.g. its support for Housing First. Agreed.
Support people to foster secure tenancies and maintain sustainable communities	Identify best practice to support people to live in their communities across a range of tenures	Do not support. ŌCHT does not see this as a role for Council. Current oversight of community housing, through sector groups and central government regulation, is sufficient.	Security of tenure and community connection a key social wellbeing outcome for Council, especially in relation to urban regeneration projects.
	Identify opportunities for people to articulate their housing and location preference	Do not support. ŌCHT does not see this as a role for Council. It ought to continue to be	

		managed between MSD, HUD and Community Housing Providers	
	Develop the Council's position on tenure security for urban regeneration and redevelopment projects	Partially support local government working with central government as this is a national issue for all tenants. ŌCHT supports recent changes of the Residential Tenancies Act 1986 to improve security of tenure for tenants.	
Advocate for housing need which is not always addressed by community housing policy settings	Identify the extent of community housing need that does not fit within current policy settings	Partially support. ŌCHT supports the Council's advocacy for community housing through its role as a member of Community Housing Aotearoa.	
Ensure that income based affordable rental guidelines are applied in Council owned or leased housing	Establish and monitor affordable rental guidelines in alignment with Government policies	Do not support. ŌCHT believes this falls outside the purview of Council and is best managed by community housing providers' own rent-setting policies, alongside MSD and HUD through the operation of Income Related Rents already legislated by central government.	A valid concern for Council and a key wellbeing outcome for Council housing stock.

CDHB presentation to Council on Draft Community Housing Strategy 12/20

Thank you for the opportunity for the CDHB to address public health and disability issues relating to the Council's draft Community Housing Strategy.

I am AN-D, a health in all policies advisor at the CDHB, and I take a disability lens to improve accessibility and remove barriers for people of all ages and abilities. I have a personal interest as the wife of a wheelchair user.

I worked with my public health colleagues to prepare this talk with you, including Leanne Baylor, who is our Housing specialist and unable to attend due to a funeral.

You will be well aware that housing is a significant determinant of health.

Housing is a human right, and the Council has an obligation to act in this sphere.

Housing quality can either enhance or detract from health – the importance of warm and dry and safe living environments.

Maori, Pacific, low income, and disabled people – already marginalised in many ways, are further disadvantaged by higher proportion living in inadequate housing.

Poor housing impacts infants and children, sometimes for life, such chronic respiratory illness. There are also direct impacts on cardiovascular, mental health and wellbeing, and communicable diseases. We also need to consider social functioning, crowding and whānau dynamics.

What can the Council and community housing providers do?

Build community housing for resilience

Resilience is multi-faceted in relation to housing. Consideration must be given to the resilience of housing stock and the house itself, as well as aspects of housing policy and design that can increase or decrease the resilience of occupants.

Pandemic

- The COVID-19 pandemic highlights the need to reduce overcrowding by increasing the supply of affordable housing AND ensuring house design is appropriate for a wide range of household types – from 1 or 2 person households through to large, multi-generational households.
- Housing design for large households should consider how space is allocated to minimise overcrowding and enhance social functioning, as well as options for self-isolation of one or more family members.

Climate resilience

- In addition to building for inundation and sea level rise (as noted in the Strategy), it is important to build passive or zero net energy homes to reduce energy consumption and carbon emissions.
- This includes considering the whole of life carbon emissions of a dwelling, including possible future refurbishment.

- We also need housing design that mitigates against over-heating as well as protection from cold.

Household resilience

Other factors related to community housing, that influence the resilience of **individuals and families** in home include:

- Stability of tenure – enables people to form connections with their neighbour and wider communities that contribute to wellbeing – this is especially important for families with young children, who are known to be adversely affected by household moves, particularly if it means changing schools and social networks.
- Ease of access to transport (including public transport and active modes), school or employment, and essential services – this connectivity is essential to wellbeing and resilience.

Community housing and disability

I want to make two points today about the accessibility of community housing:

First, I will describe, from a disability perspective - **What we want?**

Second, we want the Council to understand **Why we want it?**

I will start with what we have as a draft Community Housing Strategy:

5 Goals
15 Objectives
28 Actions

Goal 4

One Objective: Promote good urban design of community housing including universal design principles that recognise physical accessibility, mobility and independence

One Action: Lead the ongoing development of best practice

Lifemark CEO Geoff Penrose – Newsletter

The devil is always in the detail, which is why it is always disappointing to read about housing strategies that ignore the detail. Most announcements are broad strategies about building more, building more quickly, building at scale and having more efficient consenting processes as the answer to the housing crisis. The type of house that is built doesn't seem to matter.

So, what we want, is to not miss this opportunity to see our Council make commitments and take actions that result in a significant increase of accessible community housing.

Universal design mentioned – what is this actually?

Universal Design involves designing products and spaces so that they can be used by the widest range of people possible. Universal Design recognises that there is a wide spectrum of human abilities. Everyone, even the most able-bodied person, passes

through childhood, periods of temporary illness, injury and old age. By designing for this human diversity, we can create things that will be easier for all people to use.

Other terms used are lifetime housing, accessible housing, adaptable/accessible-ready housing.

The media regularly report on disabled people who are living in completely unsuitable homes. Community housing is one of the areas where improvements CAN be made.

We want the Council to make a significant percentage of new community housing built to lifetime housing standards.

The exact number would need more analysis, but it could be a percentage such as 25%. Kainga Ora has set a 15% target. We do not think 15% is high enough.

How to make this happen? We want the Council and community housing providers to use the excellent services of Lifemark, who have standards and relationships with the building sector to make this happen.

Why do we want it?

We want our Council, in all its work, to understand the demographics of the relevant populations – age, functional ability, culture, household composition etc, of the people it is serving.

So for instance in the disability area:

Hand out The Disability Gap

Note the Home Life – many more disabled people rate their housing as not meeting their needs.

This analysis is only possible because NZ has started to collect information that enables us to find out how disabled people compare to non-disabled people, on surveys like the Census, General Social Survey et.

The way of finding this out uses something called the Washington Group Short set of questions.

The WGSS has been designed to identify individuals who are at greater risk than the general population of experiencing restricted social participation because of difficulties undertaking basic activities.

In the Community Housing Strategy, the Council have an opportunity to integrate the WGSS into its information collection about housing need, by adding the questions to the application, tracking the experiences of disabled vs non-disabled people, and developing a picture of the true need of community housing clients. All aimed to provide the best possible service, make the best use of available funding.

So, suitable housing, I will give two examples:

The first is our fully accessible house we were able to build because I am fortunate to have a job and my husband is on ACC.

Compare this to a community housing facility I saw where the person with cerebral palsy lived – dark, damp, carpet he could barely push his wheelchair over. Right across from the front door, the

bathroom had only a bathtub – and had to be lifted onto a rough sawn board balanced across the tub to enable him to be sprayed down.

Nobody could argue this was suitable, but this was his option for community housing.

Summary – want the new strategy to make a commitment to:

- Resilient buildings and building practices
- Increasing the number of accessible community houses built to Lifemark Standards
- Active collection and analysis of data on applicants and residents of community housing, by disability status, including the facilities leased by the Council.

Have your say

on the **Draft Community
Housing Strategy 2020-2030**

ccc.govt.nz/haveyoursay

Tell us what you think by
Monday 16 November 2020



Vision:
Community housing as
a **cornerstone foundation** of
housing **and wellbeing** in
Ōtautahi Christchurch **for**
our wellbeing

The Christchurch City Council's Draft Community Housing Strategy Taking its lead from the Christchurch City Council's overall Housing Policy, which prioritises housing as a human right, and underpinned with collaborative leadership for a city wide outlook, it frames community housing as central to the city's fabric and wellbeing with the following goals: collaborative leadership, the Council's Draft Community Housing Strategy reframes community housing as central to the city's fabric and wellbeing with the following goals:



Cornerstone Foundation

Community housing is a key infrastructure ingredient to community wellbeing



Integration

Community housing is part of a mixed housing, mixed-tenure approach in housing developments



Capacity

Support Council and community provider capacity to deliver community housing



Provision

Community housing provision meets human-rights-based 'housing adequacy'



Prevention

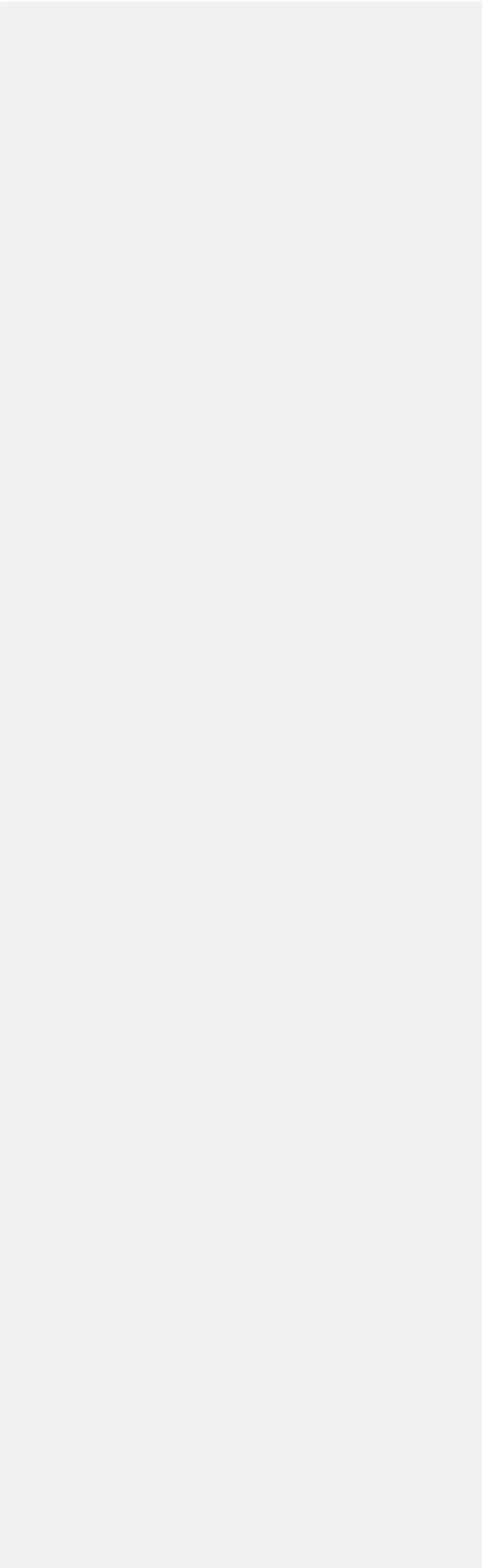
Undertake preventative action to ensure secure, stable tenancies to build community connections and wellbeing



Formatted: Section start: New page



Have your say on the Draft Community Housing Strategy 2020-2030 3



More inclusive community housing

For a long time in Aotearoa New Zealand central and local government delivered safe and secure public housing. That worked well when there were high levels of home ownership, strong investment in public housing and new first homes, and superannuation certainty.



From 2006 to 2018, the number of renting households rose from **32%** → **37%**



The public housing register in Christchurch grew from

721 → **989**
in March 2018 in March 2020

In 2017, 53% of private renting households were paying more than **30%** of their income on rent

1,181 units of Council stock have been repaired following the earthquakes



227 units of housing are still required to restore previous Council stock lost to the earthquakes



2,381 heat pumps have been installed in Council and OCHT stock via \$16m of Council funding



99% of the Council's stock has undergone work since July 2019 to meet new Healthy Homes Standards

Changes in economic and social policy in a market - economy setting have placed increasing demand on public - and affordable housing that the market alone cannot - meet. With the commodification of housing and its role in driving wealth inequality, public housing has become a more marginalised entity which cities like Ōtautahi Christchurch are now playing catch-up to provide and meet this core need.

This strategy seeks to reframe public or social housing - more inclusively as community housing, to place it as a central housing requirement (i.e. as a cornerstone of our communities and as key social infrastructure, at the forefront of our housing provision and ongoing urban regeneration).

Linking in and relating public housing to other forms and tenures of assisted affordable housing means we view community housing in a broader, more connected way when we plan and provide for housing in our city.

Specifically, 'community housing' is:
A form of assisted or non-market-housing working alongside private housing in the open market, meeting housing need through a range of social and affordable rental and home ownership options. Community housing complements and includes the public (or social) housing traditionally provided by central or local government, and other community providers.

Our Directionstory

Christchurch City was the first local authority in Aotearoa New Zealand to provide social housing and has been providing affordable accommodation to low-income residents of Ōtautahi Christchurch for over 80 years. The first units were built in 1938 – 16 pensioner units in Sydenham.

Over time, with Government and other support, the Council's social housing stock grew to 2,649 units. One - quarter was built in the 1960s and approximately half of the portfolio in the 1970s. With only 9 per cent of the stock - developed since 1990, the Council has an ageing stock profile to address.

As a key response to the earthquakes, the Ōtautahi - Community Housing Trust (OCHT) was formed as a - community housing provider (CHP) to lease the Council's social housing. Crucially, OCHT (as a CHP), unlike the Council, is able to access the Government's Income-Related Rent Subsidy (IRRS), which will gradually allow for the Council's stock replacement.

[Future directions for the provision of community housing will require central and local government partnerships and co-Community housing in Ōtautahi Christchurch](#) of kainga nohoanga as an example of future best

Provider	No. units
Kainga Ora (March 2020)*	6,160
Christchurch City Council**	1,948
OCHT (owned)	498
Community Housing Providers***	647
Total****	9,253

*Owned by, or leased to, Kainga Ora

**1,936 units leased to OCHT

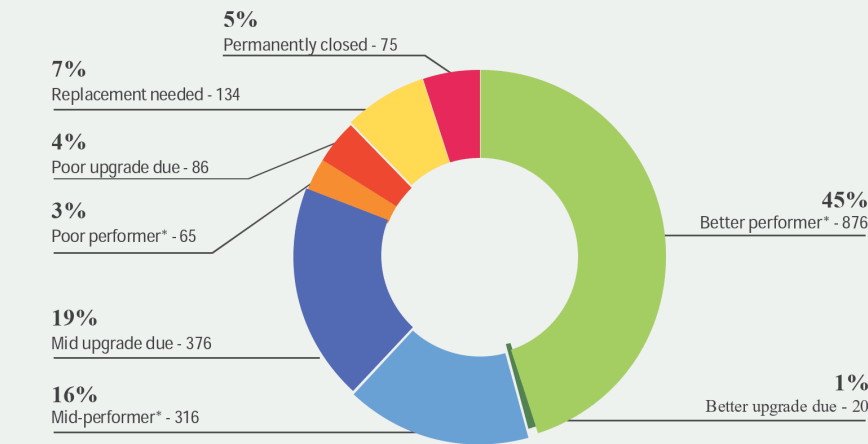
***Owned or managed, excluding OCHT

****18 per cent of rental housing in Christchurch (Census 2018)

Restoring, rebuilding and renewing Council housing

There are 209 units of Council housing stock that are either closed (75) or are ageing (134) and no longer fit for purpose (Figure 1), and so need replacing. This is estimated to cost \$62.7 million.

CCC stock condition (Figure1)



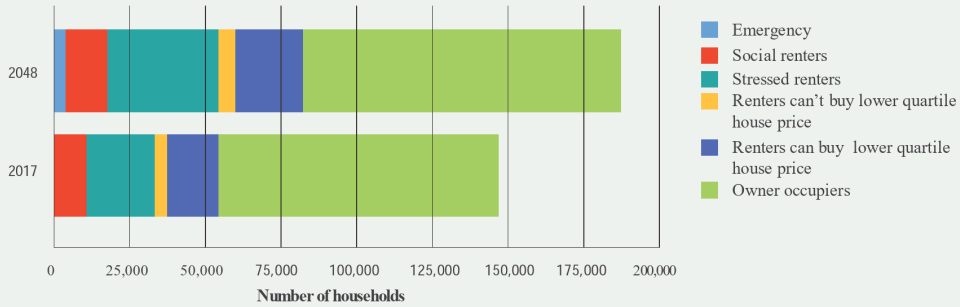
*"Performer" is mostly about financial efficiency (i.e. income and expenditure).

A further 136 units will need to be added, at a cost of \$40.8 million (also yet to be funded or financed, and subject to the Long Term Plan process), to restore the original pre-quake levels of Council stock (the Council has facilitated partial restoration of the number of units to pre-stock levels via loans to OCHT). This is an opportunity to move the Council's complexes to a broader community housing mix while keeping previous overall levels of social housing stock.

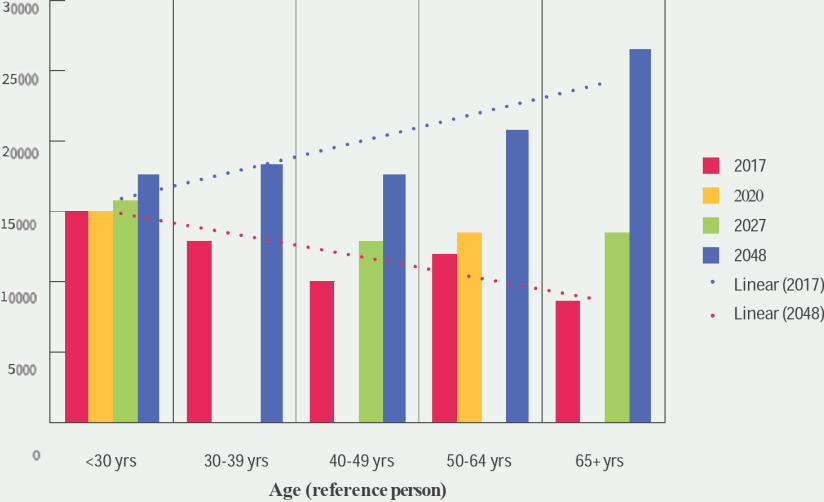
Further stock that is anticipated to be due for upgrading during the next Long-Term Plan period amounts to 482 units, at a cost of \$14.3 million, which is provisionally budgeted for pending further scoping of works (upgrades and renewals are budgeted, but replacements are not).

Our City's expected future challenges

Christchurch housing continuum, numerical change 2017-2048 (Figure 2)



Renting households 2017-2048 (Figure 3)



Research carried out for the Greater Christchurch Settlement Pattern Update (Our Space) has forecast a 62 per cent increase over the period 2017 to 2048 in those people requiring social housing (Figure 2), with Maori and Pacifica being especially impacted. This is an additional demand for 200 to 230 extra social housing dwellings per annum between 2017 and 2048 if the current proportion of social housing is maintained, let alone increased.

This additional demand is especially a reflection of the projected increase in the number of older one-person and couple-only renting households aged 65 years and older. As noted in Figure 3, this is expected to change from the smallest to the largest demographic group from 2017 to 2048.

Ideally, the location of such additional social housing would be in mixed-tenure communities close to major employment centres, transport routes and with access to a range of social services.

The Our Space research also points to there being 14,000 more households who are 'stressed renters' (i.e. paying over 30 per cent of their income in rent), reinforcing the need to take a broader community housing approach in providing secure, affordable housing, both rented and owned.

Resourcing the future challenge

~~The Council's current ownership share of non-Kainga Ora public housing in Ōtautahi Christchurch – will be 70 per cent if its pre-quake stock levels are restored, meaning it will own (or have facilitated) –20 per cent of all public housing in the city.~~

~~For~~ the Council is to maintain this overall share of public housing, then, to help meet the forecast demand it will need to build (and lease either to a CHP, or to another entity if it became eligible for any Government funding or rent subsidies) 460 units of housing for the next 10 years. This is estimated to cost \$13.8 million per year, with funding yet to be sourced or accessed.

Over the long term, the maintenance and replacement of the Council's stock can just be met if its ring-fenced Social Housing Fund is only used for operations, maintenance, renewals and upgrades.

Our roles

The redevelopment of the Council's stock and other urban growth or regeneration provide opportunities for community housing of a range of types and tenures. The Council will have a range of roles as a provider of community housing stock and as a supporter, enabler, advocate and leader for it. [Co-ordinated, collaborative partnerships with the Government, iwi, the community housing provider CHP sector and the development sectors will be key in creating funding and provision models for locally led community housing. The Greater Christchurch Partnership is a clear integration pathway to help give effect to the Strategy.](#)~~development sectors will be key in creating funding and provision models for locally led community housing.~~

Stronger regulatory and financial policy settings are needed to address both current oversubscribed community housing supply and expected future need. These include both supply and demand-side funding at the local level, stronger planning and rezoning requirements for affordable housing, overcoming growth barriers, and identifying pathways for building and retaining community housing as an enduring component of our communities.

Locally, it is the Council that has the community wide and long-term interest in the wellbeing of its people, including how they are housed. Any eligibility for Government supply and/or demand funding will broaden its ability to meet community housing supply and replacement issues.

The Council will need to strategically consider its ability and willingness to contribute resourcing and funding, directly or indirectly, for a range of community housing in the redevelopment of its stock. This includes a recognition of the wider social and economic benefits arising from community housing as a part of Ōtautahi Christchurch's growth and regeneration in the Council's decision-making.

To encourage and facilitate better mixed housing and tenure outcomes, examples would be affordable rental and homeownership such as leasing, rent-to-buy, or shared equity (the latter for which the Council has recently funded for modest-income households).

Providing and retaining community housing

Public housing is being increasingly developed in a mixed-tenure way for a range of households. The Council should strive to achieve something similar in the replacement and redevelopment of its stock.

A greater range of tenures, such as leasing and co-operative models, are more likely to provide more integrated, secure housing outcomes for households where the gap between traditional social housing and even ownership models, such as shared equity, is too great.

Central to the best use of public resources for community housing is its long-term retention and perpetual provision, [by and for the community for its ongoing benefit](#), including the public land element. As public housing is

redeveloped with an urban regeneration focus to provide for broader community housing opportunities, the loss of such land to market housing needs to be avoided if enduring affordable housing outcomes are to be achieved (Saville-Smith, 2015). Mixed tenure is more likely to be positive where it can maintain kinship and other social networks, which will be less likely if market housing is allowed to encroach into public housing areas at the expense of a greater range of tenure options.

Mixed community housing in Ōtautahi Christchurch

In 2012 the Council sold 1.4 hectares of land at Goulding Avenue, Hornby, at below-market valuation to a consortium of community housing providers. They built 44 units of community housing across a range of tenures, including shared ownership, affordable rental, social rental, and a 12-room residential group home for seniors.

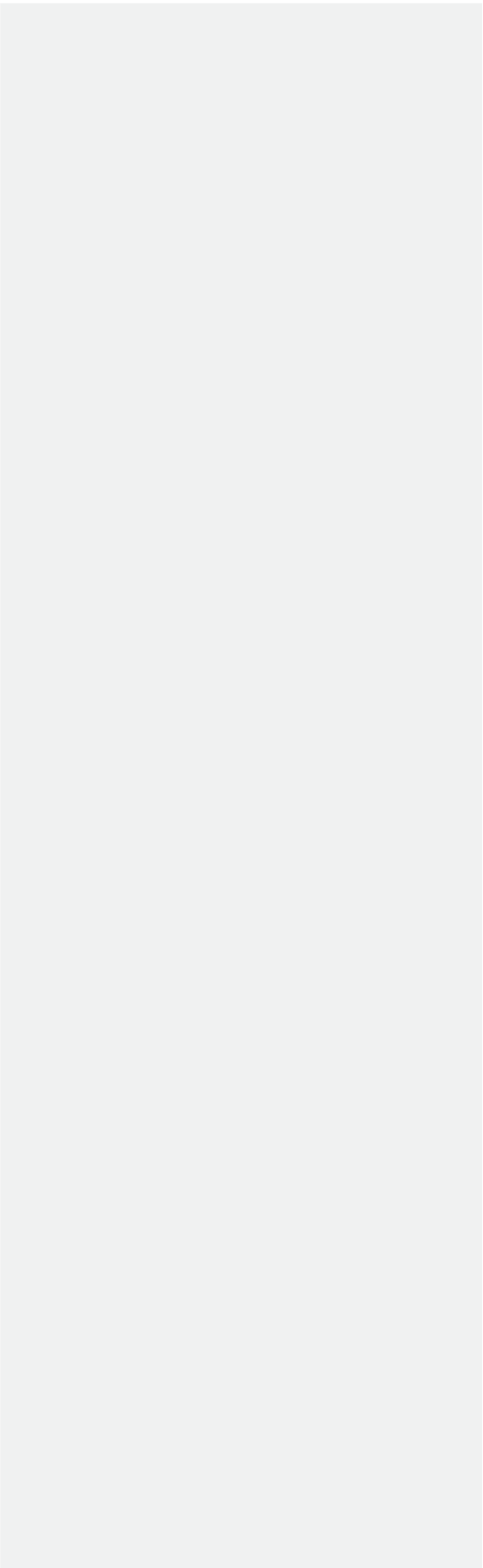
The Goulding Avenue development was seen as being a successful example of delivering a mixed-tenure model of social and affordable housing using publicly sourced land. The scheme was found to have created more value than any one party could have achieved on their own.

Requirements for a mix of housing types and tenures is recommended for future projects utilising public land, including clear policies on land sales and valuation for social benefit to provide clarity, and more streamlined development processes for community housing providers.



8 Have your say on the Draft Community Housing Strategy 2020-2030

Have your say on the Draft Community Housing Strategy 2020-2030 9



Wider challenges: climate change, pandemics and resilience

Climate change impacts will need to be addressed in the provision of community housing. For example, it is estimated that within about 100 years, and based on current projections and with no mitigation, about 6,800 households mainly in eastern parts of Christchurch could be affected by inundation during a one-in-one-hundred-year flood event.

Emerging lessons from the global Covid-19 pandemic point to overcrowding, unaffordable housing, and social and economic disparities as risk factors for pandemic spread.

Taking into account these existential threats, as well as housing-related social inequality stress, ongoing resilience will be delivered by developing more well-located mixed assisted housing types and tenures, improving the

community ability to absorb future shocks or disruptions. [Council has a clear leadership role in this area.](#)

Community housing contributes towards community resilience by addressing housing-related social equity stress, as noted in the Resilient Greater Christchurch Plan. This establishes the foundation for a better life for people needing help accessing secure and affordable housing.

Community housing contributes towards community resilience by addressing housing-related social equity stress, as noted in the Resilient Greater Christchurch Plan. This establishes the foundation for a better life for people needing help accessing secure and affordable housing.

Draft Community Housing Strategy Implementation plan

Vision - Community housing is the cornerstone as a foundation of of housing and wellbeing in Otautahi Christchurch provision in Christchurch



Community housing is vital to the wellbeing of people and their communities



Community housing is critical social infrastructure in Christchurch



Community housing is part of the city's fabric



The Council has an advocacy and leadership role in community housing



Collaborative partnerships are key to successful community housing outcomes



Goal one

Foundation
Cornerstone: Community housing is a key infrastructure ingredient to community wellbeing

Objectives	Actions
Community housing provision is a key consideration in Council plans and policies	Social and economic sustainability is a key consideration in community housing provision and maintenance
	Continue to include community housing as a key priority in climate change 'just transition' planning
	Future proof new developments with respect to climate change and other environmental and health hazards
	Identify minimum community housing requirements in housing developments
	Prioritise locating new community housing developments close to community hubs, transport and services
Identify and demonstrate the co-benefits of community housing	Carry out a social and economic 'wellbeing' benefit-cost assessment
	Promote the benefits of community housing
	Advocate for multi-tenure outcomes in housing regeneration
Deliver community and tenant involvement in decision-making on housing redevelopments	Ensure engagement with the community during housing redevelopments



Goal two
Community Integration: Community housing is part of a mixed housing, mixed-tenure approach in housing developments

Objectives	Actions
Advocate for the requirement of community housing and affordable housing in housing developments	<ul style="list-style-type: none">• Work with central government and LGNZ to develop affordable housing guidelines• Work with other forums in the housing sector
Encourage and incentivise a range of tenure and housing models by the community housing and private sectors	<ul style="list-style-type: none">• Identify and determine support for successful and emergent models such as community land trusts• Incentivise the community housing and private sectors• Identify patient capital opportunities• Ensure the utilisation of Council land and resources supports and retains a range of community housing



Goal three
Capacity: Support Council and community housing provider capacity to deliver community housing

Objectives	Actions
A sound understanding of community housing need at the local level	<ul style="list-style-type: none">• In co-ordination with others, take a lead role in identifying and monitoring a sound evidential base of current and future community housing need• Understand and report on current provision
Restore the amount of Council's housing stock to its pre-quake level	<ul style="list-style-type: none">• Sustainably fund and/or support new Council and/or CHP units
Promote delivery models for the provision of community housing at scale	<ul style="list-style-type: none">• Investigate local authority options such as CCO models• Develop capital models that support CHPs• Identify and evaluate funding and financing options to support the increased supply of community housing to meet current and expected demand
Actively support community housing providers through a range of development models	<ul style="list-style-type: none">• Identify partnerships and models that support delivery of community housing
Advocate for reducing and streamlining planning requirements for community housing	<ul style="list-style-type: none">• Identify consenting guidelines and checklists that encourage community housing• Apply wrap-around consenting and compliance services that minimise building timeframes• Develop fast-track processes to progress community housing consents to 'shovel ready' status



Goal four
Provision: Community housing is provided in Christchurch that meets the human-rights-based 'housing adequacy' threshold

Objectives	Actions
Promote good urban design of community housing including universal design principles that recognise physical accessibility, mobility and independence	<ul style="list-style-type: none">• Lead the ongoing development of best practice standards, e.g. accessible ready housing such as Lifemark.
Housing Adequacy is a key consideration in investing in Council's housing	<ul style="list-style-type: none">• Carry out asset management planning to ensure prudent investment contributes to meeting housing adequacy
Lead by good practice example the development of warm, dry and safe housing	<ul style="list-style-type: none">• Taking opportunities to support, advocate, and lobby for improved quality of community housing• Take a leading role in wider policy changes and legislative change where there are community and sector-wide benefits• Delivering warm, dry and safe housing
Research and identify specialised housing for specific demographic groups	<ul style="list-style-type: none">• Work with the community housing sector to promote specialised housing models



Goal five
Prevention: Preventative action to ensure secure, stable tenancies which build community connections and wellbeing

Objectives	Actions
Support the provision of a range of models for more immediate access to emergency and transitional housing	<ul style="list-style-type: none">• Work with the community sector to identify and support related housing models
Support people to foster secure tenancies and maintain sustainable communities	<ul style="list-style-type: none">• Identify best practice to support people to live in their communities across a range of tenures• Identify opportunities for people to articulate their housing and location preferences• Develop the Council's position on tenure security for urban regeneration and redevelopment projects
Advocate for housing need which is not always addressed by community housing policy settings	<ul style="list-style-type: none">• Identify the extent of community housing need that does not fit within current policy settings
Ensure that income based affordable rental guidelines are applied in Council owned or leased housing	<ul style="list-style-type: none">• Establish and monitor affordable rental guidelines in alignment with Government policies

How to have your say

Tell us your thoughts on the Draft Community Housing Strategy 2020-2030 by
5pm Monday 16 November 2020.

- Fill out our online form at **ccc.govt.nz/haveyoursay**
This is your quickest and easiest option.
- Fill out the response form in this document, fold and send to us using the included Freepost form.
- Post a letter to:
Freepost 178 (no stamp required)
Attention: Sam Sharland
Engagement Advisor
Community Housing Strategy 2020-2030 feedback
Christchurch City Council
PO Box 73016
Christchurch 8154
- Deliver to Te Hononga Civic Offices at 53 Hereford Street by 5pm Monday 16 November 2020.

You need to include these details in your feedback:

- Your full name, organisation and your role (if applicable)
- Postal address, email address and daytime phone number.

ccc.govt.nz/haveyoursay

Have your say on the Draft Community Housing Strategy 2020-2030

We would like your feedback on the Draft Community Housing Strategy 2020-2030.
We need to receive your comments by 5pm Monday 16 November 2020.

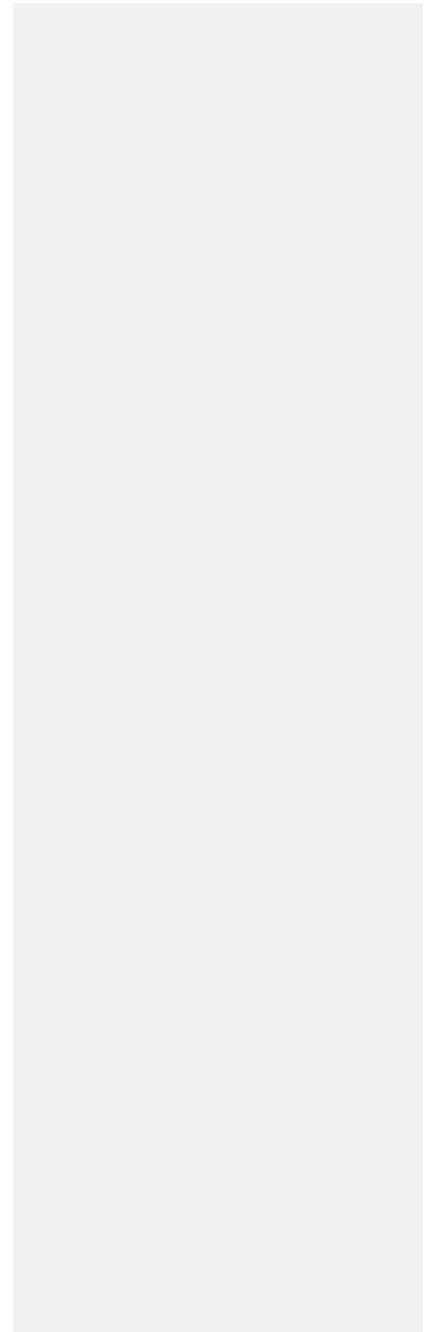
Please answer the following questions and send us your responses by:

- 1. Completing our online feedback form at ccc.govt.nz/haveyoursay; or
- 2. Folding this section of the leaflet after completing the questions and posting it to us; or
- 3. Dropping the completed feedback form to Te Hononga Civic Offices, 53 Hereford Street, Christchurch

by 5pm Monday 16 November 2020

Discussion questions

- What do you think about the strategy’s vision of ‘community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing’?
- What do you think about the strategy’s priority actions for community housing in Ōtautahi Christchurch?
- How active do you think the Council should be in either delivering and/or supporting community housing



Community Housing Strategy - Implementation Plan

Vision - Community housing as a foundation of housing and wellbeing in Otautahi Christchurch

Goal One – Foundation: Community housing is a key infrastructure ingredient to community wellbeing

Objectives	Actions	Measures	Timeframes
Community housing provision is a key consideration in Council plans and policies	Social and economic sustainability is a key consideration in community housing provision and maintenance Continue to include community housing as a key priority in climate change 'just transition' planning Future proof new developments with respect to climate change and other environmental and health hazards Identify minimum community housing requirements in housing developments Prioritise locating new community housing developments close to community hubs, transport and services	Evidencing how sustainability has been taken into account Identification of stock at risk from climate change impacts Evidence of how future proofing is taken into consideration Requirement levels identified Evidence of how such prioritising is taken into consideration	Ongoing Next three years Ongoing Next three years Ongoing
Identify and demonstrate the co-benefits of community housing	Carry out a social and economic 'wellbeing' benefit-cost assessment Promote the benefits of community housing Advocate for multi-tenure outcomes in housing regeneration	Wellbeing Cost-Benefit assessment tool Documented tools and guidelines Number of multi-tenure developments built or supported	Ongoing Ongoing Ongoing
Deliver community and tenant involvement in decision-making on housing redevelopments	Ensure engagement with the community during housing redevelopments	Number of groups/people involved during key project stages	Next three years

Goal Two – Community Integration: Community housing is part of a mixed housing, mixed tenure approach in housing developments

Objectives	Actions	Measures	Timeframes
Advocate for the requirement of community housing and affordable housing in housing developments	Work with central government and LGNZ to develop affordable housing guidelines Work with other forums in the housing sector	Our contribution to the development of affordable housing guidelines and/or planning proposals Our contribution to the development of affordable housing guidelines and/or planning proposals	Next three years Next three years
Encourage and incentivise a range of tenure and housing models by the community housing and private sectors	Identify and determine support for successful and emergent models such as Community Land Trusts Incentivise the community housing and private sectors Identify patient capital opportunities Ensure the utilisation of Council land and resources support and retain a range of community housing	Mixed housing/mixed tenure occurring in redevelopments Incentives developed Number of proposals investigated Method of how housing is retained long term	Next 12 months Next three years Next three years Ongoing

Goal Three - Capacity: Support Council and community housing provider capacity to deliver community housing

Objectives	Actions	Measures	Timeframes
A sound understanding of community housing need at the local level	In co-ordination with others, take a lead role in identifying and monitoring a sound evidential base of current and future community housing need Understand and report on current provision	Evidence from primary and secondary sources Accessible, up to date data on provision and plans of the local CHP Network	Ongoing Ongoing
Restore the amount of Council's housing stock to its pre-quake level	Sustainably fund and/or support new CCC and/or CHP units	Number of CCC units replaced Number of CCC assisted CHP units	Ongoing
Promote delivery models for the provision of community housing at scale	Investigate local authority options such as CCO models Develop capital models that support CHPs Identify and evaluate funding and financing options to support the increased supply of community housing to meet current and expected demand	Number of options promoted Capital models developed Funding options developed	Next three years Next three years Next two years

Actively support community housing providers through a range of development models	Identify partnerships and models that support delivery of community housing	Number of models developed and supported	Ongoing
Advocate for reducing and streamlining planning requirements for community housing	Identify consenting guidelines and checklists that encourage community housing	Guidelines developed	Next 12 months
	Apply wrap-around consenting and compliance services that minimise building timeframes	Services developed	Next 12 months
	Develop fast track processes to progress community housing consents to 'shovel ready' status	Processes developed	Next 12 months

Goal Four - Provision: Community housing is provided in Christchurch that meets the human rights based 'housing adequacy' threshold			
Objective	Actions	Measures	Timeframes
Promote good urban design of community housing including universal design principles that recognise physical accessibility, mobility and independence	Lead the ongoing development of best practice standards, e.g. accessible ready housing such as Lifemark	Number of leading practice units built e.g. incorporating Lifemark principles	Ongoing
Housing Adequacy is a key consideration in investing in Council's housing	Carry out Asset Management Planning to ensure prudent investment contributes to meeting housing adequacy	Stock numbers cost-effectively upgraded and/or replaced	Ongoing
Lead by good practice example the development of warm, dry and safe housing	Taking opportunities to support, advocate, and lobby for improved quality of community housing	Number of opportunities taken	Ongoing
	Take a leading role in wider policy changes and legislative change where there are community and sector wide benefits	Number of submissions/inputs into legislative change	Ongoing
	Delivering warm, dry and safe housing	All our units are warm and dry, e.g. meets or exceeds the Healthy Homes Guarantees Act	Ongoing
Research and identify specialised housing for specific demographic groups	Work with the community housing sector to promote specialised housing models	Number of specialised models promoted	Next three years

Goal Five – Prevention: Preventative action to ensure secure, stable tenancies which build community connections and wellbeing			
Objective	Actions	Measures	Timeframes
Support the provision of a range of models for more immediate access to emergency and transitional housing	Work with the community sector to identify and support related housing models	Number of models identified and supported	Next three years
Support people to foster secure tenancies and maintain sustainable communities	Identify best practice to support people to live in their communities across a range of tenures	Documenting best practice	Ongoing
	Identify opportunities for people to articulate their housing and location preferences	People are engaged and participate in consultation processes	Next three years
	Develop Council's position on tenure security for urban regeneration and redevelopment projects	Articulation and documentation of Council's position	Next two years
Advocate for housing need which is not always addressed by community housing policy settings	Identify the extent of community housing need that does not fit within current policy settings	Dialogue with government, CHPs, and housing advocates	Next three years
Ensure that income based affordable rental guidelines are applied in Council owned or leased housing	Establish and monitor affordable rental guidelines in alignment with government policies	Evidence of policy alignment	Next two years

Continuing Action
New Action

Community Housing Strategy

2020–2030

Attachment E Item 8



ccc.govt.nz

Christchurch
City Council 

Vision:
**Community housing as
a foundation of housing
and wellbeing in Ōtautahi
Christchurch**

The Christchurch City Council's Community Housing Strategy takes its lead from the Council's overall Housing Policy, which prioritises housing as a human right. Underpinned with collaborative leadership for a city wide outlook, it frames community housing as central to the city's fabric and wellbeing with the following goals:



Foundation

Community housing is a key infrastructure ingredient to community wellbeing



Integration

Community housing is part of a mixed housing, mixed-tenure approach in housing developments



Capacity

Support Council and community provider capacity to deliver community housing



Provision

Community housing provision meets human-rights-based 'housing adequacy'



Prevention

Undertake preventative action to ensure secure, stable tenancies to build community connections and wellbeing



More inclusive community housing

For a long time in Aotearoa New Zealand central and local government delivered safe and secure public housing. That worked well when there were high levels of home ownership, strong investment in public housing and new first homes, and superannuation certainty.



From 2006 to 2018, the number of **renting households rose from 32% → 37%**



The **public housing register** in Christchurch grew from **721 → 989**
in March 2018 in March 2020



In 2017, 53% of private renting households were paying more than **30% of their income on rent**



1,181 units of Council stock have been **repaired following the earthquakes**



227 units of housing are still required to restore previous Council stock **lost to the earthquakes**



2,381 **heat pumps** have been installed in Council and OCHT stock via \$16m of Council funding



99% of the Council's stock has undergone work since July 2019 to meet **new Healthy Homes Standards**

Changes in economic and social policy in a market economy setting have placed increasing demand on public and affordable housing that the market alone cannot meet. With the commodification of housing and its role in driving wealth inequality, public housing has become a more marginalised entity which cities like Ōtautahi Christchurch are now playing catch-up to provide and meet this core need.

This strategy seeks to reframe public or social housing more inclusively as community housing, to place it as a central housing requirement (i.e. as a cornerstone of our communities and as key social infrastructure, at the forefront of our housing provision and ongoing urban regeneration).

Linking in and relating public housing to other forms and tenures of assisted affordable housing means we view community housing in a broader, more connected way when we plan and provide for housing in our city.

Specifically, 'community housing' is:
A form of assisted or non-market housing working alongside private housing in the open market, meeting housing need through a range of social and affordable rental and home ownership options. Community housing complements and includes the public (or social) housing traditionally provided by central or local government, and other community providers.



Our direction

Christchurch City was the first local authority in Aotearoa New Zealand to provide social housing and has been providing affordable accommodation to low-income residents of Ōtautahi Christchurch for over 80 years. The first units were built in 1938 – 16 pensioner units in Sydenham.

Over time, with Government and other support, the Council's social housing stock grew to 2,649 units. One quarter was built in the 1960s and approximately half of the portfolio in the 1970s. With only 9 per cent of the stock developed since 1990, the Council has an ageing stock profile to address.

As a key response to the earthquakes, the Ōtautahi Community Housing Trust (OCHT) was formed as a community housing provider (CHP) to lease the Council's social housing. Crucially, OCHT (as a CHP), unlike the Council, is able to access the Government's Income-Related Rent Subsidy (IRRS), which will gradually allow for the Council's stock replacement.

The Council has also capitalised OCHT through the gifting of a 'loan' of \$50 million of its social housing assets, mostly via a \$45 million loan including 438 units. The

Council's portfolio now consists of 1,948 units in 85 complexes, which are predominately bedsit, studio or one-bedroom units.

Council supports the CHP sector via its local body, Te Waipounamu Community Housing Providers Network, and its 'parent' body, Community Housing Aotearoa. Overcoming current Government policy, funding and subsidy exclusions for councils, the Council in a facilitation role has loaned OCHT a total of \$55 million to build 215 new units and develop plans for a further 54.

Future directions for the provision of community housing will require central and local government partnerships and coordination, and partnerships with others especially runanga in the delivery of kainga nohoanga as an example of future best practice.

Community housing in Ōtautahi Christchurch

Provider	No. units
Kainga Ora (March 2020)*	6,160
Christchurch City Council**	1,948
OCHT (owned)	498
Community Housing Providers***	647
Total****	9,253

*Owned by, or leased to, Kainga Ora

**1,936 units leased to OCHT

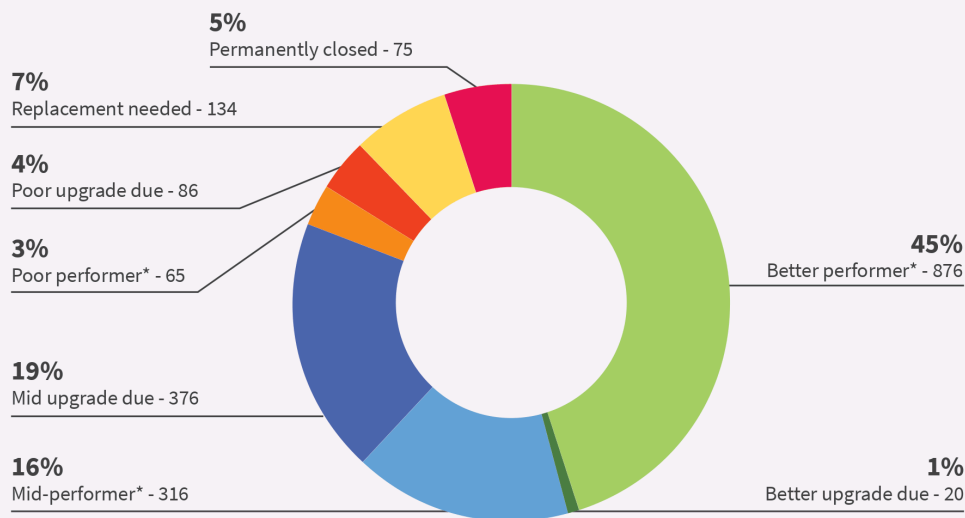
***Owned or managed, excluding OCHT

****18 per cent of rental housing in Christchurch (Census 2018)

Restoring, rebuilding and renewing Council housing

There are 209 units of Council housing stock that are either closed (75) or are ageing (134) and no longer fit for purpose (Figure 1), and so need replacing. This is estimated to cost \$62.7 million.

CCC stock condition (Figure 1)



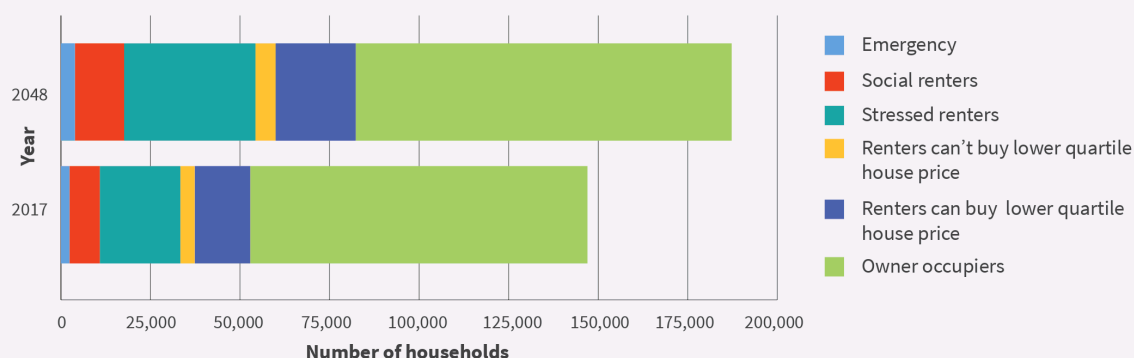
*'Performer' is mostly about financial efficiency (i.e. income and expenditure).

A further 136 units will need to be added, at a cost of \$40.8 million (yet to be funded or financed, and subject to the Long Term Plan process), to restore the original pre-quake levels of Council stock (the Council has facilitated partial restoration of the number of units to pre-stock levels via loans to OCHT). This is an opportunity to move the Council's complexes to a broader community housing mix while keeping previous overall levels of social housing stock.

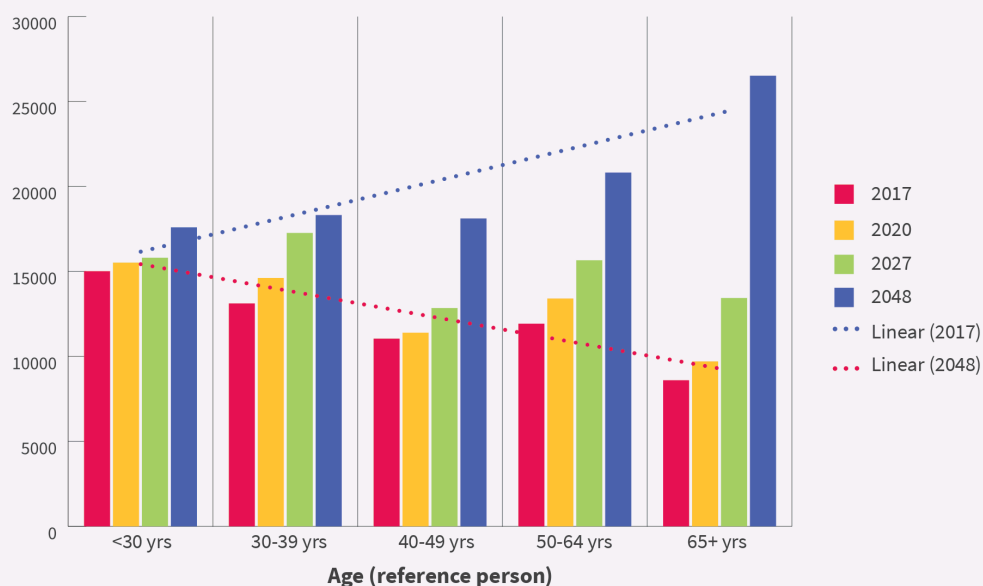
Further stock that is anticipated to be due for upgrading during the next Long-Term Plan period amounts to 482 units, at a cost of \$14.3 million, which is provisionally budgeted for pending further scoping of works (upgrades and renewals are budgeted, but replacements are not).

Our city's expected future challenges

Christchurch housing continuum, numerical change 2017-2048 (Figure 2)



Renting households 2017-2048 (Figure 3)



Research carried out for the Greater Christchurch Settlement Pattern Update (Our Space) has forecast a 62 per cent increase over the period 2017 to 2048 in those people requiring social housing (Figure 2), with Māori and Pacifica being especially impacted. This is an additional demand for 200 to 230 extra social housing dwellings per annum between 2017 and 2048 if the current proportion of social housing is maintained, let alone increased.

This additional demand is especially a reflection of the projected increase in the number of older one-person and couple-only renting households aged 65 years and older. As noted in Figure 3, this is expected to change from the

smallest to the largest demographic group from 2017 to 2048.

Ideally, the location of such additional social housing would be in mixed-tenure communities close to major employment centres, transport routes and with access to a range of social services.

The Our Space research also points to there being 14,000 more households who are 'stressed renters' (i.e. paying over 30 per cent of their income in rent), reinforcing the need to take a broader community housing approach in providing secure, affordable housing, both rented and owned.



Resourcing the future challenge

If the Council's pre-quake stock levels are restored, it will own (or have facilitated) 20 per cent of all public housing in the city.

For the Council to maintain this overall share of public housing then, to help meet the forecast demand it will need to build (and lease either to a CHP, or to another entity if it became eligible for any Government funding or rent subsidies) 460 units of housing for the next 10 years. This is estimated to cost \$13.8 million per year, with funding yet to be sourced or accessed.

Over the long term, the maintenance and replacement of the Council's stock can just be met if its ring-fenced Social Housing Fund is only used for operations, maintenance, renewals and upgrades.

Our roles

The redevelopment of the Council's stock and other urban growth or regeneration provide opportunities for community housing of a range of types and tenures. The Council will have a range of roles as a provider of community housing stock and as a supporter, enabler, advocate and leader for it. Co-ordinated, collaborative partnerships with Government, iwi, the community housing provider and development sectors will be key in creating funding and provision models for locally led community housing. The Greater Christchurch Partnership is a clear integration pathway to help give effect to the Strategy.

Stronger regulatory and financial policy settings are needed to address both current oversubscribed community housing supply and expected future need. These include both supply and demand-side funding at the local level, stronger planning and rezoning requirements for affordable housing, overcoming growth barriers, and identifying pathways for building and retaining community housing as an enduring component of our communities.

Locally, it is the Council that has the community wide and long-term interest in the wellbeing of its people, including how they are housed. Any eligibility for Government supply and/or demand funding will broaden its ability to meet community housing supply and replacement issues.

The Council will need to strategically consider its ability and willingness to contribute resourcing and funding, directly or indirectly, for a range of community housing in the redevelopment of its stock. This includes a recognition of the wider social and economic benefits arising from community housing as a part of Ōtautahi Christchurch's growth and regeneration in the Council's decision-making.

To encourage and facilitate better mixed housing and tenure outcomes, examples would be affordable rental and home ownership such as leasing, rent-to-buy, or shared equity (the latter for which the Council has recently funded for modest-income households).



Providing and retaining community housing

Public housing is being increasingly developed in a mixed-tenure way for a range of households. The Council should strive to achieve something similar in the replacement and redevelopment of its stock.

A greater range of tenures, such as leasing and co-operative models, are more likely to provide more integrated, secure housing outcomes for households where the gap between traditional social housing and even ownership models, such as shared equity, is too great.

Central to the best use of public resources for community housing is its long-term retention and perpetual provision, by and for the community for its ongoing benefit, including the public land element. As public housing is redeveloped

with an urban regeneration focus to provide for broader community housing opportunities, the loss of such land to market housing needs to be avoided if enduring affordable housing outcomes are to be achieved (Saville-Smith, 2015). Mixed tenure is more likely to be positive where it can maintain kinship and other social networks, which will be less likely if market housing is allowed to encroach into public housing areas at the expense of a greater range of tenure options.

Mixed community housing in Ōtautahi Christchurch

In 2012 the Council sold 1.4 hectares of land at Goulding Avenue, Hornby, at below-market valuation to a consortium of community housing providers. They built 44 units of community housing across a range of tenures, including shared ownership, affordable rental, social rental, and a 12-room residential group home for seniors.

The Goulding Avenue development was seen as being a successful example of delivering a mixed-tenure model of social and affordable housing using publicly sourced land. The scheme was found to have created more value than any one party could have achieved on their own.

Requirements for a mix of housing types and tenures is recommended for future projects utilising public land, including clear policies on land sales and valuation for social benefit to provide clarity, and more streamlined development processes for community housing providers.

Wider challenges: climate change, pandemics and resilience

Climate change impacts will need to be addressed in the provision of community housing. For example, it is estimated that within about 100 years, and based on current projections and with no mitigation, about 6,800 households mainly in eastern parts of Christchurch could be affected by inundation during a one-in-one-hundred-year flood event.

Emerging lessons from the global Covid-19 pandemic point to overcrowding, unaffordable housing, and social and economic disparities as risk factors for pandemic spread.

Taking into account these existential threats, as well as housing-related social inequality stress, ongoing resilience will be delivered by developing more well-located mixed assisted housing types and tenures, improving the community ability to absorb future shocks or disruptions. Council has a clear leadership role in this area.

Community housing contributes towards community resilience by addressing housing-related social equity stress, as noted in the Resilient Greater Christchurch Plan. This establishes the foundation for a better life for people needing help accessing secure and affordable housing.

Community housing contributes towards community resilience by addressing housing-related social equity stress, as noted in the Resilient Greater Christchurch Plan. This establishes the foundation for a better life for people needing help accessing secure and affordable housing.

Community Housing Strategy Implementation plan

Vision - Community housing as a foundation of housing and wellbeing in Ōtautahi Christchurch

Principles



Community housing is vital to the **wellbeing of people and their communities**



Community housing is **critical social infrastructure in Christchurch**



Community housing is **part of the city's fabric**



The Council has an **advocacy and leadership role** in community housing



Collaborative partnerships are key to successful community housing outcomes



Goal one

Foundation: Community housing is a key infrastructure ingredient to community wellbeing

Objectives	Actions	Measures	Timeframes
Community housing provision is a key consideration in Council plans and policies	• Social and economic sustainability is a key consideration in community housing provision and maintenance	• Evidencing how sustainability has been taken into account	Ongoing
	• Continue to include community housing as a key priority in climate change 'just transition' planning	• Identification of stock at risk from climate change impacts	Next three years
	• Future proof new developments with respect to climate change and other environmental and health hazards	• Evidence of how future proofing is taken into consideration	Ongoing
	• Identify minimum community housing requirements in housing developments	• Requirement levels identified	Next three years
	• Prioritise locating new community housing developments close to community hubs, transport and services	• Evidence of how such prioritising is taken into consideration	Ongoing

Continuing action

New action

Objectives	Actions	Measures	Timeframes
Identify and demonstrate the co-benefits of community housing	• Carry out a 'wellbeing' benefit-cost assessment	• Wellbeing Cost-Benefit assessment tool	Ongoing
	• Promote the benefits of community housing	• Documented tools and guidelines	Ongoing
	• Advocate for multi-tenure outcomes in housing regeneration	• Number of multi-tenure developments built or supported	Ongoing
Deliver community and tenant involvement in decision-making on housing redevelopments	• Ensure engagement with the community during housing redevelopments	• Number of groups/people involved during key project stages	Next three years



Goal two

Community Integration: Community housing is part of a mixed housing, mixed-tenure approach in housing developments

Objectives	Actions	Measures	Timeframes
Advocate for the requirement of community housing and affordable housing in housing developments	• Work with central government and LGNZ to develop affordable housing guidelines	• Our contribution to the development of affordable housing guidelines and/or planning proposals	Next three years
	• Work with other forums in the housing sector	• Our contribution to the development of affordable housing guidelines and/or planning proposals	Next three years
Encourage and incentivise a range of tenure and housing models by the community housing and private sectors	• Identify and determine support for successful and emergent models such as community land trusts	• Mixed housing/mixed tenure occurring in redevelopments	Next 12 months
	• Incentivise the community housing and private sectors	• Incentives developed	Next three years
	• Identify patient capital opportunities	• Number of proposals investigated	Next three years
	• Ensure the utilisation of Council land and resources supports and retains a range of community housing	• Method of how housing is retained long term	Ongoing

Continuing action

New action



Goal three

Capacity: Support Council and community housing provider capacity to deliver community housing

Objectives	Actions	Measures	Timeframes
A sound understanding of community housing need at the local level	• In co-ordination with others, take a lead role in identifying and monitoring a sound evidential base of current and future community housing need	• Evidence from primary and secondary sources	Ongoing
	• Understand and report on current provision	• Accessible, up to date data on provision and plans of the local CHP Network	Ongoing
Restore the amount of Council's housing stock to its pre-quake level	• Sustainably fund and/or support new Council and/or CHP units	• Number of CCC units replaced • Number of CCC assisted CHP units	Ongoing
Promote delivery models for the provision of community housing at scale	• Investigate local authority options such as CCO models	• Number of options promoted	Next three years
	• Develop capital models that support CHPs	• Capital models developed	Next three years
	• Identify and evaluate funding and financing options to support the increased supply of community housing to meet current and expected demand	• Funding options developed	Next two years
Actively support community housing providers through a range of development models	• Identify partnerships and models that support delivery of community housing	• Number of models developed and supported	Ongoing
Advocate for reducing and streamlining planning requirements for community housing	• Identify consenting guidelines and checklists that encourage community housing	• Guidelines developed	Next 12 months
	• Apply wrap-around consenting and compliance services that minimise building timeframes	• Services developed	Next 12 months
	• Develop fast-track processes to progress community housing consents to 'shovel ready' status	• Processes developed	Next 12 months

Continuing action

New action



Goal four

Provision: Community housing is provided in Christchurch that meets the human-rights-based 'housing adequacy' threshold

Objectives	Actions	Measures	Timeframes
Promote good urban design of community housing including universal design principles that recognise physical accessibility, mobility and independence	<ul style="list-style-type: none"> Lead the ongoing development of best practice standards, e.g. accessible ready housing such as Lifemark 	<ul style="list-style-type: none"> Number of leading practice units built e.g. incorporating Lifemark principles 	Ongoing
Housing Adequacy is a key consideration in investing in Council's housing	<ul style="list-style-type: none"> Carry out asset management planning to ensure prudent investment contributes to meeting housing adequacy 	<ul style="list-style-type: none"> Stock numbers cost-effectively upgraded and/or replaced 	Ongoing
Lead by good practice example the development of warm, dry and safe housing	<ul style="list-style-type: none"> Taking opportunities to support, advocate, and lobby for improved quality of community housing 	<ul style="list-style-type: none"> Number of opportunities taken 	Ongoing
	<ul style="list-style-type: none"> Take a leading role in wider policy changes and legislative change where there are community and sector-wide benefits 	<ul style="list-style-type: none"> Number of submissions/inputs into legislative change 	Ongoing
	<ul style="list-style-type: none"> Delivering warm, dry and safe housing 	<ul style="list-style-type: none"> All our units are warm and dry, e.g. meets or exceeds the Healthy Homes Guarantees Act 	Ongoing
Research and identify specialised housing for specific demographic groups	<ul style="list-style-type: none"> Work with the community housing sector to promote specialised housing models 	<ul style="list-style-type: none"> Number of specialised models promoted 	Next three years

Continuing action

New action



Goal five

Prevention: Preventative action to ensure secure, stable tenancies which build community connections and wellbeing

Objectives	Actions	Measures	Timeframes
Support the provision of a range of models for more immediate access to emergency and transitional housing	<ul style="list-style-type: none"> Work with the community sector to identify and support related housing models 	<ul style="list-style-type: none"> Number of models identified and supported 	Next three years
Support people to foster secure tenancies and maintain sustainable communities	<ul style="list-style-type: none"> Identify best practice to support people to live in their communities across a range of tenures 	<ul style="list-style-type: none"> Documenting best practice 	Ongoing
	<ul style="list-style-type: none"> Identify opportunities for people to articulate their housing and location preferences 	<ul style="list-style-type: none"> People are engaged and participate in consultation processes 	Next three years
	<ul style="list-style-type: none"> Develop the Council's position on tenure security for urban regeneration and redevelopment projects 	<ul style="list-style-type: none"> Articulation and documentation of Council's position 	Next two years
Advocate for housing need which is not always addressed by community housing policy settings	<ul style="list-style-type: none"> Identify the extent of community housing need that does not fit within current policy settings 	<ul style="list-style-type: none"> Dialogue with government, CHPs, and housing advocates 	Next three years
Ensure that income based affordable rental guidelines are applied in Council owned or leased housing	<ul style="list-style-type: none"> Establish and monitor affordable rental guidelines in alignment with Government policies 	<ul style="list-style-type: none"> Evidence of policy alignment 	Next two years

Continuing action

New action

Community Housing Strategy

2020–2030

ccc.govt.nz

Christchurch
City Council 

9. Innovating Streets Cycle Connection Project - Ferry Road, St Asaph Street to Fitzgerald Avenue

Reference / Te Tohutoro: 20/1323287

Report of / Te Pou
Matua:

Clare Piper, Senior Planner Transport, clare.piper@ccc.govt.nz

General Manager /
Pouwhakarae:

David Adamson, General Manager City Services,
david.adamson@ccc.govt.nz

1. Purpose of the Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek approval from the Christchurch City Council (Council) for the scheme plan shown in Attachment A including traffic controls, parking and stopping restrictions, related to the Innovating Streets for People Ferry Road Cycle Connection project. This report is staff generated and has been written to support the successful, and lawful, implementation of the project.
- 1.2 The purpose of the Waka Kotahi Innovating Streets for People - Pilot Fund is to trial approaches to projects that are lighter, quicker and cheaper to implement than normal transport projects. It is action of the trial and testing of the agile and temporary interventions, along with continuous evaluation, monitoring and adaptation through the lifecycle of the project, which supports the on-going and interactive engagement process of this project.
- 1.3 The decisions in this report are of low significance in relation to the Council's Significance and Engagement Policy. The level of significance was determined through a review of the risks and impacts of the project. Many benefits, for the whole community, will arise from this. These include, but are not limited to, wellbeing, environmental, economic and social benefits, and are summarised below:
 - 90% funding assistance from Waka Kotahi, resulting in low financial risk to the Council
 - Use of tactical urbanism approaches, enabling amendments or modifications in response to users, surrounding property owners and businesses feedback once installed.
 - Amenity improvements through the installation of trees and landscaping in planters, innovative LED seating, and road art painting.
 - Cycle safety improvements through the installation of a bi-directional cycleway that links existing cycle routes into the Central City.
 - General road safety outcomes for all users through the reduction in speed from 50km/h to 30km/h, installation of pedestrian courtesy crossings, and parking limit changes that support the operation of the school (Catholic Cathedral College) and surrounding local businesses
- 1.4 To support the design and successful delivery of this project, those immediately affected by the project were invited to help work out the exact location of the interventions. The level of impact on those people immediately affected is expected to be low, especially as project installation will occur during school and polytechnic low attendance periods.
- 1.5 The design and road layout scheme, along with resolutions listed within this report, have been provided to the Linwood-Central-Heathcote Community Board for feedback. A summary of the feedback received will be provided verbally at the Council meeting.

2. Officer Recommendations / Ngā Tūtohu

That the Council:

Current Ferry Road, St Asaph Street to Barbadoes Street

1. Approves that any previously approved resolutions on Ferry Road from its intersection with St Asaph Street to its intersection with Barbadoes Street, pertaining to traffic controls (including the speed limit), parking restrictions, and stopping restrictions made pursuant to any bylaw, to the extent that they are in conflict with the traffic controls, parking and stopping resolutions described in recommendations 2-4 below, are revoked.

Ferry Road, St Asaph Street to Barbadoes Street

2. Approves all kerb alignments, road surface treatments, bi-directional cycle path, one way northwest bound and road markings on Ferry Road, commencing at its intersection with St Asaph Street, and extending in a south- easterly direction to its intersection with Barbadoes Street, as detailed on plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment A.
3. Approves that the speed limit on Ferry Road, commencing at its intersection with St Asaph Street, and extending in a south- easterly direction to its intersection with Barbadoes Street, be set at 30 km/h, in accordance with Clause 27 of the Christchurch City Council Traffic & Parking Bylaw 2017.
4. Approves all stopping and parking restrictions on Ferry Road, commencing at its intersection with St Asaph Street, and extending in a south easterly direction to its intersection with Barbadoes Street, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017 and as detailed on plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment A.

Current Williams Street

5. Approves that any previously approved resolutions on Williams Street from its intersection with Ferry Road for a distance of 20 metres in a southerly direction, pertaining to traffic controls (excluding the speed limit), parking restrictions, and stopping restrictions made pursuant to any bylaw, to the extent that they are in conflict with the traffic controls, parking and stopping resolutions described in recommendations 6 – 9 below, are revoked.

Williams Street

6. Approves all kerb alignments, road surface treatments, shared paths, one way north bound, give way control and road markings on Williams Street, commencing at its intersection with Ferry Road, and extending in a southerly direction for a distance of 20 metres, as detailed on plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment A.
7. Approves all stopping and parking restrictions on Williams Street, commencing at its intersection with Ferry Road, and extending in a southerly direction for a distance of 20 metres, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017 and as detailed on plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment A.
8. Approves that the right turn movement from Williams Street into Ferry Road be restricted for all vehicles, except for cycles right turning into the bi-directional cycle path, as detailed on the plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment A.

9. Approve that the Left turn movement from Ferry Road into Williams Street be restricted for motor vehicles only, as detailed on the plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment A.

Current Ferry Road, Barbadoes Street to Fitzgerald Avenue

10. Approves that any previously approved resolutions on Ferry Road from its intersection with Barbadoes Street to its intersection with Fitzgerald Avenue, pertaining to traffic controls (including the speed limit), parking restrictions, and stopping restrictions made pursuant to any bylaw, to the extent that they are in conflict with the traffic controls, parking and stopping resolutions described in recommendations 11-13 below, are revoked.

Ferry Road, Barbadoes Street to Fitzgerald Avenue

11. Approves all kerb alignments, road surface treatments, Special Vehicle Lanes (Cycle Lanes), bi-directional cycle paths, uni-directional cycle paths and road markings on Ferry Road, commencing at its intersection with Barbadoes Street, and extending in a south- easterly direction to its intersection with Fitzgerald Avenue, as detailed on plan TP 357802 , issue 1, dated 11 January 2021 and attached to this report as Attachment A.
12. Approves that the speed limit on Ferry Road, commencing at its intersection with Barbadoes Street, and extending in a south- easterly direction to its intersection with Fitzgerald Avenue, be set at 30 km/h, in accordance with Clause 27 of the Christchurch City Council Traffic & Parking Bylaw 2017.
13. Approves all stopping and parking restrictions on Ferry Road, commencing at its intersection with Barbadoes Street, and extending in a south easterly direction to its intersection with Fitzgerald Avenue, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017 and as detailed on plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment A.

Current Fitzgerald Avenue, Ferry Road to Moorhouse Avenue

14. Approves that any previously approved parking and stopping resolutions on the west side of Fitzgerald Avenue, from its intersection with Ferry Road to its intersection with Moorhouse Avenue, made pursuant to any bylaw, to the extent that they are in conflict with the parking and stopping resolutions described in recommendation 15 below, are revoked.

Fitzgerald Avenue, Ferry Road to Moorhouse Avenue

15. Approves all stopping and parking restrictions on the west side of Fitzgerald Avenue, from its intersection with Ferry Road to its intersection with Moorhouse Avenue, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017 and as detailed on plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment B.

Current Barbadoes Street, South of Ferry Road

16. Approves that any previously approved parking and stopping resolutions on the eastern side of Barbadoes Street, from its intersection with Ferry Road and extending in a southerly direction for a distance of 65 metres, made pursuant to any bylaw, to the extent that they are in conflict with the parking and stopping resolutions described in recommendation 17 below, are revoked.

Barbadoes Street, South of Ferry Road

17. Approves all stopping and parking restrictions on the eastern side of Barbadoes Street, from its intersection with Ferry Road and extending in a southerly direction for a distance of 65 metres, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw

2017 and as detailed on plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment B.

Current Barbadoes Street, North of Ferry Road

18. Approves that any previously approved parking and stopping resolutions on the western side of Barbadoes Street, from its intersection with Ferry Road to its intersection with St Asaph Street, made pursuant to any bylaw, to the extent that they are in conflict with the parking and stopping resolutions described in recommendation 19 below, are revoked.

Barbadoes Street, North of Ferry Road

19. Approves all stopping and parking restrictions on the western side of Barbadoes Street, from its intersection with Ferry Road to its intersection with St Asaph Street, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017 and as detailed on plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment B.

St Asaph Street, West of Barbadoes Street

20. Approve that the left turn movement from St Asaph Street into Ferry Road be restricted for all vehicles, except for cycles left turning into the bi-directional cycle path on Ferry Road, as detailed on the plan TP 357802, issue 1, dated 11 January 2021 and attached to this report as Attachment A.

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

- 3.1 The Ferry Road Cycle Connection project has been approved for 90% funding assistance by Waka Kotahi. The recommendations within this report support the successful, and lawful, implementation of the Ferry Road Cycle Connection project.

4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 Various alternative options have been considered during the engagement process with immediately affected parties. However, the recommendations within this report reflect the preferred outcomes requested by the immediately affected parties.

5. Detail / Te Whakamahuki

Background

- 5.1 This project has been made possible through the successful funding application to the Waka Kotahi Innovating Streets for People – Pilot Fund. The purpose of this funding is to assist councils to create more people-friendly spaces in cities, and pilot new, safer and easier ways for people to move around and access places and spaces using tactical urbanism and placemaking approaches.
- 5.2 The Ferry Road Cycle Connection project was awarded this funding in June 2020 (Round 1), and is to be delivered by June 2021. This project provides for piloting a cycleway that connects the Heathcote Expressway cycleway to the St Asaph Street cycleway, in addition to trialling a low speed environment, and creating visual amenity improvements.
- 5.3 The temporary design for a cycle connection along Ferry Road between Fitzgerald Ave and St Asaph Street provides for on-street parking changes that support the safe operation of public transport through changes to bus stop locations, retention of safe vehicle access to private sites, street amenity improvements, and changes to on-street parking restrictions (i.e. time limitations) to support the operational requirements of the surrounding businesses and educational facilities in the area.

Engagement with community

- 5.4 Key stakeholders in the immediate area (Ara, Red Bus and Catholic Cathedral College) were engaged early in the concept plan design phase, to provide guidance and advice on changes sought. In addition, the project team received feedback on the concept design from Environment Canterbury, Fire and Emergency New Zealand, Go Bus, CCS Disability Action, Low Vision / Blind Foundation, Spokes and three local businesses. In addition, Waka Kotahi also provided advice and guidance on the concept plan.
- 5.5 As a result of discussions, the design was amended to:
- Accommodate an exit from Williams Street onto Ferry Road (previous design was to cul-de-sac Williams Street).
 - Provide cycle judder bars either side of the school entrance to slow cyclists down where students cross the road, providing a safer environment for students.
 - Provide parking time limitations on Ferry Road, Barbadoes Street and Fitzgerald Avenue to support greater flow and improve driver behaviour of traffic during peak school pick up and drop off times, as well as to provide appropriate parking for employees in the area.
 - Reduce the roadway art painted surfaces to provide a clear thoroughfare for pedestrians.
 - Increase the width of painted green areas within the cycle way at vehicle entry/exit locations.
 - Install pedestrian ramps and tactile pavers at key pedestrian locations.
 - Provide appropriate colours and design of the roadway art that was not confusing or distracting for disability users.
 - Move the cyclist's cross-over point further away from the Fitzgerald Avenue intersection, to reduce visibility concerns from local businesses.

Summary of changes proposed

- 5.6 The changes sought are as follows:
- Change to one-way movements only along Ferry Road, from Barbadoes Street to St Asaph Street, in a westerly direction.
 - Creation of a bi-directional cycle way, on the southern side of Ferry Road.
 - Reduction of the posted speed limit from 50km/h to 30km/h.
 - Reduction of on-street parking spaces on Ferry Road, between Fitzgerald Avenue and Barbadoes Street, from 56 to 22 spaces.
 - Change of the on-street parking from unrestricted time limits to time-restricted parking to provide for a greater flow and utilisation of the car parks for the immediately affected parties.
 - Implementation of new line marking and roadway art on the newly created 'shoulder area' of Ferry Road.
 - Amended bus stop locations to match the new design to provide safe alighting and crossing locations for bus users.
- 5.7 There are other amenity and safety improvements provided within this project that will be located within the road reserve that support the above changes sought.
- 5.8 The decision affects the following wards/Community Board areas:

5.8.1 Linwood-Central-Heathcote Community Board.

5.8.2 Central Ward.

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

Strategic Alignment / Te Rautaki Tīaroaro

- 6.1 The Innovating Streets for People Ferry Road Cycle Connection project supports the Council's Strategic Priority of enabling active and connected communities to own their future.
- 6.2 It also aligns with the Council's Community Outcomes of a Liveable City and Resilient Communities, which provides for a well-connected and accessible city promoting active and public transport modes, and safe and healthy communities.
- 6.3 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
 - 6.3.1 Activity: Active Travel
 - Level of Service: 10.5.39 Increase the numbers of people cycling into the central city. - 353 peak hour cyclists (>=5% increase).

Policy Consistency / Te Whai Kaupapa here

- 6.4 The decision is consistent with Council's Plans and Policies. This project aligns with:
 - 6.4.1 The Council's Traffic and Parking Bylaw, which enables the Council to resolve decisions related to parking and the control of traffic, including parking restrictions, speed limits, and special vehicle lanes.
 - 6.4.2 The Speed Limits Rule – the Council may by resolution set speed limits for any roads under its jurisdiction, in accordance with section 2.7 of the Speed Limits Rule.
 - 6.4.3 The Council's Central City Action Plan, which supports improved amenity of public realm.
 - 6.4.4 The Council's Transport Strategic Plan, and the Christchurch Cycle Design Guidelines, which collectively highlights the importance of cycle connections for the city.

Impact on Mana Whenua / Ngā Whai Take Mana Whenua

- 6.5 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 / Ngā Whai Whakaaro mā te Āhuarangi

- 6.6 The use of a tactical urbanism approach for co-design and delivery of this project, provides the opportunity to trial and test low-cost, temporary measures before committing to more expensive and permanent solutions. Many of the measures proposed in this project can be re-used on other Council projects, at the conclusion of this pilot, including the planter boxes, limbo seats, and wave delineators.
- 6.7 The implementation of measures to improve facilities for active and public transport mode users will also encourage people to try alternative transport modes to their vehicles, which in turn will help to lower emissions and lessen the impact on climate change.

Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā

- 6.8 The project team has met with, and included feedback in the design from, accessibility group representatives, including Blind Low Vision New Zealand, CCS and Council's Accessibility team. Measures incorporated into the design include revising the roadway art colours, orientation and location, as well as provision of tactile pavers at the appropriate locations.

7. Resource Implications / Ngā Hīraunga Rauemi

Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to Implement – The cost to implement this project is currently estimated at \$714,000. The project team has worked alongside Waka Kotahi and sought a funding variation to support and cover the project costs. The original approved Innovating Streets for People Pilot Fund application cost estimate was \$396,520. However during the detailed design phase, costings for the project were higher than expected. Staff worked with the contractor and other suppliers to reduce this estimate to be within the approved funding limits, however the project was at risk of not being delivered within that amount. Waka Kotahi were informed of the risk of not delivering and the rationale for this, and a funding variation was agreed to enable the project to be delivered. As such, the cost to implement will be 90% funded by Waka Kotahi.
- 7.2 Maintenance/Ongoing costs – The cost to water and weed the trees and plants in the planter boxes has been quoted at \$487 per planter per year and will be covered by existing operational budgets. There are 30 planter boxes included as part of the design. Road marking, roadart paint and signage has been designed to have a lifespan of two years, however it is noted that there may be some minimal maintenance of the painted surfaces required if use of these is high. On-going monitoring of how the paint performs in this area will provide greater clarity of future costs, if any. Decommissioning costs are forecasted to be \$14,000, and this has been included in the cost forecast for the project.
- 7.3 Funding Source – Waka Kotahi has approved funding assistance of 90% of the application cost estimate for project implementation, with Council funding 10% of the project from within the Transport programme.

8. Legal Implications / Ngā Hīraunga ā-Ture

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

- 8.1 Under the Traffic and Parking Bylaw 2017, the Council can make resolutions to set out the requirements for parking and control of vehicular or other traffic on any road or area under the care, control or management of the Council.
- 8.2 This project lies with the area defined as Central City Area, marked as Plan A in the Delegations Register. It is noted that while the Urban Development and Transport Committee has delegation for some resolutions, Council retains the authority to resolve speed limits, cycle ways and one-ways. Due to the split decision-making, and the scheduling of the Committee and Council meetings, all the decisions required for the project have been deferred directly to the Council.

Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 8.3 There is no legal context, issue or implication relevant to this decision.
- 8.4 This report has not been reviewed and approved by the Legal Services Unit

9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 The key risk associated with this project is public and/or political rejection of a tactical urbanism approach to trialling and testing low cost, temporary measures for a cycle connection between Fitzgerald Ave and St Asaph Street to inform and provide evidence to support a more permanent solution. To mitigate this risk, a monitoring and evaluation plan

has been prepared for implementation to measure the success or otherwise of the temporary measures.

- 9.2 The concept design has been assessed by an independent road safety audit team, as well as being reviewed by the Waka Kotahi Innovating Streets team.

Attachments / Ngā Tāpirihanga

No.	Title	Page
A ↓	Attachment A and B - Ferry Road Cycle Connection Innovating Streets Project	165

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

Document Name	Location / File Link
Waka Kotahi - Innovating Streets Website	https://www.nzta.govt.nz/roads-and-rail/innovating-streets/about/

Confirmation of Statutory Compliance / Te Whakatūturutanga 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	Kirsty Mahoney - Project Manager Michael Thomson - Transport Engineer Clare Piper - Senior Planner - Innovating Streets William Homewood - Senior Traffic Engineer
Approved By	Steffan Thomas - Manager Operations (Transport) Richard Osborne - Head of Transport David Adamson - General Manager City Services



© Copyright Christchurch City Council / Aerial Photography Creative Commons Attribution 3.0 New Zealand License

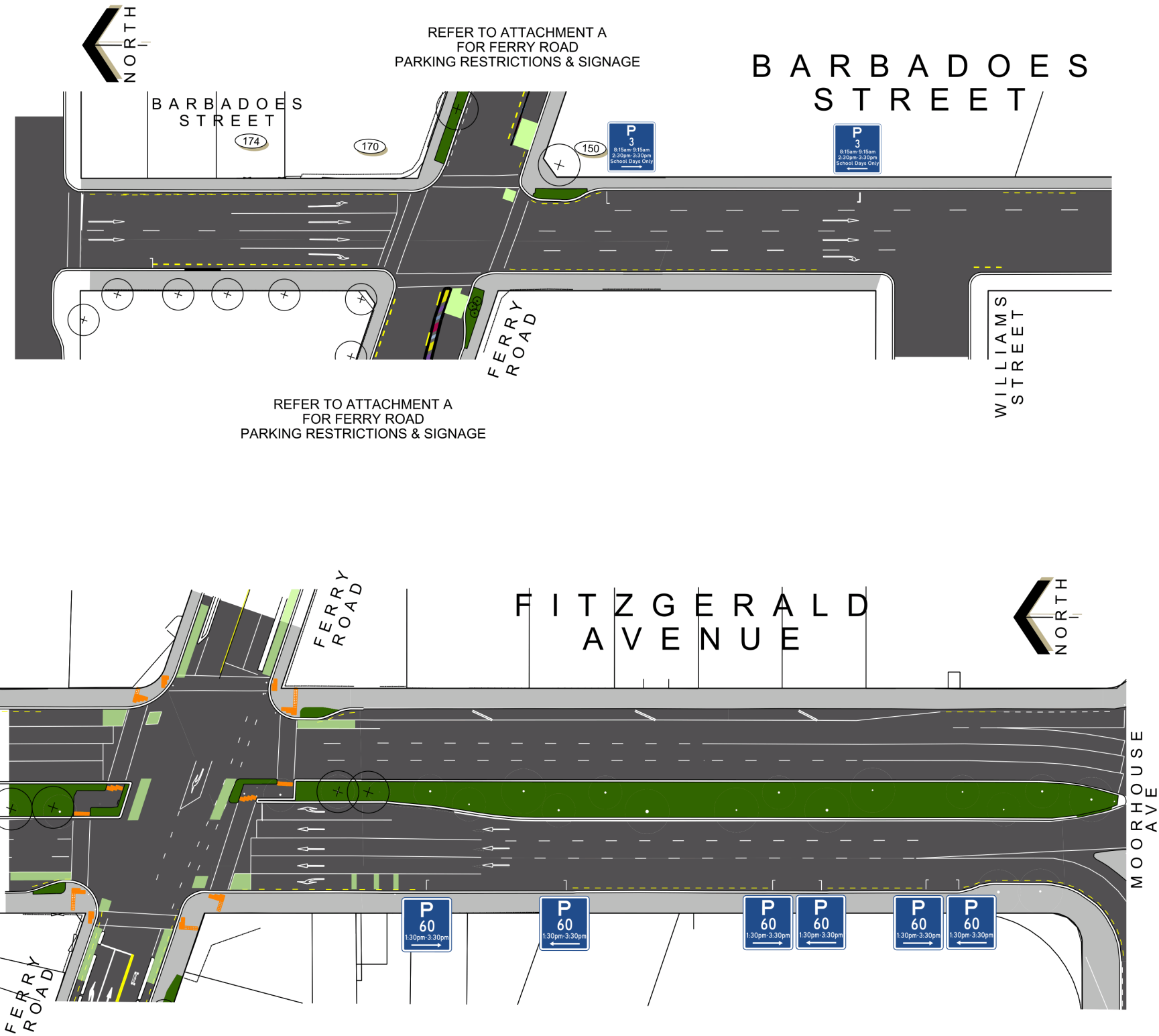
100
Original size mm

50

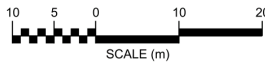
30

10

0



KEY	
	Existing Kerb
	Proposed Kerb
	Landscaping/Grass
	Existing Tree
	Painted Separators



10. 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
11.	PUBLIC EXCLUDED COUNCIL MINUTES - 10 DECEMBER 2020			REFER TO THE PREVIOUS PUBLIC EXCLUDED REASON IN THE AGENDAS FOR THESE MEETINGS.	
12.	CHRISTCHURCH CITY HOLDINGS LTD - DRAFT LETTER OF EXPECTATIONS 2021/22	S7(2)(H)	COMMERCIAL ACTIVITIES	THE CONTENT OF THE LETTERS OF EXPECTATION COULD ADVERSELY IMPACT THE COMMERCIAL OUTCOMES OF THE CCOS, AND FOLLOWING COUNCIL COMMITTEE DEBATE THE CONTENT MAY CHANGE.	AT THE TIME THE FINAL STATEMENT OF INTENT FOR 2021/22 IS PUBLISHED, BY 31 JULY 2021.
13.	APPOINTMENTS PANEL RECOMMENDATION FOR THE AUDIT AND RISK MANAGEMENT COMMITTEE	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	TO PROTECT THE PRIVACY OF THE CANDIDATE AND THE CONFIDENCE OF THE APPOINTMENTS PROCESS.	THE ANNOUNCEMENT OF THE APPOINTMENT CAN BE RELEASED IMMEDIATELY, IF APPROVED AND THE REPORT CAN BE RELEASED UPON THE CONFIRMATION OF THE APPOINTMENT.
14.	APPOINTMENTS TO THE CANTERBURY MUSEUM TRUST BOARD	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	TO PROTECT THE PRIVACY OF CANDIDATES DURING THE RECRUITMENT AND APPOINTMENT PROCESS.	IF THE RECOMMENDED APPOINTMENTS ARE APPROVED, WHEN CHRISTCHURCH CITY HOLDINGS LTD ADVISES BOTH THE COUNCIL

					AND SELWYN DISTRICT COUNCIL THAT THEIR APPOINTMENTS HAVE BEEN FORMALISED WITH THE SUCCESSFUL CANDIDATES AND THE CANTERBURY MUSEUM TRUST BOARD.
15.	PROPOSED LAND PURCHASE	S7(2)(A), S7(2)(B)(II), S7(2)(I)	PROTECTION OF PRIVACY OF NATURAL PERSONS, PREJUDICE COMMERCIAL POSITION, CONDUCT NEGOTIATIONS	TO PROTECT COUNCIL'S POSITION IN COMMERCIAL NEGOTIATIONS	A REDACTED VERSION MAY BE RELEASED ONCE SETTLEMENT FOR THIS PROPERTY AND NEGOTIATIONS FOR THE NEIGHBOURING PROPERTY ARE COMPLETE.
16.	EXTERNAL LEGAL SERVICES PROVIDERS	S7(2)(B)(II), S7(2)(I)	PREJUDICE COMMERCIAL POSITION, CONDUCT NEGOTIATIONS	TO PROTECT THE COUNCIL'S NEGOTIATING POSITION IN RELATION TO THE EXTERNAL LEGAL SERVICES PROVIDERS.	AT THE END OF THE CONTRACTUAL ARRANGEMENTS WITH THE CURRENT PROVIDERS OF EXTERNAL LEGAL SERVICES.