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## Sustainability and Community Resilience Committee AGENDA

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### Notice of Meeting:

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

**Date:** Wednesday 24 March 2021  
**Time:** 9.30am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

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### Membership

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

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19 March 2021

### Principal Advisor

Mary Richardson  
General Manager Citizens &  
Community  
Tel: 941 8999

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

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## Developing Resilience in the 21st Century

Strategic Framework



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

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

### Ōtautahi–Christchurch is a city of opportunity for all

Open to new ideas, new people and new ways of doing things – a city where anything is possible

#### Principles

Being open,  
transparent and  
democratically  
accountable

Promoting  
equity, valuing  
diversity and  
fostering inclusion

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

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

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

#### Community Outcomes

##### Resilient communities

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

##### Liveable city

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

##### Healthy environment

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

##### Prosperous economy

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

#### Strategic Priorities

Enabling active  
and connected  
communities  
to own their future

Meeting the challenge  
of climate change  
through every means  
available

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

Accelerating the  
momentum  
the city needs

Ensuring rates are  
affordable and  
sustainable

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

Engagement with  
the community and  
partners

Strategies, Plans and  
Partnerships

Long Term Plan  
and Annual Plan

Our service delivery  
approach

Monitoring and  
reporting on our  
progress

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

<b>Chair</b>	Councillor Templeton
<b>Deputy Chair</b>	Councillor Coker
<b>Membership</b>	The Mayor and All Councillors
<b>Quorum</b>	Half of the members if the number of members (including vacancies) is even, or a majority of members if the number of members (including vacancies) is odd.
<b>Meeting Cycle</b>	Monthly
<b>Reports To</b>	Council

***Delegations***

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

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

### **Bylaws**

The Council delegates to the Committee authority to:

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

### **Submissions**

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

### **Community Funding**

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

- Heritage Incentive Grant Applications
- Extensions of up to two years for the uptake of Heritage Incentive Grants
- Christchurch Heritage Festival Community Grants over \$5,000
- Applications to the Events and Festivals Fund
- Applications to the Capital Endowment Fund
- Applications to the Enliven Places Projects Fund
- Applications to the Innovation and Sustainability Fund
- Applications to the Metropolitan Strengthening Communities Fund *[The Funding Committee will make recommendations on applications to this fund and report back to this Committee]*

### **Limitations**

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

***Chairperson may refer urgent matters to the Council***

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

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

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

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## Karakia Whakamutunga

## Karakia Timatanga

### 1. Apologies / Ngā Whakapāha

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

### 2. Declarations of Interest / Ngā Whakapuaki Aronga

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

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

That the minutes of the Sustainability and Community Resilience Committee meeting held on [Wednesday, 24 February 2021](#) be confirmed (refer page 8).

### 4. Public Forum / Te Huinga Whānui

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

#### 4.1 Barrington Mall Centre Manager

Jill Kearns will speak on behalf of Barrington Mall regarding the need for a bylaw relating to begging.

#### 4.2 Sydenham Heritage Trust

David Rankin will speak on behalf of Sydenham Heritage Trust regarding the proposed replacement of the former historic church on the corner of Colombo and Brougham Streets.

### 5. 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.

### 6. Presentation of Petitions / Ngā Pākikitanga

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

## Sustainability and Community Resilience Committee OPEN MINUTES

**Date:** Wednesday 24 February 2021  
**Time:** 9.30am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

### Present

Chairperson  
Deputy Chairperson  
Members

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

24 February 2021

### Principal Advisor

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

**Karakia Timatanga:** Delivered by Councillor Galloway.

The agenda was dealt with in the following order.

Councillor Johanson joined the meeting at 9.31am during discussion on item 1.

## **1. Apologies / Ngā Whakapāha**

### **Part C**

#### **Committee Resolved SACRC/2021/00001**

That the apologies received from Councillor McLellan for absence and from the Mayor and Councillors Daniels and Gough for lateness be accepted.

Councillor Coker/Councillor Davidson

**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 SACRC/2021/00002**

That the minutes of the Sustainability and Community Resilience Committee meeting held on Thursday, 17 December 2020 be confirmed.

AND

That the minutes of the Public Excluded Sustainability and Community Resilience Committee meeting held on 17 December 2020 be confirmed.

Councillor Chen/Councillor Scandrett

**Carried**

## **4. Public Forum / Te Huīnga 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.

The Mayor joined the meeting at 9.32am before item 7.

Councillor Daniels joined the meeting at 9.34am during discussion on item 7.

Councillor Gough joined the meeting at 10.24am during discussion on item 7.

Councillor MacDonald left the meeting at 10.27am and returned at 10.29am during discussion on item 7.

## 7. Ōtautahi Christchurch Climate Change Strategy - Releasing Draft for Public Consultation

### Officer Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Approve the release of the draft Ōtautahi Christchurch Climate Change Strategy (Attachment A) for public consultation.
2. Note that if approved, the draft Ōtautahi Christchurch Climate Change Strategy will be released for public consultation in parallel with the 2021-2031 Long Term Plan consultation to maximise public engagement.
3. Note that in addition to written feedback on the strategy, the public will be able to present their views at a hearings panel.
4. Note that after public feedback has been considered, and any resulting changes have been incorporated, the updated draft Ōtautahi Christchurch Climate Change Strategy will be presented to the Council for a decision on formal adoption of the strategy (according to the terms of reference for the Sustainability and Community Resilience Committee - 31 October 2019, CNCL/2019/00128).
5. Approve the draft terms of reference of the Council Climate Change Working Group (Attachment B), to enable group meetings to commence.

### Committee Resolved SACRC/2021/00003

That the Sustainability and Community Resilience Committee:

1. Approve the release of the draft Ōtautahi Christchurch Climate Change Strategy (Attachment A) for public consultation.
2. Note that if approved, the draft Ōtautahi Christchurch Climate Change Strategy will be released for public consultation in parallel with the 2021-2031 Long Term Plan consultation to maximise public engagement.

3. Note that in addition to written feedback on the strategy, the public will be able to present their views at a hearings panel.
4. Note that after public feedback has been considered, and any resulting changes have been incorporated, the updated draft Ōtautahi Christchurch Climate Change Strategy will be presented to the Council for a decision on formal adoption of the strategy (according to the terms of reference for the Sustainability and Community Resilience Committee - 31 October 2019, CNCL/2019/00128).
5. Approve the draft terms of reference of the Council Climate Change Working Group (Attachment B), to enable group meetings to commence, *noting membership as Councillors Templeton (Chair), Chen, Coker, Cotter, Davidson, Galloway and Scandrett.*

Note: Staff will provide the proposed operational costs along with the proposed actions at the appropriate time.

Councillor Templeton/Councillor Davidson

Carried

Councillor Chu left the meeting at 10.45am and returned at 10.48am during discussion on item 8.

## **8. Christchurch's support for Mayors' Joint Statement on Accelerating Climate Adaptation in Cities**

**Committee Resolved SACRC/2021/00004**

**Mayor's recommendation adopted without change.**

### **Part C**

That the Sustainability and Community Resilience Committee:

1. Receive the Mayor's report.
2. Note Christchurch City's role in progressing the 1000 Cities Adapt Now global programme.

Mayor/Councillor Cotter

Carried

## **9. 2020/21 Metropolitan Discretionary Response Fund**

**Committee Resolved SACRC/2021/00005**

**Officer Recommendation adopted without change.**

### **Part C**

That the Sustainability and Community Resilience Committee:

1. Approves a grant of \$10,000 from its 2020/21 Metropolitan Discretionary Response Fund to Kairos Trust towards administration costs of operating Kairos Trust.

Councillor Keown/Councillor Mauger

**Carried**

Councillor Scandrett requested that his vote against the recommendation be recorded.

Councillor Cotter left the meeting at 11.10am

The meeting adjourned at 11.10am and reconvened at 11.25am.

Councillor Cotter returned to the meeting at 11.26am during discussion on item 10.

## **10. Request for the Removal of a Conservation Covenant from the Property Title of 42 Colombo Street, Beckenham, Christchurch**

**Committee Resolved SACRC/2021/00006**

**Officer recommendation adopted without change.**

### **Part C**

That the Sustainability and Community Resilience Committee:

1. Approve the revocation of the conservation covenant from the property title of 42 Colombo Street, Beckenham, Christchurch.

Councillor Scandrett/Councillor Mauger

**Carried**

## **11. Approval of an Extension of Time for a Heritage Incentive Grant for 141 High Street, Christchurch**

**Committee Resolved SACRC/2021/00007**

**Officer recommendations adopted without change.**

### **Part C**

That the Sustainability and Community Resilience Committee:

1. Approve an extension of time of eighteen months for the uptake of the Heritage Incentive Grant previously approved for the building at 141 High Street.
2. The new completion date for the project will be the 4 September 2022.

Councillor Davidson/Deputy Mayor

**Carried**

## **12. Christchurch Heritage Festival 2020**

**Committee Resolved SACRC/2021/00008**

**Officer recommendation adopted without change.**

### **Part C**

That the Sustainability and Community Resilience Committee:

1. Receive the information in the Christchurch Heritage Festival 2020 report.

Mayor/Councillor Scandrett

**Carried**

## **13. Resolution to Exclude the Public**

Note: The meeting did not go into public excluded session and the Public Excluded Minutes from the meeting held on 17 December 2020 were confirmed in the open meeting in item 3.

**Karakia Whakamutunga:** Given by Councillor Galloway

**Meeting concluded at 11.29am.**

**CONFIRMED THIS 24<sup>TH</sup> DAY OF MARCH 2021**

**COUNCILLOR SARA TEMPLETON**  
**CHAIRPERSON**



## 7. Te Tira Kāhikuhiku - December, February and March Minutes

Reference / Te Tohutoro: 21/157252

Report of / Te Pou

Chrissie Williams, Chairperson

Matua:

General Manager /

Mary Richardson, General Manager Citizens and Community

Pouwhakarae:

### 1. Purpose of Report / Te Pūtake Pūrongo

Te Tira Kāhikuhiku held meetings on the following dates and is circulating the Minutes recorded to the Sustainability and Community Resilience Committee for its information:

- 2 December 2020 (Confirmed).
- 3 February 2021 (Confirmed).
- 8 March 2021 (Unconfirmed).

### 2. Transitional Land Use applications recommended to LINZ for approval

Meeting	License to	For
2 December 2020	Christchurch Branch Amateur Radio Club	National Amateur Radio Field Day in Bexley
3 February 2021	NEED Trust	2021 Polyfest event, Locksley Avenue event site
Meeting	Lease to	For
2 December 2020	Kevin Hay	Sumner Community Orchard, 47 Truro Avenue
3 February 2021	Moon River Flower Garden	Urban Flower Farm at 45 - 49 Trent Street Linwood
3 February 2021	Sharni Passeri	Horse Grazing at 96 Avoca Valley Road
3 February 2021	Bryce Randall	Sheep Grazing at 58 Avoca Valley Road
3 February 2021	Gary Rochford	Sheep Grazing at 58 Avoca Valley Road
8 March 2021	Ao Tawhiti Unlimited Discovery	Climate Action Campus on the south side of Cowlshaw Street

- 2.1 Te Tira Kāhikuhiku agreed that staff will deal with any standard grazing applications in Brooklands and Port Hills.
- 2.2 Land Information New Zealand advised that for applications received after 1 January 2021 the maximum length of a lease or license for a Transitional Land Use will be 6 months.

### 3. Presentations

Meeting	Deputation/presentation
2 December 2020	Deputation: Rachel Welfare presented on behalf of Life in Vacant Spaces Trust in relation to East x East.
3 February 2021	Deputation: Vicki Buck and Anita Yarwood from Ao Tawhiti Unlimited Discovery provided an update to the group on their Climate Action Campus proposal
3 February 2021	Staff presentation: Antony Shadbolt, Team Leader of Biodiversity, from the Christchurch City Council Parks Unit, presented to the group on ecological restoration in the red zone.
8 March 2021	Staff presentation: Tom Parsons, Stormwater and Waterways Engineer and Robert Ordelheide, Christchurch City Council Planner, presented on the Otākaro Avon River Corridor Flood Protection works.

### 4. Red Zones Transformative Fund

Meeting	To	For	Amount
2 December 2020	Greening the Rubble Trust/Green Lab	Three tree platforms in collaboration with Life in Vacant Spaces, Dallington Residents Association and Avon Ōtākaro Forest Park project.	\$19,663
2 December 2020	Richmond Community Garden Trust	Garden of Curiosities project.	\$19,600
2 December 2020	Dallington Residents Association	Glenarm Gardens project	\$2,200
3 February 2021	Canine Neuro Park Trust	Canine Neuro Park at Morganwood Street, Bexley	\$5,700

### 5. Recommendation to Sustainability and Community Resilience Committee

That the Sustainability and Community Resilience Committee receives the Minutes from Te Tira Kāhikuhiku meetings held on the follow dates:

- 2 December 2020.
- 3 February 2021.
- 8 March 2021.

### Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Te Tira Kāhikuhiku 2 December 2020 Open Minutes	17
B <a href="#">↓</a>	Te Tira Kāhikuhiku 3 February 2021 Open Minutes	21
C <a href="#">↓</a>	Te Tira Kāhikuhiku 8 March 2021 Unconfirmed Minutes	27

### Signatories / Ngā Kaiwaitohu

Author	Christopher Turner-Bullock - Manager Community Governance, Coastal-Burwood
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## Te Tira Kāhikuhiku Christchurch Red Zones Transformative Group MINUTES

**Date:** Wednesday 2 December 2020  
**Time:** 5.00pm  
**Venue:** Boardroom, Beckenham Service Centre,  
66 Colombo Street, Beckenham

### Present

Chairperson	Chrissie Williams
Iwi Representatives	Shayne Te Aika, Ngāi Tūāhuriri
Community members - Ōtakaro Avon River Corridor	Ashley Campbell Adam Parker Hannah Watkinson
Community member	Bill Simpson
Community member - Youth	Jazmynn Hodder-Swain
Community Board Representatives	Tyrone Fields, Te Pātaka o Rākaihautū/Banks Peninsula Community Board Bebe Frayle, Waitai/Coastal-Burwood Community Board Jo Zervos, Waitai/Coastal-Burwood Community Board Tim Lindley, Waikura/Linwood-Central-Heathcote Community Board Keir Leslie, Waihoru/Spreydon-Cashmere Community Board

**Date Published: 4 December 2020**

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Te Tira Kāhikuhiku  
02 December 2020

Christchurch  
City Council 

The agenda was dealt with in the following order.

**1. Apologies / Ngā Whakapāha**

The apologies received from Gail Gordon for absence and Bebe Frayle for lateness were accepted.  
Bebe Frayle joined the meeting at 5.21pm.

**2. Declarations of Interest / Ngā Whakapuaki Aronga**

Hannah Watkinson declared an interest in Item 4 and Item 6.

Bebe Frayle declared an interest in Item 6.

**4. Deputations by Appointment / Ngā Huinga Whakaritenga**

Rachel Welfare presented to the group on behalf of Life in Vacant Spaces Trust in relation to  
East x East.

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

That the minutes of the Te Tira Kāhikuhiku meeting held on Wednesday, 4 November 2020 were  
confirmed with no changes.

Te Tira Kāhikuhiku  
02 December 2020

Christchurch  
City Council 

**6. Red Zones Transitional Use Fund Application - Greening the Rubble Trust - Tree platforms in the Dallington area, Richmond Community Garden Trust - Garden of Curiosities, Dallington Residents Association - Glenarm Gardens**

Hannah Watkinson declared an interest in the Greening the Rubble Trust application and left the meeting for that item. (Resolution 1)

Bebe Frayle declared an interest in Greening the Rubble Trust and Dallington Residents Association applications and left the meeting for those items (Resolutions 1 and 3).

**Committee Decisions under Delegation**

**Part C**

That Te Tira Kāhikuhiku:

1. Approves a grant of \$19,663 from the Red Zones Transitional Use Fund towards Greening the Rubble Trust/GreenLab for three tree platforms in collaboration with Life in Vacant Spaces, Dallington Residents Association and Avon Ōtākaro Forest Park project.
2. Approves a grant of \$19,600 from the Red Zones Transitional Use Fund towards the Richmond Community Garden Trust for the Garden of Curiosities project. The Richmond Community Garden Trust must gain approval from Council's ecologists on species involved in this project.
3. Approves a grant of \$2,200 from the Red Zones Transitional Use Fund towards the Dallington Residents Association for the Glenarm Gardens project.

**7. Temporary Land Use Application Report - Sumner Community Orchard 47 Truro Avenue (Partial)**

**Recommendation to Land Information New Zealand**

Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a lease to Kevin Hay, noting that:

1. The use is appropriate to the location and is consistent with recovery and regeneration objectives for the land concerned;
2. The lease is granted for three years, or until the land is transferred to Christchurch City Council ownership.

Te Tira Kāhikuhiku  
02 December 2020

Christchurch  
City Council 

**8. Temporary Land Use Application Report - Licence - Christchurch Branch  
Amateur Radio Club National Amateur Radio Field Day - Bexley Area  
Recommendation to Land Information New Zealand**

Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a license to the Christchurch Branch Amateur Radio Club, noting that:

1. The use is appropriate to the location and is consistent with recovery and regeneration objectives for the land concerned;

**9. Members' Information Exchange**

Members exchanged information on various matters of interest.

Meeting concluded at 7.33pm.

CONFIRMED THIS 3<sup>rd</sup> DAY OF FEBRUARY 2021





## Te Tira Kāhikuhiku Christchurch Red Zones Transformative Group MINUTES

**Date:** Wednesday 3 February 2021  
**Time:** 5pm  
**Venue:** Boardroom, Beckenham Service Centre,  
66 Colombo Street, Beckenham

### Present

Chairperson	Chrissie Williams
Iwi Representatives	Shayne Te Aika, Ngāi Tūāhuriri Gail Gordon, Ngāti Wheke
Community members - Ōtākaro Avon River Corridor	Ashley Campbell Adam Parker Hannah Watkinson
Community member	Bill Simpson
Community member - Youth	Jazmynn Hodder-Swain
Community Board Representatives	Tyrone Fields, Te Pātaka o Rākahautū/Banks Peninsula Community Board Bebe Frayle, Waitai/Coastal-Burwood Community Board Jo Zervos, Waitai/Coastal-Burwood Community Board Tim Lindley, Waikura/Linwood-Central-Heathcote Community Board Keir Leslie, Waihoru/Spreydon-Cashmere Community Board

**Date Published: 9 February 2021**

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Te Tira Kāhikuhiku  
03 February 2021

Christchurch  
City Council 

**Karakia Timatanga:** Delivered by Shayne Te Aika

The agenda was dealt with in the following order.

## 1. Apologies / Ngā Whakapāha

### Committee Decision

That the apology received from Tyrone Fields for lateness be accepted.  
Tyrone Fields joined the meeting at 5.33pm during item 3.2

## 2. Declarations of Interest / Ngā Whakapuaki Aronga

There were no declarations of interest recorded.

## 3. Deputations by Appointment / Ngā Huinga Whakaritenga

### 3.1 Vicki Buck and Anita Yarwood

Vicki Buck and Anita Yarwood from Ao Tawhiti Unlimited Discovery School provided an update to the group on the Climate Change Campus proposal.

### 3.2 Antony Shadbolt

Antony Shadbolt, Team Leader of Biodiversity, from the Christchurch City Council Parks Unit, presented to the group regarding ecological restoration in the red zone.

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

### Committee Decision

That the minutes of the Te Tira Kāhikuhiku meeting held on Wednesday, 2 December 2020 were confirmed with no changes.

## 5. Update from LINZ

LINZ provided a verbal update to the group on past and current expressions of interest and applications for Transitional Land Use. An update was also given regarding timeframes and conditions on leases and licenses.

Te Tira Kāhikuhiku  
03 February 2021

Christchurch  
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## **6. Temporary Land Use Application Report - Lease to Moon River Flower Garden for an Urban Flower Farm at 45-49 Trent Street Linwood**

### **Recommendation to Land Information New Zealand**

That Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a transitional land use lease at 45-49 Trent Street to Moon River Flower Garden for an Urban Flower Farm, noting that:

1. The land is in a stormwater treatment area in the Green Spine.
2. As this is a temporary project on the edge of the red zone, the use is appropriate to the location.
3. The temporary use is generally consistent with recovery and regeneration objectives for the land concerned.
4. The use does not fully align with the OARC Regeneration Plan but is a temporary use as the land will be required for stormwater treatment.
5. While the initiative is of commercial nature, it does provide the community with an opportunity to experience a positive outcome at the site, and provides opportunities for community participation.
6. The applicant seeks advice from Council on options to construct a fence less imposing than the wooden option suggested in the application.
7. The lease is granted for a three-year lease to commence in April 2021, or until the land is transferred to Christchurch City Council ownership.

As consensus could not be reached, a vote was held with ten members for and three members against the resolutions to grant a transitional land use to lease.

## **7. Temporary Land Use Application Report - Lease to Sharni Passeri for Horse Grazing at 96 Avoca Valley Road, Heathcote Valley**

### **Recommendation to Land Information New Zealand**

That Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a transitional land use lease at 96 Avoca Valley Road to Sharni Passeri for Horse Grazing noting that:

1. The use is appropriate to the location.
2. The use is consistent with recovery and regeneration objectives for the land concerned.
3. The proposed initiative provides the community with an opportunity to experience a positive outcome at the site.
4. The lease is granted until 31 May 2021 when the land is transferred to Christchurch City Council ownership.

Te Tira Kāhikuhiku  
03 February 2021

Christchurch  
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**8. Temporary Land Use Application Report - Lease to Bryce Randall for Sheep Grazing at 58 Avoca Valley Road, Heathcote Valley**  
**Recommendation to Land Information New Zealand**

That Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a transitional land use lease located north of the fence line of 58 Avoca Valley Road, Heathcote Valley to Bryce Randall, noting that:

1. The use is appropriate to the location.
2. The use is consistent with recovery and regeneration objectives for the land concerned.
3. The proposed initiative provides the community with an opportunity to experience a positive outcome at the site.
4. The lease is granted until 31 May 2021 when the land is transferred to Christchurch City Council ownership.

**9. Temporary Land Use Application Report - Lease to Gary Rochford for Sheep Grazing at 58 Avoca Valley Road, Heathcote Valley**  
**Recommendation to Land Information New Zealand**

That Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a transitional land use lease located south of the fence line of 58 Avoca Valley Road, Heathcote Valley to Gary Rochford, noting that:

1. The use is appropriate to the location.
2. The use is consistent with recovery and regeneration objectives for the land concerned.
3. The proposed initiative provides the community with an opportunity to experience a positive outcome at the site.
4. The lease is granted until 31 May 2021 when the land is transferred to Christchurch City Council ownership.

Te Tira Kāhikuhiku  
03 February 2021

Christchurch  
City Council 

**10. Temporary Land Use Application - License to NEED Trust for the 2021  
Polyfest event New Brighton Road, Locksley Avenue event site  
Recommendation to Land Information New Zealand**

That Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a transitional land use licence at New Brighton Road, Locksley Avenue event site to NEED Trust for the 2021 Polyfest event noting that:

1. The use is appropriate to the location.
2. The use is consistent with recovery and regeneration objectives for the land concerned.
3. The transitional use aligns with the OARC Regeneration Plan and with the Christchurch District Plan.
4. The proposed initiative strengthens the connection between the red zone land and adjacent communities and provides opportunities for community participation, recreation and leisure to welcome people into the red zone.
5. The license is granted for 12-14 March 2021.

**11. Red Zones Transitional Use Fund Application - Canine Neuro Park Trust  
for Canine Neuro Park at Morganwood Street, Bexley  
Committee Decisions under Delegation**

**Part C**

That Te Tira Kāhikuhiku:

1. Approves a grant of \$5,700.00 (for marketing, materials, plants and equipment) from the Red Zones Transitional Use Fund towards Canine Neuro Park Trust for the Canine Neuro Park at 23, 23A and 25 Morganwood Street, Bexley.

**12. Staff Delegation in relation to Grazing Applications**

Te Tira Kāhikuhiku discussed grazing applications and it was agreed that staff will deal with any standard applications for grazing in Brooklands and Port Hills. Any applications that are outside Brooklands, Port Hills or any non-standard application will be brought to the group to make recommendations. The group have made it clear that they would not support a lease for grazing cattle in the Port Hills.

Te Tira Kāhikuhiku  
03 February 2021

Christchurch  
City Council 

### 13. Members' Information Exchange

Members exchanged information on various matters of interest.

**Karakia Whakamutunga:** Delivered by Shayne Te Aika

Meeting concluded at 7.20pm.

CONFIRMED THIS 8<sup>TH</sup> DAY OF MARCH 2021





## Te Tira Kāhikuhiku Christchurch Red Zones Transformative Group MINUTES

**Date:** Monday 8 March 2021  
**Time:** 5pm  
**Venue:** Boardroom, Beckenham Service Centre,  
66 Colombo Street, Beckenham

### Present

Chairperson	Chrissie Williams
Iwi Representatives	Shayne Te Aika, Ngāi Tūāhuriri Gail Gordon, Ngāti Wheke
Community members - Otākāro Avon River Corridor	Ashley Campbell Adam Parker Hannah Watkinson
Community member	Bill Simpson
Community member - Youth	Jazmynn Hodder-Swain
Community Board Representatives	Tyrone Fields, Te Pātaka o Rākaihautū/Banks Peninsula Community Board Bebe Frayle, Waitai/Coastal-Burwood Community Board Jo Zervos, Waitai/Coastal-Burwood Community Board Tim Lindley, Waikura/Linwood-Central-Heathcote Community Board

Date Published: 15 March 2021

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Te Tira Kāhikuhiku  
08 March 2021

Christchurch  
City Council 

**Karakia Timatanga:** Delivered by Shayne Te Aika

The agenda was dealt with in the following order.

## 1. Apologies / Ngā Whakapāha

That the apology for absence from Keir Leslie and the apology for lateness received from Jazmynn Hodder-Swain be accepted.  
Jazmynn Hodder-Swain joined the meeting 5.29pm during item 3.1

## 2. Declarations of Interest / Ngā Whakapuaki Aronga

There were no declarations of interest recorded.

## 3. Deputations/Presentations by Appointment / Ngā Huinga Whakaritenga

- 3.1 Tom Parsons, Stormwater and Waterways Engineer and Robert Ordelleide, Christchurch City Council Planner, presented to the group regarding the Otākāro Avon River Corridor Flood Protection works.

## 4. Confirmation of Previous Minutes / Te Whakaāe o te hui o mua Committee Decision

That the minutes of the Te Tira Kāhikuhiku meeting held on Wednesday, 3 February 2021 be confirmed with no changes.

## 5. Update from LINZ

LINZ provided a verbal update to the group on past and current expressions of interest and applications for Transitional Land Use. An update was also given regarding timeframes and conditions on leases and licenses.

## 6. Staff Update

There was no staff update provided to the group.

Te Tira Kāhikuhiku  
08 March 2021

Christchurch  
City Council 

## **7. Temporary Land Use Application Report - Ao Tawhiti Unlimited Discovery request a Lease for a Climate Action Campus on the south side of Cowlshaw Street**

### **Recommendation to Land Information New Zealand**

Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a transitional land use lease on the south side of Cowlshaw Street/west side of Patten Street to Ao Tawhiti Unlimited Discovery for a Climate Action Campus noting that:

1. The use is appropriate to the location;
2. The use is consistent with recovery and regeneration objectives for the land concerned;
3. The use aligns with the OARC Regeneration Plan and with the Christchurch District Plan;
4. The proposed initiative will improve the environmental health of red zone land; strengthens the connection between the red zone land and adjacent communities; provides the community with an opportunity to experience a positive outcome at the site; provides opportunities for community participation, recreation and leisure to welcome people into the area; and enables testing of new and innovative ideas;
5. Ao Tawhiti Unlimited Discovery should continue to work with the local residents in Cowlshaw Street, Patten Street and the wider community so they are fully informed of the purpose of the Climate Action Campus and address any concerns or queries they may have;
6. Ao Tawhiti Unlimited Discovery should continue to liaise and consult with Ngāi Tūāhuriri.
7. The applicant is responsible for obtaining any necessary consents.
8. The land in Chaddesden Lane access way and 6 and 7 Chaddesden Lane is on the Listed Land Use Register (LLUR) as potentially contaminated as in the past it has been used for 'Persistent pesticide bulk storage or use'.
9. The lease is granted for 5 years or until the land is transferred to Christchurch City Council ownership.

## **8. Temporary Land Use Application Report - Lease to Richmond Community Garden Trust for Tree Hut Remediation, 275 River Road**

### **Recommendation to Land Information New Zealand**

Te Tira Kāhikuhiku recommends that Christchurch City Council, Land Information New Zealand and the applicant work together to answer the following questions and report back at the 7 April 2021 Te Tira Kāhikuhiku meeting:

1. Who currently owns the structure?
2. What consents are needed and from whom?
3. Who is liable for the health and safety requirements?

Te Tira Kāhikuhiku  
08 March 2021

Christchurch  
City Council 

**9. Temporary Land Use Application Report- Licence to Avebury House for Ika O Te Rangi - Riverlution Planetarium and Outdoor Stage at 257-273 River Road and 6a-16 Eveleyn Couzins Avenue**  
**Recommendation to Land Information New Zealand and Applicant**

1. Te Tira Kāhikuhiku recommends that at this stage Land Information New Zealand decline to grant a transitional land use licence at 257-273 River Road and 6a-16 Eveleyn Couzins Avenue to Avebury House for Ika O Te Rangi – Riverlution Planetarium and Outdoor Stage.
2. Te Tira Kāhikuhiku supports the intent of the application so recommends that Avebury House work with Land Information New Zealand and Christchurch City Council to find a site that is more appropriate for the installation of a large structure.
3. Te Tira Kāhikuhiku makes this recommendation as the proposed use does not align with the OARC Regeneration Plan and with the Christchurch District Plan:
  - a. A resource consent for the dome is likely to be non-complying;
  - b. The use is not appropriate to the location in the green spine;
  - c. Most of the site is designated as a Stormwater Management Area, so any other uses in this area will need to be temporary. The costs to obtain consent and install a very large structure for temporary use is considered too high and not a good use of public monies.

**10. Members' Information Exchange**

Members exchanged information on various matters of interest.

**Karakia Whakamutunga:** Delivered by Shayne Te Aika

**Meeting concluded at 7pm.**

**CONFIRMED THIS 7<sup>TH</sup> DAY OF APRIL 2021.**

## 8. Community Organisation Loan Scheme Application

Reference / Te Tohutoro: 21/104194

Report of / Te Pou  
Matua: Sam Callander, Community Funding Team Leader,  
sam.callander@ccc.govt.nz

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

### 1. Purpose of the Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is to consider an application to the Community Organisation Loan Scheme. This report is staff generated after receiving an application from an eligible community organisation, the Christchurch Heritage Trust (the Trust).
- 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 dollar value of the implications of these decisions, the number of people affected and/or with an interest and the fact that Community Loans are a level of service in the 2018/28 LTP. Staff have discussed the applications with stakeholders and all recommendations have been moderated.
- 1.3 This report recommends that the Council loans \$1,200,000 to Christchurch Heritage Ltd, broken down into a \$600,000 loan from the Community Organisation Loan Scheme and a \$600,000 loan from the Heritage Building Fund.

### 2. Officer Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Approve a community loan to Christchurch Heritage Ltd of \$600,000 for ten years at an interest rate of 2.0% per annum. The loan funds are to complete the restoration of the Shand's and Trinity Congregational Church buildings.
  - a. Interest is to be capitalised until the buildings are tenanted, then quarterly repayments of interest and principle. The balance is to be repaid on sale or at the end of the loan term.
2. Approve an interest free loan to Christchurch Heritage Ltd from the Historic Buildings Fund of \$600,000 for ten years, to be repaid on sale or at the end of the loan term.
3. Resolves that the Christchurch Heritage Ltd loans are conditional upon:
  - a. Christchurch Heritage Ltd giving Council a first registered mortgage over the land as security for the borrowing.
  - b. Additional security i.e. an unlimited guarantee and indemnity from Christchurch Heritage Trust supported by a general security agreement over its personal property. This will include the shares currently held in Christchurch Heritage Ltd and any further acquired personal property.
  - c. A registered conservation covenant over the property to secure the heritage management and obligation to undertake the works.
4. Note that the use of the Historic Buildings Fund (Fund) as a loan for restoring heritage buildings is inconsistent with the policy of the Fund, which is to purchase heritage buildings

threatened with demolition. This application is a unique matter requiring special consideration and staff are asked to not to amend the policy of the Fund as there is no intention to set a precedent for approving further loans from the Fund.

5. Delegate authority to the Head of Community Support, Governance & Partnerships to make the necessary arrangements to implement this resolution noting that all loan documentation will be reviewed by Council's Legal Services Unit.

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

- 3.1 The recommended loans will provide the necessary funds to complete the restoration of the Shand's and Trinity Congregational Church buildings, while limiting the financial obligations placed on the Trust to a level at which it can service its repayments.

#### 3.1.1 Advantages:

- Enables these heritage buildings to be fully restored for future generations, without a direct cost to rate payers.
- Council's investment can be secured against the land and building, significantly reducing the risk of financial exposure through non-repayment of the loan.
- \$600,000 from the Community Loan Scheme is the maximum that the Trust can service, once tenanted, additionally this amount leaves a meaningful remaining balance in the loan pool for other community organisations to apply to.
- The Heritage Buildings Fund's purpose is provide for the purchase by Council of listed heritage buildings threatened with demolition, with the intention of reselling the building with a heritage covenant attached. Staff recommend that, until such time as the heritage buildings currently in Council ownership are repaired and adaptively reused, no further heritage buildings should be purchased. In this case, Council may consider using this fund to make this loan.

#### 3.1.2 Disadvantages:

- The risk of non-repayment as per section 9 below of this report.

### 4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 Council grant a table loan of \$1,200,000 for up to ten years to the Trust

#### 4.1.1 Advantages:

- Enables Council to ensure these heritage buildings are fully restored for future generations, without costing rate payers.
- Council's investment can be secured against the land and building, significantly reducing the risk of non-repayment of the loan.

#### 4.1.2 Disadvantages:

- A table loan of \$1,200,000 would require new borrowing by Council.
- Staff assessment is that the Trust cannot service a loan of this size, even once buildings are tenanted.

## 5. Detail / Te Whakamahuki

- 5.1 Recommendations are in line with the purpose of the Community Loan Scheme, which is designed to help organisations, which will be able to repay their loan, to improve or develop new or existing facilities and other major projects.
- 5.1.1 Applications are invited from eligible not-for-profit groups whose activities provide community, social, recreation, sports, arts, environment or heritage opportunities to the wider community, or to specifically defined communities of interest.
- 5.1.2 To be eligible, an organisation must be incorporated under the Incorporated Societies Act 1908 and Charitable Trusts Act 1957 as well as have a provision in their constitution to borrow money.
- 5.2 Descriptions of the applicant's project and the corresponding Council staff assessment is attached in the matrix in Attachment A.
- 5.2.1 Assessment is provided by the Council's Finance Unit along with other relevant units based on the nature of the particular project the loan will be used to fund.
- 5.3 The total community loan pool balance is \$3,205,875.
- 5.3.1 \$1,665,933 is currently borrowed, as below (section 5.4).
- 5.3.2 Therefore the balance available for new loans is \$1,539,942.
- 5.4 The table below lists the community loan balances.

Borrower	Commencement Date	Total Amount Borrowed	Remaining Balance
Family Help Trust	2011 October	\$150,000	\$7,500
Mt. Pleasant Community Centre	2016 July	\$500,000	\$330,055
Halswell Bowling Club	2016 September	\$46,000	\$11,575
Canterbury Indoor Bowls	2016 August	\$105,000	\$78,191
Kilmarnock Enterprises	2017 May	\$300,000	\$229,510
Cashmere Tennis Club (Loan 2)	2017 May	\$65,000	\$51,367
Riccarton Leagues Club	2019 July	\$40,000	\$11,961
Burnside Rugby Club	2019 July	\$75,000	\$65,774
Ōtautahi Urban Guild	2020 June	\$180,000	\$180,000
Netsal Ltd	2020 October	\$500,000	\$500,000
Food Resilience Network	2020 October	\$150,000	\$150,000
Burnside Squash Rackets Club	2020 December	\$50,000	\$50,000
<b>Total</b>		<b>\$2,581,000</b>	<b>\$1,665,933</b>

- 5.5 If the staff recommendations are adopted there will be \$939,942 available in the Community Organisation Loan Scheme that community organisations can apply to.
- 5.6 The balance of the Historic Buildings Fund is \$851,000. If the staff recommendations are adopted there will be \$251,000 remaining in this fund.
- 5.6.1 The Long Term Plan states the purpose of the Historic Buildings Fund is to provide for the purchase by Council of listed heritage buildings threatened with demolition, with the intention of reselling the building with a heritage covenant attached
- 5.6.2 Council is no longer seeking to purchase heritage buildings. Staff recommend Council use the fund to make this loan, to the not-for-profit Christchurch Heritage Ltd, as it

achieves the outcomes of the fund, of restoring heritage buildings, without Council taking on ownership of more heritage buildings

5.6.3 This is a bespoke solution to a unique situation; staff do not recommend changing the policy of the Historic Buildings Fund or to grant further loans from this fund.

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

5.7.1 The proposed loan would be used by residents from across the city, however has the greatest impact on the Central Ward due to the location of the heritage buildings.

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

### Strategic Alignment / Te Rautaki Tīaroaro

6.1 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):

6.1.1 Activity: Community Development and Facilities

- Level of Service: 2.3.2 Effectively administer the community loans scheme and all other grant funds under management. - 100% compliance with agreed management and administration procedures for community loans scheme and all other grant funds.

### Policy Consistency / Te Whai Kaupapa here

6.2 The decision is consistent with these Council Plans and Policies:

6.2.1 Council's Heritage Strategy.

6.2.2 The Community Organisation Loan Scheme guidelines, attached in Attachment B.

6.3 The decision is inconsistent with Council's Historic Buildings Fund policy. Refer to paragraph 8.3 for an explanation.

### Impact on Mana Whenua / Ngā Whai Take Mana Whenua

6.4 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture and traditions. This is primarily because the decision is whether to approve a loan and not whether the benefited-projects proceed or not.

### Climate Change Impact Considerations / Ngā Whai Whakaaro mā te Āhuarangi

6.5 There is no climate change impact because the decision is whether to approve a loan and not whether the benefited-projects proceed or not.

### Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā

6.6 Accessibility considerations apply to the projects themselves rather than a loan application as such there are no accessibility considerations.

## 7. Resource Implications / Ngā Hīraunga Rauemi

### Capex/Opex / Ngā Utu Whakahaere

7.1 Cost to Implement – Approximately \$400 of staff time which is provided for within existing budgets already budgeted.

7.2 Maintenance/Ongoing costs –

7.2.1 The cost of monitoring new loans and their repayments will be minimal as will be undertaken beside the monitoring of other current loans.

- 7.2.2 Interest repayments will cover Council's cost of borrowing within the proposed community loan.
- 7.2.3 The Historic Buildings Fund Heritage is an existing budget and will be repaid in full. (there is a theoretical opportunity cost to Council of using this fund as a loan scheme of up to \$600,000 while loaned)
- 7.3 Funding Source –
  - 7.3.1 Community Loan Scheme Pool, which is in turn funded from borrowing.
  - 7.3.2 Historic Buildings Fund Heritage which is an existing level of service and budgeted line item in the 2018/2028 LTP.

## 8. Legal Implications / Ngā Hīraunga ā-Ture

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

- 8.1 The statutory power to undertake the proposal derives from Council's Status and Powers in S12 (2) of the LGA 2002.

### Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 8.2 There is legal context relevant to this decision and Council's Legal Services Unit has provided advice in support of this recommendation and will oversee all loan agreement documentation.
- 8.3 The loan from the Heritage Buildings Fund is inconsistent with the policy governing that fund, therefore Council needs to comply with s80 of the Local Government Act 2002 i.e. Council's resolution must identify the inconsistency, the reason for that inconsistency and any intention to amend the policy to allow for the decision.
  - 8.3.1 Council does not necessarily have to amend the policy prior to making an inconsistent decision, however any intention to do so must be recorded and any reason not to amend the policy must also be recorded.

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 The principal risk to Council is that Christchurch Heritage Trust fail to repay their loan.
  - 9.1.1 This could be due to the uncertainty of tenancy or sale
  - 9.1.2 This risk is partially mitigated because:
    - The market valuation provided by Telfer young assessed the properties on completion as \$2,800,000, which sets the loan to value ratio at 43%
    - Christchurch Heritage Trust have agreed to progress loan drawdown, verified by a Quantity Surveyor, limiting Council's exposure throughout the restoration
    - Council taking a first registered mortgage over the land as security for the borrowing and additional security of an unlimited guarantee and indemnity from Christchurch Heritage Trust

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Community Loans Matrix - Christchurch Heritage Trust	37
B <a href="#">↓</a>	Community Organisation Loans Scheme - Guide	38

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

Document Name	Location / File Link
Not Applicable	Not Applicable

## Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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

(a) This report contains:

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

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

## Signatories / Ngā Kaiwaitohu

<b>Author</b>	Sam Callander - Team Leader Community Funding
<b>Approved By</b>	Peter Langbein - Finance Business Partner John Filsell - Head of Community Support, Governance and Partnerships Mary Richardson - General Manager Citizens & Community

COMMUNITY LOANS SCHEME DECISION MATRIX

Priority Rating

- 1 Meets all eligibility and criteria, contributes significantly to Funding Outcomes and Priorities and strongly satisfies the risk, debt servicing, alignment and security considerations. Strongly recommended for funding.
- 2 Meets all eligibility and criteria, contributes to Funding Outcomes and Priorities and satisfies the risk, debt servicing, alignment and security considerations. Recommended for funding.
- 3 Meets all eligibility and criteria, has minimum contribution to Funding Outcomes and Priorities and/or has minimal or no satisfactory coverage relating to risk, debt servicing, alignment and security considerations. Not recommended for funding

Organisation Name	Organisation and Project Overview	Amount Requested	Total Project Cost	Amount Recommended	Council and Community Board Funding History	Recommendation	Priority
Christchurch Heritage Ltd	<p>Christchurch Heritage Ltd is 100% owned by The Christchurch Heritage Trust (The Trust), which has Charitable Status. The Trust was formed in 1996 to promote the permanent preservation, enhancement, renovation and re-development of heritage and historic buildings, places and objects, in the Christchurch Metropolitan area for the benefit of the public of New Zealand. Post-earthquake the Trust saved two listed buildings, Shand's and Trinity Congregational Church, from imminent demolition - both Heritage New Zealand Category 1 and Christchurch City Council Group 1.</p> <p>The Trust seek a Council Community Loan of \$1.2m to complete the capital works. It proposes repayment would be either in instalments once the property is leased or in full when the property is sold.</p>	\$1,200,000	\$1,200,000	\$1,200,000	<p>2013 Central City Landmark Heritage Grant: \$1,000,000</p> <p>2015 Heritage Incentive Grant: \$172,219</p> <p><b>Other Funding Sources GST Excl.</b> Nil</p>	<p>That the Sustainability and Community Resilience Committee:</p> <p>Approve the community loan application to Christchurch Heritage Ltd of \$600,000 for ten years at an interest rate of 2.0% per annum. The loan is to be used to complete the capital works of the Shand's and Trinity Congregational Church buildings; subject to the following:</p> <ul style="list-style-type: none"><li>Interest is capitalised until tenanted, then quarterly repayments – the Trust to repay any balance on sale</li><li>Christchurch Heritage Ltd giving Council mortgage overs its land and buildings and general security over its assets</li></ul> <p>Approve a loan to Christchurch Heritage Ltd from the Historic Buildings Fund of \$600,000, interest free to be repaid on sale.</p>	2

Project Description and Staff Recommendation:

Shand's  
Shand's is the last surviving colonial commercial building in Christchurch's central business district. Neglect following the 2010 and 2011 earthquakes prompted the Christchurch Heritage Trust to step in to rescue it before it disappeared. Purchased for \$1 it was moved to its new site in Manchester Street adjacent to the former Trinity Congregational Church. The restoration of Shand's is almost complete with a few minor details to finish off.

Trinity Congregational Church  
Similarly, the former Trinity Congregational Church (Trinity) was weeks away from being demolished before the Trust stepped in and purchased the site. Attachment C shows an image of the timber ceiling that was destined for landfill. the Trust felt it could not justify letting this heritage building disappear from its site. The restoration of Trinity is a significant way towards completion:

- The earthquake strengthening has been completed to full code
- Fully fire protected with sprinkler systems (this has also been completed for Shand's)
- New roof & electrical wiring
- All windows glazed and it is weatherproof.

The works remaining to be completed include:

- Restoring the rose windows
- A staircase to the mezzanine floor
- The porch restoration
- Complete the upper part of the exterior stonework and landscaping.

Further Information  
The two heritage buildings are connected by a covered atrium to an independent newly built annex which houses a commercial kitchen and toilets. This is part of the plan is to eliminate damage to heritage fabric should these facilities been included within each heritage building. Shand's was tenanted up to April 2020 however due to Covid-19 the tenant vacated and the Trust has been unable to re-lease. With support funding, in the form of a loan, the Trust hopes to achieve the completion of the restorations, which it expects to take approximately 12 months. When all work is completed, the Trust is confident that both Trinity and Shand's will be more attractive to tenant and the streetscape will be enhanced.

The Trust's financial position is that it has no debt, however its current cash flow is negative. Due to not having an income stream the Trust is unable to secure a bank loan to complete the work. Through this application for a loan of \$1.2m the Trust hopes to be able to fund; the completion of the capital works, a contingency, a year's operating expenditure and an allowance for deferred interest and rates. Repayment would be either in instalments once the property is leased or in full when the property is sold. N.B. If sold it would be with a protective covenant to protect the buildings for the future.

Summary of the use-of-loan budget provided:

Complete restoration of Shand's	\$16,274
Atrium	\$2,000
Complete restoration of Trinity	\$764,238
Design & Consents	\$20,000
Contractors margin and contingency	\$214,326
12 months' operational costs	\$66,748
<u>Allowance for deferred interest and rates</u>	<u>\$116,414</u>
Total	\$1,200,000

**Staff Recommendation**  
Staff recommend that Council offer a total loan of \$1.2 million made up of a \$600,000 interest free loan provided from the Historic Buildings Fund and \$600,000 loan, at 2% interest, from the Community Loan Scheme. Rationale for this recommendation is:

- In doing so, Council is able to ensure these heritage buildings are fully restored for future generations, without costing rate payers
- Council's investment can be secured against the land and building, significantly reducing the risk of non-repayment
- \$600,000 from the Community Loan Scheme is the maximum that the Trust can service, once tenanted, additionally this amounts leaves a remaining balance in the fund for other community organisations to apply to
- The Heritage Buildings Fund's purpose is provide for the purchase by Council of listed heritage buildings threatened with demolition, with the intention of reselling the building with a heritage covenant attached. As Council is not looking to purchase more heritage buildings, Council may consider the granting of this loan is an effective use of this fund.

Financial Management Unit Analysis:

<p>The Christchurch Heritage Trust (the Trust) is reliant on the settlement of 2 properties, the Trinity Church and the Shand's Emporium to repay its loan and interest obligations. The Trust does not have the ability to fund annual repayments as its revenue is not enough to cover expenses relating to the Church restoration. Repayment is dependent on completion of the rebuild and restoration of the Trinity Church and Shand's Emporium within budget and finding willing buyers.</p> <p>There is a high risk that Trust would default on the loan due to the difficulties attracting a buyer for a specialised heritage asset. Also, if the restoration were to run into financial difficulties there would be a lessor chance of repayment. Attracting a tenant that will pay rent of \$276 per sqm is considered uncertain.</p> <p><u>Land and building valuation</u> The Trust engaged Telfer Young to provide a market valuation. They assessed that the total value of the two properties on completion is proposed at \$2,800,000 and current uncompleted value is at \$1,315,000. The Trust has provided us a build estimate to complete the project at \$1,016,839. The Trust, hopes for the settlement to cover the loan obligation. However, we believe there is a risk that with the heritage nature of the building the Trust may find it difficult to found a willing buyer with the uncertainty of COVID-19 on our economy.</p> <p><u>Rental Expectations (Market)</u> The rental income expectations developed from the Valuation undertaken by Telfer Young showed. The total rentable area is 583.5 m2 (Shands Emporium at 175.0 m2 and the Trinity Centre at 408.5 m2), that could potentially attract a market rental income of \$161,076 per annum or \$276 per sqm (Shands Emporium @ \$318 per sqm of \$55,614 p.a. and the Trinity Centre @ \$258 per sqm of \$105,076 p.a.).</p> <p>The Trust has a budgeted expenses to be \$66,748 with additional interest of \$24,000 at 2% if they were granted a loan of \$1.2 million. Resulting in an expected operating cash profit of \$70,328. Only having enough cashflow to borrow to a maximum loan amount of \$600,000 with a term of 10 years. However, would not be enough to complete the reminder of the repair and restoration. Council's last action for ensure repayment of both loans would be mortgagee sale.</p> <p><u>Recommendation:</u> that the loan not be fully funded by the Community Loans Scheme. Therefore, we propose that the loan be funded partially from the Historic Buildings Fund that provides for purchases heritage buildings threatened. A total loan of \$1.2 million made up of a \$600,000 interest free loan provided from the Historic Buildings Fund and \$600,000 loan from the Community Loan Scheme at 2% interest capitalised interest until tenanted, once tenanted there will be quarterly repayments.</p>
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Urban Regeneration, Urban Design and Heritage Unit Analysis:

<p>The building at 217 Manchester/124 Worcester Street is made up of two formerly separate heritage buildings joined together with a new connecting atrium. The larger part, the former Trinity Congregational Church building at 124 Worcester is a "Highly Significant" scheduled item on the Christchurch District Plan (DP). The smaller Shand's portion of the building is a "Significant" Building in the DP. Both parts of the building are also listed separately as Category 1 items with Heritage New Zealand Pouhere Taonga.</p> <p>The Trinity Church was designed by the famous architect Benjamin Mountfort in the French Gothic style and constructed between 1873 and 1875. The relatively constricted site led to an unusual church design for the time with very short transepts. The building has local stone walls, a slate roof and timber barrel vaulted interiors with open timber trusses. The original building included a number of stained glass windows, including rose windows, some of which have been re-installed. A tower and porch on the north side, were lost in the 2010/11 earthquakes and have not been recreated at this point in time. Later additions added to the south of the building were also lost due to earthquake damage. The building has had a number of different uses over time which have added to its rich history including use as a wedding venue, a small theatre and later as a small music performance venue and restaurant known as "The Octagon".</p> <p>The two storey, timber framed and weatherboard clad, colonial style Shand's building was originally constructed in 1860 as a solicitor's office on Hereford Street near to Oxford Terrace. It remained in use up until the 2010/11 earthquakes, originally as offices and from the 1970's as retail premises. The building has high heritage values as one of the few remaining examples which shows the scale and appearance of early colonial buildings in central Christchurch. The current owner has undertaken substantial high quality work to repair the building and return it where possible to its original appearance. This has included a new shingle roof and weatherboard cladding along with the retention of large amounts of the original internal heritage fabric including the timber staircase and many internal doors.</p> <p>The Council has previously recognised the high heritage values of both of these buildings. The Trinity part was the subject of a \$1,000,000 Central City Landmark Heritage Grant in March 2013 and in October 2015 Shand's was the subject of a Heritage Incentive Grant of \$172,219 to assist with its relocation from Hereford Street and its repair and upgrade.</p>
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## Guide to Christchurch City Council's Community Funding Schemes

### Community Organisation Loans Scheme

#### Purpose

The Community Organisations Loan Scheme is designed to help organisations to improve or develop new or existing facilities and other major projects.

Loans are for a maximum of 10 years (normally 5 years) at 4.5% interest per annum. Organisations who have the ability to repay loans are encouraged to apply for this means of assistance for major capital projects.

#### Eligibility

Applications are invited from eligible not-for-profit groups whose activities provide opportunities in the areas of community, social, recreation, sports, arts, environment or heritage to the wider community or to specifically defined communities of interest.

To be eligible, the organisation must be incorporated under the Incorporated Societies Act 1908 or the Charitable Trusts Act 1957 and must have provision in their constitution to borrow money.

#### Criteria

The following criteria must be met by all applicants:

- » A community based not-for-profit community, recreation, sporting, arts, social service, environment or heritage organisation.
- » Be based in the Christchurch City Council area with funded programmes or services being provided primarily for Christchurch City Council residents.
- » Must have provided accountability reports for all previous Council funding and have no unresolved or outstanding accountability issues including outstanding debt to Council.
- » Must have had the funding application approved at a properly convened committee meeting and in writing.
- » Must provide evidence of the need for the project.
- » Have appropriate financial management, accounting, monitoring and reporting practices.
- » Be able to provide security against their loan by way of mortgage or other financial instrument.
- » Make loan repayments on a quarterly basis.
- » Have sound governance and appropriate operational capability and capacity to deliver to the level as agreed.
- » Be able to commit to collaboration and partnering, where appropriate.

#### How to apply

By completing a Community Organisations Loan Scheme application form. These are available at all Council Service Centres and the Civic Office and online at [www.ccc.govt.nz](http://www.ccc.govt.nz)

#### Further Assistance

CCC Customer Call Centre

03 941-8999 or [communitygrants@ccc.govt.nz](mailto:communitygrants@ccc.govt.nz)

## 9. Draft Submission on Climate Change Commission's First Advice Package

Reference / Te Tohutoro: 21/121928

Report of / Te Pou  
Matua: Emma Davis, Head of Strategic Policy, emma.davis@ccc.govt.nz  
Carey Graydon, Senior Policy Analyst, carey.graydon@ccc.govt.nz

General Manager /  
Pouwhakarae: Mary Richardson, Acting Assistant Chief Executive,  
mary.richardson@ccc.govt.nz

### 1. Purpose of the Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Sustainability and Community Resilience Committee (on behalf of Council) to approve the draft submission on the Climate Change Commission's (the Commission) *2021 Draft Advice for Consultation*. The consultation material can be found on the Commission's website at <https://www.climatecommission.govt.nz/get-involved/our-advice-and-evidence/>.
- 1.2 Submissions are due with the Commission by Sunday 28 March 2021.
- 1.3 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. This recognises that while there is a high level of community interest in climate change issues, the specific decision in this report (to approve the attached submission) is of a lower level of significance.
- 1.4 The Climate Change Commission was established to provide independent advice to the government on climate change issues and policy. The Commission has prepared a detailed draft report with recommendations to government on the most effective way for New Zealand to contribute towards global greenhouse gas reduction efforts, and to meet its international commitments. The Commission is currently seeking feedback on its draft advice.
- 1.5 Climate change is a Strategic Priority for Council, and Council plays an advocacy role at a national level on behalf of our communities. The opportunity to provide feedback on the Commission's draft advice is a significant opportunity for Council to help inform national policy direction.
- 1.6 Staff sought feedback from elected members on the draft submission after presenting an early draft at the Tuesday 2 March Council briefing. The Council Climate Change Working Group then met on 8 March to further discuss the submission with staff and provide more detailed input. This feedback has now been included in the submission (Attachment A).
- 1.7 A decision is now required from the Committee to send Council's submission to the Commission before consultation closes.

### 2. Officer Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Approve the draft submission on the Climate Change Commission's *2021 Draft Advice for Consultation* (Attachment A).

### 3. Reason for Report Recommendations / Ngā Take mō te Whakataurua

- 3.1 The Council regularly makes submissions on proposals which may significantly impact Christchurch residents or Council business. Submissions are an important opportunity to influence thinking through external agencies' consultation processes.
- 3.2 Climate change is an important issue for Council, as highlighted in our Strategic Priorities. The opportunity to provide feedback on the Commission's draft advice is a significant opportunity for the Council to help inform national policy direction.

### 4. Alternative Options Considered / Ētahi atu Kōwhiringa

#### Not approving the submission be sent to the Climate Change Commission

- 4.1 The alternative option to the recommendation outlined above is for Council to decide not to make a submission on these proposals. This is not the preferred option as it is important for the Council to advocate on issues that affect the Christchurch community or Council business. The Council would miss a key opportunity to advocate on behalf of our communities to help shape an important policy issue at a national level.

### 5. Detail / Te Whakamahuki

- 5.1 The Commission has prepared a comprehensive draft report with recommendations to government on the most effective way for New Zealand to meet its domestic Zero Carbon Act emissions targets, and to meet its international climate commitments.
- 5.2 The centrepiece of the report is the development of three domestic emissions budgets for the country to meet in order to set us on the path to being net carbon neutral by 2050. The budgets set a limit on domestic emissions within each time-period. The first emissions budget is for 2022-2025, the second budget covers 2026-2030, and the third budget is for 2031-2035.
- 5.3 The report also makes an assessment of New Zealand's Nationally Determined Contribution (NDC), which is New Zealand's international commitment to global emissions reduction efforts. The Commission concludes our current NDC is not compatible with doing our share to limit global warming to 1.5°C (a key driver of international climate action), and that we therefore need to do more as a country.

#### Our submission

- 5.4 The Council's submission (**Attachment A**) responds to 'six big issues' that the Commission raises, and then answers 24 more specific questions on different aspects on the Commission's draft report.
- 5.5 The questions regarding, local and central government working in partnership (question 8), reducing transport emissions (question 14), and the impact of urban form on emissions are obvious areas of interest to the Council.
- 5.6 Overall, the Council seeks more ambitious emissions reductions in the first three budgets, and supports the Commission's view that our NDC should be stronger to more accurately reflect New Zealand's share of global emission reduction. New Zealand is a relatively wealthy, innovative and capable country which also has one of the highest per capita emissions rates in the world. To do our fair share of international efforts, we need to make deeper and earlier emission reductions than other less developed nations.
- 5.7 Other key issues we included in the draft submission are:

- We support a limit on offshore mitigation – Council favours domestic emission reductions and domestic offsets (such as planting native forests), ahead of purchasing overseas credits.
- We support a move away from new exotic plantations and towards the establishment of more native forests to form a more permanent carbon sink in New Zealand
- We support an increased ambition in mode-shift towards active and public transport, and greater acknowledgement of the role of urban form in enabling emissions reduction
- We strongly support genuine, active and enduring partnership with iwi/Māori in developing and implementing climate action
- We request that the views of children and young people are specifically sought during the development of all climate policy
- We suggest greater consultation with local government during development of new government policy statements to enable greater alignment of policy, and to avoid policy statements in one area becoming a barrier to progress in another area (such as emissions reduction).

### **Community Views**

- 5.8 The community has shown an increasing interest in climate change issues. This can be seen through feedback received by the Council on climate change surveys and submissions on Christchurch's greenhouse gas emissions targets. Young people have been particularly vocal with their concerns, most notably through participating in the School Strikes 4 Climate.
- 5.9 The decision affects the following wards/Community Board areas:
- 5.9.1 The decision in this report will affect all Community Board areas.

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

### **Strategic Alignment / Te Rautaki Tīaroaro**

- 6.1 This report supports the Council's Strategic Priority of 'Meeting the challenge of climate change through every means available'.
- 6.2 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
- 6.2.1 Activity: Strategic Planning and Policy
- Level of Service: 17.0.1.2 Advice to Council on high priority policy & planning issues that affect the City. Advice is aligned with & delivers on the governance expectations as evidenced through the Council Strategic Framework - Annual work programme aligned to Framework level of Service: 17.0.1.7 Advice to Council on high priority policy and planning issues that affect the City. Advice is aligned with and delivers on the governance expectations as evidenced through the Council Strategic Framework - Policy advice to Council on emerging and new issues is prioritised to ensure delivery within budget and time requirements.

### **Policy Consistency / Te Whai Kaupapa here**

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

### **Impact on Mana Whenua / Ngā Whai Take Mana Whenua**

- 6.4 The decision to send a submission to the Commission 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.

- 6.5 However, it is acknowledged that climate change itself will impact Mana Whenua, and Council's submission strongly supports the Commission's recommendation for 'genuine, active and enduring partnership with iwi/Māori in developing and implementing climate action'.

**Climate Change Impact Considerations / Ngā Whai Whakaaro mā te Āhuarangi**

- 6.6 Submitting on the Commission's draft advice will support efforts to reduce the impacts of climate change.

**Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā**

- 6.7 There are no specific accessibility considerations necessary for the decisions in this report.

**7. Resource Implications / Ngā Hīraunga Rauemi**

**Capex/Opex / Ngā Utu Whakahaere**

- 7.1 Cost to Implement – The cost of making Council's submission will be met from existing budgets.
- 7.2 Maintenance/Ongoing costs - There will be no ongoing costs relating to the decision to make a submission to the Commission.
- 7.3 Funding Source - Existing operational budgets.

**Other / He mea anō**

- 7.4 There are no direct resource implications of approving a submission on this consultation.

**8. Legal Implications / Ngā Hīraunga ā-Ture**

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

- 8.1 The Commission's consultation is public and open to any person or organisation. Council delegates to the Sustainability and Community Resilience Committee authority to oversee and make decisions on 'Implementing the Council's climate change initiatives and strategies' (31 October 2019, CNCL/2019/00128). All Committees of the Whole have been delegated authority to approve draft submissions on behalf of the Council (23 January 2020 CNCL/2020/00008).

**Other Legal Implications / Ētahi atu Hīraunga-ā-Ture**

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

**9. Risk Management Implications / Ngā Hīraunga Tūraru**

- 9.1 There may be some reputational damage to Council if it decides not to take the opportunity to submit to the Commission on an issue (climate change) which is one of Council's key Strategic Priorities.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Draft Climate Change Commission Submission	44

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

Document Name	Location / File Link
Not applicable	Not applicable

## Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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

(a) This report contains:

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

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

## Signatories / Ngā Kaiwaitohu

<b>Authors</b>	Carey Graydon - Senior Policy Analyst Kevin Crutchley - Resource Efficiency Manager
<b>Approved By</b>	Emma Davis - Head of Strategic Policy Mary Richardson - General Manager Citizens & Community

## DRAFT Climate Change Commission Submission – Christchurch City Council

### Introduction

Christchurch City Council (the Council) thanks the Climate Change Commission for the opportunity to provide comment on the 2021 Draft Advice for Consultation on reducing Aotearoa New Zealand's greenhouse gas emissions. The Council commends the Commission for the draft report and the detailed analysis work done to prepare it. The Council supports the Climate Commission in this work and the intent of this set of draft recommendations to central government – to reduce New Zealand's emissions and join global efforts to avoid the worst impacts of climate change. We appreciate the importance of having an independent body providing politically neutral advice to central government.

Our Council endorsed feedback is framed around each question posed by the Climate Commission in their consultation document.

Because of the large number of recommendations at various levels, it may be useful for the Commission to prioritise and summarise the key actions they would like the government to undertake in its final advice to the government. This would help the public hold the government accountable for future decisions.

### Submission

The Council supports the submissions made the Canterbury Mayoral Forum and LGNZ.

**The Council would like to make the following submissions on specific recommendations in the report:**

**Your one big thing:** We believe that as a relatively wealthy country that values the natural environment and our people's wellbeing, New Zealand should show leadership in global efforts to reduce greenhouse gas emissions. New Zealand has one of the highest rates of per capita emissions in the world, so we need to make deeper and earlier emission reductions than other less developed nations to do our fair share.

We recommend that the Commission should be more ambitious in setting its emissions budgets to set a bolder direction for New Zealand's climate action.

### Our six big issues

#### Our six big issues - the pace of change

**Big issues question 1. Do you agree that the emissions budgets we have proposed would put Aotearoa on course to meet the 2050 emissions targets?**

Strongly agree - Agree - Neutral - **Disagree** - Strongly disagree - Do not know

We do not think the first three emissions budgets will place New Zealand on course to reach our 2050 emissions targets. It leaves too much to do in the later years to 2050, and is overly reliant on trees to offset future emissions (which may be lost if large wildfires occur).

### Our six big issues - future generations

**Big issues question 2. Do you agree we have struck a fair balance between requiring the current generation to take action, and leaving future generations to do more work to meet the 2050 target and beyond?**

Strongly agree - Agree - Neutral - **Disagree** - Strongly disagree - Do not know

We think that more could be done in the next 15 years (first three emissions budgets) to ensure that we do not leave future generations with too much work to do to meet our targets. Future generations have done nothing to cause the current climate crisis, so we should do everything possible to avoid leaving them a larger share of the burden of reducing emissions.

We also note that simply meeting a net zero target in 2050 is unlikely to be a sufficient contribution to limit global warming to 1.5°C if we do not make enough cuts in the next decade. If we do not take stronger action now, the costs and harms of inaction will largely fall on future generations.

### Our six big issues - our contribution

**Big issues 3. Do you agree with the changes we have suggested to make the NDC compatible with the 1.5°C goal?**

Strongly agree - **Agree** - Neutral - Disagree (our changes are too ambitious) - Disagree (our changes are not ambitious enough) - Do not know

We support the Commission's recommendations on strengthening the NDC to make it compatible with the 1.5°C goal.

However we would prefer to see the difference between the proposed emissions budgets and the stronger NDC made up through more domestic cuts and offsets as opposed to simply increasing the amount of offshore mitigation to be purchased.

As a country with a history of high per-capita emissions, we have a moral obligation to ensure we are contributing our 'fair-share' towards global emissions reductions. If international offsets are unavoidable, they should be focused on actions which help vulnerable countries, such as our Pacific neighbours, take actions to reduce their emissions.

### Our six big issues - role and type of forests

**Big issues 4. Do you agree with our approach to meet the 2050 target that prioritises growing new native forests to provide a long-term store of carbon?**

Strongly agree - **Agree** - Neutral - Disagree - Strongly disagree - Do not know

We support an increasing prioritisation of new permanent native forests ahead of increased exotic forests. We acknowledge some exotics will still be required to supply wood for building materials and other uses.

### Our six big issues - policy priorities to reduce emissions

**Big issues 5. What are the most urgent policy interventions needed to help meet our emissions budgets? (Select all that apply)**

Action to address barriers - Pricing to influence investments and choices - Investment to spur innovation and system transformation - None of them

We support a combination of policy intervention types, as all will have a role in shaping our low emission transformation. Actions to reduce barriers to those on lower incomes will be vital to ensuring a just transition to a low emission economy. Strong pricing signals will be necessary to ensure investment moves towards lower emission options, and will help drive necessary innovation. Investments should be focused on providing options that enable people to choose affordable low-emission options. Investing in innovative system-wide transformations will also be necessary.

Behaviour change programmes will also be key to achieving our emissions reduction targets. Helping to inform the public of the emissions impact of the various choices they make will help enable positive change.

Behaviour change programmes need to be relevant locally, and take a multi-faceted approach that appeals to different groups. The *Smokefree* campaign has shown success overtime through a mix of targeted advertising, health messaging, as well as taxation to dis-incentivise smoking and programmes to assist people who want to quit smoking. A similar nation-wide campaign, which can be tailored to local needs, will be required to shift people's behaviour and encourage low-emission choices to be made.

#### Our six big issues - technology and behaviour change

**Big issue 6. Do you think our proposed emissions budgets and path to 2035 are both ambitious and achievable considering the potential for future behaviour and technology changes in the next 15 years?**

Strongly agree - Agree - **Neutral** - Disagree - Strongly disagree - Do not know

We consider the emissions budgets are achievable, but that is in part due to the fact that they are not ambitious enough.

The New Zealand government (joining many territorial authorities including the Christchurch City Council) recently declared a climate emergency. As noted in our response to question 2 below, the first three budgets do not seem to match that sense of urgency. The proposed budgets will leave a significant quantum of reductions for later years and will not position New Zealand among leading nations in taking climate action. When considering how 'affordable' it is to achieve the budgets, the costs of inaction should also be considered.

More ambitious emissions budgets also send signals that action is urgent, and paradoxically are more likely to drive innovation and technological change which will in fact make the budgets more achievable.

As mentioned in Big issue 5, we think the report underplays the need for widespread behaviour change to achieve our emissions reduction targets, and is too reliant on technological change.

#### 1. Do you support the principles we have used to guide our analysis? Is there anything we should change, and why?

Fully support - **Partially support** - Neutral - Do not support - Do not know

We support principles 1, 2, 3 and 6. It's important that recommended actions get the country on track for the net zero 2050 targets, and agree our focus must be to decarbonise the economy

primarily through domestic emission reductions, and then domestic sequestration. Creating options as we begin the transition to a low emission economy is sensible, as is increasing resilience to climate impacts as action is taken to reduce emissions.

We also suggest the following:

- Principle 4 (avoiding unnecessary costs), and Principle 7 (leveraging co-benefits) should be considered together. We suggest it be made clear that assessments of all costs and benefits are considered together, and include consideration of social, cultural, environmental and economic wellbeing. The costs of inaction should also be considered throughout.
- We suggest a principle on enabling public empowerment and behaviour change as a key to success.
- Principle 5 discusses 'transition in an equitable and inclusive way'. For better clarity of meaning and purpose it could be expressed in terms of a *Just Transition*, a term used by the Ministry of Business, Innovation & Employment, and unions. It is crucial that people are involved in the decisions on their future, and not just receive 'signals' on what is planned.

## 2. Do you support budget recommendation 1? Is there anything we should change, and why?

**Emissions budget 1** About right  
(2022 – 2025)

**Emissions budget 2** Not ambitious enough  
(2026-2030)

**Emissions budget 3** Not ambitious enough  
(2031-2035)

Council understands the first three emissions budgets are designed to set New Zealand on the path towards the net zero target for 2050. However, page 30 of the report also notes the Commission was required by the Climate Change Response Act to consider 'the ambition needed to contribute to the global goal of limiting warming to 1.5°C above pre-industrial levels'.

Council supports the Commission taking a precautionary approach and setting emissions budgets that are in line with New Zealand's contribution towards limiting global warming to 1.5°C.

The first 3 budgets do not appear to be consistent with keeping global warming to 1.5°C.

IPCC guidance from its [1.5 Degree Special Report](#) states that pathways consistent with 1.5°C warming, would require global net CO<sub>2</sub>-e reductions of approximately 45% (from 2010 levels) by 2030, and get to zero by mid-century. There is concern that if enough cuts are not made globally in the next decade, we will not avoid exceeding 1.5°C warming, even if we reach net zero emissions by 2050. We note that the 2<sup>nd</sup> emission budget (ending in 2030) only represents a 17.2% net reduction in emissions from 2018 levels.

Accepting that there will be a lead in time required to ramp up action (reflected in budget 1), emissions budgets 2 and 3 do not appear to suggest the required level of cuts. We therefore support greater cuts in emission budgets 2 and 3 to align with the IPCC guidance. New Zealand must play its part in global efforts.

The suggested budgets from the commission do not appear to even meet New Zealand's international commitments through the first Nationally Determined Contribution – which the commission itself stated are not combatable with limiting warming to 1.5°C.

We also note that pathways aligning with the IPCC models is not a guarantee of limiting warming to 1.5°C. The report notes (page 147) that 'the IPCC selected these pathways as the ones that have a 50-66% chance to limit warming to 1.5°C.' and that 'the pathways with little or no overshoot are the most likely to deliver the best overall social, economic and environmental outcome'.

For an issue of such importance, we believe a more precautionary approach should be taken, and that the Commission should recommend smaller emissions budgets that have a greater chance of success. A 34% to 50% chance of failure is too great a risk for our communities.

3. Do you support our proposed break down of emissions budgets between gross long-lived gases, biogenic methane and carbon removals from forestry? Is there anything we should change, and why?

Gross long-lived gases Not ambitious enough

Biogenic methane Not ambitious enough

Forestry About right

We support separating gases in line with the Zero Carbon Act split gas approach, although it would make sense to also list biogenic methane's CO<sub>2</sub>-e value under Budget recommendation 2 – as ultimately the net emission of CO<sub>2</sub>-e will determine total warming (whatever gas it's from). This would also enable the public to have a better understanding of the total impact and share of our emissions which come from agriculture.

Council encourages more rapid reduction in biogenic methane which would enable more time to make changes in harder to abate areas of the economy which emit other greenhouse gasses. We think New Zealand could be a lot more ambitious on reductions of biogenic methane in the agricultural sector. For example, there is already an increased focus on research into reducing emissions from ruminant animals, and changing diet trends or lab grown meat may reduce the demand for meat in the future, enabling a reduction in stock numbers.

Council supports efforts to significantly increase carbon sequestration through native plantings.

4. **Limit on offshore mitigation for emissions budgets and circumstances justifying its use** - Do you support budget recommendation 4? Is there anything we should change, and why?

Fully support - Partially support - Neutral - Do not support - Do not know

We strongly support limiting opportunity for offshore mitigation. New Zealand has a responsibility to focus on domestic actions to reduce and offset our own emissions. We should not rely on others to help us achieve emissions reductions, and committing to domestic reductions would send a strong signal to the world that we are serious about playing our part in reducing global emissions.

However, budget recommendation 4.a. is somewhat confusing: 'The limit on offshore mitigation should be zero for the first three emissions budgets'. It is unclear whether this means there should

be no offshore mitigation used in the first three budgets, or if there should be no limit to offshore mitigation.

We note that this seems inconsistent with the report's later recommendations which state the need for offshore mitigation to meet New Zealand's Nationally Determined Contribution (NDC), and also to meet the Commission's proposed first three emissions budgets (page 157).

While New Zealand's domestic emissions budgets for our net zero 2050 target and the international NDC are technically distinct, Council believes the policy towards offshore mitigation should be consistent for both our domestic and international commitments.

**5. *Cross-party support for emissions budget* - Do you support enabling recommendation 1? Is there anything we should change, and why?**

Fully support - Partially support - Neutral - Do not support - Do not know

We support enabling recommendation 1. Cross party support will be crucial in achieving our targets, and any steps to depoliticise decision-making should be encouraged. Recording parties' votes on emissions budgets will allow the public to hold them accountable for their decisions.

However Council also believes that the Commission's advice on all emissions budgets should be based solely on science, and the social, cultural, environmental and economic wellbeing of New Zealand, and not on political considerations of what may be palatable.

**6. *Coordinate efforts to address climate change across Government* - Do you support enabling recommendation 2? Is there anything we should change, and why?**

Fully support - Partially support - Neutral - Do not support - Do not know

We support enabling recommendation 2. We support the allocation of roles and responsibilities to a nominated Minister (or Ministers), and that funding requirements are assessed and met for each of the emissions budgets. Having clear lines of accountability will help ensure actions are delivered.

We also support the Commission's proposal to establish a "vote climate" budgeting portfolio approach so funds can be allocated and tracked across central government agencies.

**7. *Genuine, active and enduring partnership with iwi/Māori* - Do you support enabling recommendation 3? Is there anything we should change, and why?**

Fully support - Partially support - Neutral - Do not support - Do not know

We strongly support genuine, active and enduring partnership with iwi/Māori in developing and implementing climate action.

We support mātauranga Māori perspectives being included in our national response to climate change, and support taking an intergenerational kaitiaki approach.

**8. *Central and local government working in partnership* - Do you support enabling recommendation 4? Is there anything we should change, and why?**

Fully support - Partially support - Neutral - Do not support - Do not know

We support enabling recommendation 4. Successful climate action will require a genuine partnership between central and local government. New funding mechanisms will be required for local government to be able to help deliver on emissions reduction plans. Funding certainty for

shared priority areas such as transport to ensure investments are driven towards low emission options would be of benefit to local government.

We support enabling recommendation 4.a., as alignment across legislation is needed to enable effective local government decision making to help our communities. We suggest 4.a. also includes specific reference to the Land Transport Act, as transport is one of the biggest sources of emissions in the country and it is vital that emissions reduction efforts are acknowledged throughout all relevant legislation.

Working more closely with local government while developing National Policy Statements on various issues would also help avoid inadvertently developing policy directions on one issue (such as housing) that are inconsistent with policy directions in other areas and lead to difficulty being implemented at the local level. Climate considerations need to be consistently applied through all policy statements to local government.

With the urgency of delivering action to reduce greenhouse gas emissions we recommend that the progress indicator dates for the government outlining its plans are brought forward as early as possible.

We suggest the Commission also considers a wider range of approaches to enable the rapid adoption of best practice throughout New Zealand. An example of this would be for the government to develop climate-related 'tool boxes' that can be delivered locally. This approach is being developed for climate vulnerability assessments. It could also be applied to mitigation efforts.

The government is delivering its Genless engagement programme that in our view, is not having a local impact, as it is not linked in to local partners. We would suggest developing national tools like the [Future Fit](#) or [Live Lightly](#) tools that can be delivered by local councils throughout NZ (i.e. nationally co-developed and locally delivered).

**9. Establish processes for incorporating the views of all New Zealanders - Do you support enabling recommendation 5? Is there anything we should change, and why?**

Fully support - Partially support - Neutral - Do not support - Do not know

We support incorporating the views of all New Zealanders. It is important that engagement leads to tangible action to continue to build faith in community led climate planning.

Democratic processes need to be both participatory and deliberative. Although citizen's assemblies are mentioned, overall there is relatively little attention paid to such meaningful democratic buy-in across groups and sectors in society. Including people's views needs to be an ongoing process. When considering the composition of any potential citizen's assemblies the government will need to carefully balance the need for a broad (and potentially randomly selected) cross-section of society, with the need to keep the partnership with mana whenua at the centre of climate planning.

Incorporating the views of all New Zealanders will also require a multicultural approach to engage with various cultures who may be underrepresented at the political level.

As young people will be significantly impacted by climate change throughout their lives, Council would like to see the importance of including the voices of children and young people embedded in recommendation 5.

As a signatory to the UNICEF's Children's Convention NZ government has a responsibility to ensure those rights are fulfilled. UNICEF's Children's rights are summarised here:

<https://www.occ.org.nz/assets/Uploads/EveryChildHasRightsA3Poster-Paths-0207-FF.pdf>. In particular number 12:

This would be in line with the recommendations of the 2019 report 'Are We Listening?' by the Children's Convention Monitoring group (which monitors the NZ government's implementation of the UN Children's Convention). Specifically see commitment 4 of the report:

<https://www.occ.org.nz/assets/Uploads/CMG2019-Online-FINAL-full2.pdf>. The other recommendations of the report also support making explicit provision for children's voices to be incorporated in policy response to climate change.

10. **Locking in net zero** - Do you support our approach to focus on decarbonising sources of long-lived gas emissions where possible? Is there anything we should change?

Fully support - Partially support - Neutral - Do not support - Do not know

We support the approach to focus on decarbonising sources of long-lived gas emissions where possible, and the acknowledgement that current policies are insufficient to achieve New Zealand's emissions targets.

11. **Locking in net zero** - Do you support our approach to focus on growing new native forests to create a long-lived source of carbon removals? Is there anything we should change, and why?

Fully support - Partially support - Neutral - Do not support - Do not know

We support the approach to focus on growing new native forests to create a long-lived source of carbon removals, and acknowledge the multiple benefits to biodiversity and ecology. Natives can also improve fire resistance compared to many exotic pines and are useful in mitigating soil erosion and landslides.

While this recommendation recognises the current challenges with growing and maintaining native forests (mentioned in 3.2), strong consideration needs to be given to how to mitigate these challenges. For example, we understand that in some areas our native forests are struggling with limited seedlings due to pests stripping these out. Therefore pest control will also become an important tool in our carbon sequestration efforts, to ensure young seedlings survive and continue the natural forest cycle. The Department of Conservation recommends focusing efforts on regenerating native bush to encourage longer lived hardwood forest to development.

<https://www.doc.govt.nz/globalassets/documents/conservation/threats-and-impacts/animal-pests/wild-animal-control-emissions-management.pdf>

It is also important to focus on future conditions when deciding which long-lived native species to plant. Native bush locks water into an area, so water needs downstream in the catchment areas must be taken into account when choosing where to plant new forests.

If we do increase exotic plantations, there is also an opportunity to change the way we design our buildings to use less carbon intense concrete and build more with wood.

12. ***Our path to meeting the budgets*** - Do you support the overall path that we have proposed to meet the first three budgets? Is there anything we should change, and why?

Fully support - **Partially support** - Neutral - Do not support - Do not know

Overall the key transitions in the emissions paths in table 3.1 look sound.

However we believe the transport path should also include specific mention of land use and urban form, as a key pathway to reducing the overall need to travel (and therefore emissions) – living in proximity to key opportunities and reducing the need to travel or number/length of trips (not just remote working as mentioned).

Christchurch City Council and other urban councils are increasingly focused on improving access to public and active transport as a key way to reduce our emissions. A key component of this work involves redesigning / upgrading streets and urban form to encourage walking and cycling. This will become more difficult if not recognised in national policy, and if the major focus nationally is simply to replace internal combustion vehicles (ICE) vehicles with electric vehicles (EVs). Improved urban form takes a relatively long time to achieve, however decisions made now will impact on people's choices for decades to come.

Council also notes the emissions budget for transport is heavily focused and reliant on rapid uptake of on EVs which may disproportionately impact people on lower incomes. This raises questions of equity, and the (lack of) affordability for many in the community needs to be addressed. Significant support will be required to ensure access to affordable low emission transport options for people on lower incomes.

There have also been concerns expressed to Council with regard efforts to phase out gas use. The report could more clearly state that the current focus is on heating systems in buildings and not on personal BBQs, or camping equipment etc.

13. ***An equitable, inclusive and well-planned climate transition*** - Do you support the package of recommendations and actions we have proposed to increase the likelihood of an equitable, inclusive and well-planned climate transition? Is there anything we should change, and why?

Fully support - **Partially support** - Neutral - Do not support - Do not know

We support all efforts to ensure an equitable, inclusive and well-planned climate transition.

The recommendations do however appear to take a 'top down' approach to planning with communities. We support stronger recommendations on working *with* affected communities and workforces to achieve greater equity and inclusivity. The Commission should recommend that localised planning responses are democratic, collective and include all those affected by the transition.

The report often notes collaboration but seldom mentions collective responses. As an example, unions are never mentioned apart from one Spanish just transition example cited in the evidence report which is not developed any further. Those affected by the transition and changes, especially occupationally, must be central to decision-making at the highest possible level in the most meaningful way when workplaces and occupations transform.

Discussion of 'localised transition planning' and 'active social dialogue' need to be embedded from the outset or risk not being fully inclusive. The workforce must be involved decision-making process when their workplaces transform.

As well as a principle, Just Transition is a process and practice in achieving just and equitable outcomes. In this necessarily broader sense, Just Transition also becomes a restorative perspective taking into account wealth and power inequities so that real climate change transformation produces real economic and social transformation. A Just Transition requires an ongoing dialogue with those most affected by climate change.

Addressing existing inequalities and inequities will be essential to achieving the recommendations. More emphasis should be given to the co-benefits of not just climate policy but other policies that have climate change benefits, e.g. implementing the Welfare Expert Advisory Group recommendations to help address the noted uneven impacts of the climate change transition. At a broader level, it also means better funded and resourced public services to underpin the transition.

Overall taxation policies need to be addressed when considering incentives or pricing mechanisms to drive change or the transition to a low emission economy will not be equitable.

Transport should be included in any discussion of an equitable, inclusive transition – as it is key to people having the ability to access opportunities including work and education. As discussed elsewhere, while transitioning the country's light vehicle fleet away from fossil fuels is vitally important, equity issues need addressing regarding costs - especially in early budget periods before a significant 2<sup>nd</sup> hand fleet is available. An example of an initiative that aims to do this is a pilot scheme with a shared fleet of electric vehicles and e-bikes at a Ōtautahi Community Housing Trust development in Christchurch.

More focus on urban form (to make cycling/walking more attractive and safe), and on public transport needed to ensure more equitable transition for those who cannot afford an electric vehicle, or use other transport modes. It seems odd that the report notes that public transport cannot be accessed by some disabled people so they need continued access to cars - when many other disabled people who don't drive use public transport and would benefit from an improved system.

In the broader sense, a more holistic view of 'costs and benefits' across all levels of government is needed to ensure a more equitable transition – social, cultural and environmental wellbeing must be given as much emphasis as what's viewed as financially 'affordable'.

**14. Transport - Do you support the package of recommendations and actions for the transport sector? Is there anything we should change, and why?**

Support all the actions - **Support some of the action** - Do not support these actions - Do not know - Neutral

We support *necessary action 2* with its focus on reducing the need for private vehicles through support for walking, cycling, and low emissions public and shared transport.

We strongly support necessary action 2a. 'Significantly increase the share of funding available for these types of transport investment, and link funding with achieving our emissions budgets'. This would help ensure that long term transport investments move our emissions in the right direction

instead of enabling investments to progress which lock us into a high emissions pathway for decades to come.

**Lack of ambition on active transport** - We believe however that the report underestimates the appetite in urban communities for greater mode-shift. For example, Christchurch has seen rapid uptake of e-bikes and e-scooters, which are now seen as realistic alternatives to cars for many journeys. Christchurch has seen an 80% increase in cycling numbers since 2016 during annual peak hour cycle counts (see <https://newsline.ccc.govt.nz/news/story/christchurch-cyclists-change-up-a-gear>). As we continue our focus on upgrading our streets to make alternative modes more attractive we believe this mode-shift will continue to increase.

**Behaviour change** - Programmes run by the Council have had a sizeable impact on mode shift by staff from 40 organisations (over 6000 staff) we have directly worked with. Annual customer surveys from 2017-19 show an 11-percentage point increase in the share of staff walking and cycling to work, for those organisations which engaged in the full programme. A further 14% switched to the bus, and there was a 28% decline in single occupancy car use (see <https://ccc.govt.nz/transport/getting-to-work/travelplanning/> for more details on the programme). Each workplace engagement includes 'desk to desk' 1:1 journey planning assistance for staff, including information, advice and incentives to try a new mode. This has been the critical step, as individualised advice is key to help people overcome real or perceived barriers for their specific situation. We believe that if such programmes – as well as behaviour change activity with schools and individual communities - were scaled up with funding support at a national level and local delivery by councils, they would result in far greater mode-shift and behaviour change than assumed by the Commission in the report.

Whilst these behaviour change programmes are labour intensive, they are typically significantly cheaper than infrastructure investment to achieve a similar change in congestion levels and therefore operational emissions reduction. Because they are focussed on behaviour change rather than infrastructure there are also savings to be made in embodied carbon through negating the need to invest in carbon intensive infrastructure.

**Co-benefits and health impacts**- Council also thinks the Commission should place a greater weight on the public health benefits of active and public transport. Active transport has a large 'public good' aspect which has multiple co-benefits, including improved health, and needs to be funded accordingly.

Greenhouse gas emissions are only one of many pollutants that predominantly come from private vehicle travel. By reducing the number of vehicles on our roads, there will be corresponding reductions in noise pollution, as well as a reduction in tyre wear and other particulates running off and polluting waterways.

The New Zealand Medical Journal recently published an article outlining the way that climate action could either help address, or conversely add to the public health challenges and inequities in New Zealand (see <https://www.nzma.org.nz/journal-articles/the-climate-change-act-will-now-shape-the-nations-health-an-assessment-of-the-first-policy-recommendations-to-reach-our-zero-carbon-target?>). These impacts are not fully captured in the Waka Kotahi (NZTA) investment decision making framework.

One of the key ways to address both our climate crisis and public health needs is to encourage, and make corresponding investments, in active transport. The report doesn't give much attention

to the barriers to walking and cycling and micro-mobility, or the actions to address them. Passing the Ministry of Transport's *Accessible Streets* programme into law will encourage mode shift to active transport by making our footpaths, shared paths, and cycleways safer and more accessible (see <https://www.transport.govt.nz/area-of-interest/walking-and-cycling/accessible-streets/>).

Changes to encourage more active transport choices don't have to be expensive. Policy changes such as reducing speed limits in urban areas, reducing school speed zones, or implementing a 1.5 metre passing distance for bikes not only reduce injury risks to all types of road users, but help reduce emissions as more people feel safer biking, walking, and scooting around the city. Safety - perceived or actual - is a key determinant of people's willingness to use active transport modes.

**Public transport** - Increasing public transport by 120% by 2030 also seems weak when the status quo in New Zealand is so low compared to other countries. We would have liked the Commission's report to be the place where Mass Rapid Transit (MRT, bus or light rail) was proposed, and a direction given to prioritise public transport corridors. MRT corridors ensure that the key barriers to public transport (frequency and reliability) are removed, making public transport more attractive in comparison to driving. Improving uptake of public transport will help avoid overreliance upon electrifying our vehicle fleet, which might otherwise exacerbate the problems caused by the increasing number of vehicles on our roads - including congestion, reduced water quality, reduced safety, and a reduction in the liveability of our streets and cities.

**Urban form** - We believe the report could benefit from greater recognition of the impact of land use and urban form on active and public transport uptake, as well as recognition of the problems posed by increasing numbers of vehicles on our roads (regardless of how they are powered) to broader safety, environmental, and amenity outcomes in urban areas (please see note on difficulties with existing national policy settings regarding *Urban Form in question 15* below).

**Electrification of the fleet** - In addition to encouraging a greater focus on mode-shift to public and active transport, and reducing the overall need to travel, we also support actions to significantly accelerate the uptake of zero exhaust emission battery electric vehicles to reduce emissions. In urban areas this needs to be balanced with efforts to reduce congestion as roads get more crowded, with an acknowledgement that encouraging large scale electric vehicle uptake may undermine efforts to make active and public transport comparatively more attractive.

**Feebate or subsidy for zero exhaust emission vehicles** - We support the government providing fiscal incentives such as a feebate or subsidy to reduce the upfront cost of zero exhaust emission vehicles to ensure we quickly reach upfront cost price parity with internal combustion engine vehicles. It is important from an equity perspective that electric vehicles quickly become more affordable and this will also require a well-functioning second hand market.

**2030 ban on ICE passenger vehicle imports** - Council supports bringing forward a ban on imports of ICE vehicles to 2030, in line with the United Kingdom and other countries. New Zealand has a comparatively long average lifespan of private vehicles, so new ICE cars will remain on our roads for years to come. If New Zealand's deadline lags behind other countries, we risk becoming a dumping ground for inefficient ICE vehicles, and this will make it increasingly difficult to meet our emissions targets. A clear deadline will give certainty to the market, and encourage a phase out of ICE vehicles on our roads.

**Definitions of 'Electric Vehicles' - Issues with plug-in hybrid electric vehicles** - We recommend that the Government delivers policy and action that clearly concentrates on having a feebate or

subsidy incentive for zero exhaust emission vehicles only, i.e. battery electric vehicles, and not have comparative incentives for plug-in hybrid electric vehicles. This is because:

- Plug-in hybrids can run on either conventional fuel, or electric batteries. Once purchased, the government has no way of knowing which fuel system the consumer will primarily use to power their vehicle, and therefore will not be able to estimate the greenhouse gas emission reductions or air pollution reduction from incentives for plug-in hybrids.
- Plug-in hybrid electric vehicles generally have a limited battery electric range. It has been suggested in overseas investigations that there is significant use of fossil fuel by users of plug-in hybrid electric vehicles. Some could have been purchased to qualify for subsidies / tax breaks available for 'electric' vehicles without ever being plugged in.
- Plug-in hybrid electric vehicles do not therefore have the same has associated environmental and health benefits as purely electric vehicles.
- Plug-in hybrid electric vehicles have two fuel systems and associated complexity which could increase maintenance, while battery electric vehicles are low maintenance.
- The range (estimated distance that can be travelled on a fully charged battery) of battery electric zero exhaust emission vehicles available has increased and continues to increase. There are zero exhaust emission battery electric light passenger and light commercial vehicle alternatives available now, and in the case of battery electric utes these will be available on the market relatively soon. Therefore battery electric vehicles can perform similar functions as plug-in hybrid electric vehicles.
- International evidence has been mounting that real world use of plug-in hybrid electric vehicles is not as good at reducing greenhouse gas emissions compared to what was being promoted therefore they should not be categorised as low greenhouse gas emission vehicles e.g.

<https://www.transportenvironment.org/press/plug-hybrids-new-emissions-scandal-tests-show-higher-pollution-claimed>

<https://theicct.org/publications/phev-real-world-usage-sept2020>

<https://www.motoringresearch.com/car-news/the-problem-with-plug-in-hybrids/>

<https://www.emissionsanalytics.com/news?year=2021>

**Greenhouse gas emission factor for plug-in hybrid electric vehicles-** It is recommended that the Government amend the greenhouse gas emission factors for plug-in hybrid electric vehicles to reflect equivalent greenhouse gas emission factors that are used for internal combustion engine vehicles. The published plug-in hybrid electric vehicle greenhouse gas emission factors are misleading and are over estimating greenhouse gas emission reductions from the use of plug-in hybrid electric vehicles.

**Battery electric vehicle energy efficiency ratings and vehicle range standards-** It is recommended that the Government ensure that mandatory energy efficiency ratings (using a best practice international rating system) for battery electric vehicles are used so vehicle purchasers can compare the energy efficiency of different models of battery electric vehicles, i.e. kWh used per 100km, and that these ratings are required to be clearly displayed by battery electric vehicle sellers.

It is very important for purchasers of new battery electric vehicles that the displayed range (estimated distance that can be travelled on a fully charged battery) is from a recognised best practice range testing international standard, such as the Worldwide Harmonised Light Vehicle Test procedure (WLTP) and the Environmental Protection Agency (EPA) test, that is close as possible to real world vehicle use.

It is recommended that there is a requirement for dealers to provide more information to potential purchasers of battery electric vehicles to ensure purchasers are aware of the different battery electric range testing standards and which would be most useful for their needs.

Some references:

- <https://www.eurococ.eu/wltp-cycle-replaces-nedc>
- <https://www.jdpower.com/Cars/Shopping-Guides/electric-vehicle-range-testing-understanding-nedc-vs-wltp-vs-epa>
- <https://cleantechnica.com/2020/08/31/epa-highway-range-and-real-world-highway-range-are-two-different-things/>
- <https://www.manufacturing.net/automotive/news/21195225/why-electric-vehicle-ranges-vary-from-epa-estimate>
- <https://thedriven.io/2019/08/07/why-are-new-electric-vehicle-range-estimates-often-so-different/>

**Identification of zero exhaust emission vehicles** - It is recommended that the Government develop and action a clear vehicle number plate identification system so all zero exhaust emission battery electric vehicles can be easily identified by Government and local authorities. This will assist in identifying zero exhaust emission vehicles for zero emission zones and for other regulatory and incentivised activities.

**Rail** - Council supports efforts to increase the use of rail as a low-emission transport option for New Zealanders. The feasibility of electric light-rail as part of a mass-rapid transport network in greater Christchurch is currently being investigated at the sub-regional level to help reduce transport emissions.

An opportunity also exists to complete electrification of the national rail network and increase rail freight capacity as an alternative to diesel trucks.

**Aviation** - Council notes there is little discussion on the impact of aviation as a significant source of emissions. The New Zealand government could play a leading role in building domestic and international action on aviation emissions accounting, offsetting, and emission reduction efforts.

**Shipping** - While acknowledging international shipping is not under the remit of the Commission, we think as an isolated country, New Zealand could play a leading role in promoting emission reduction and accounting standards for shipping.

**15. Heat, industry and power sectors** - Do you support the package of recommendations and actions for the heat, industry and power sectors? Is there anything we should change, and why?

Support all the actions - **Support some of the actions** - Do not support these actions - Do not know - Neutral

We support the initiatives to reduce emissions from process heat.

**Urban Form** - The Commission's report in the evidence for 4b highlights the importance of growing up rather than out, although does not include any analysis on why the market direction has historically been to grow out. Without addressing these underlying tensions, compact cities are difficult to achieve. It is clear that the Climate Change Commission has included consideration of the current and proposed changes to the resource management framework which guides urban form development, although little consideration has been included in this report on the conflict

with the national direction articulated through the NPS-UD on responding to market led development and urban sprawl that is out of sequence and unplanned (NPS-UD Policy 8). Necessary action 10(b) (page 117) is to “ensure a coordinated approach to decision making is used across Government agencies and local councils to embed a strong relationship between urban planning, design, and transport so that communities are well designed, supported by integrated, accessible transport options, including safe cycleways between home, work and education.” Council strongly supports a coordinated approach to decision making across Government agencies and local councils, particularly establishing a hierarchy when there are competing or conflicting national directions. The general direction promoted by central government allows for increased greenfield development that are considered well-functioning urban environments to address the growing housing crisis. This direction could potentially conflict with the evidence provided by the Climate Change Commission for increased consolidated urban form and density.

Christchurch City Council seek more recommendations from the Climate Change Commission on compact urban form, and establishing a clear hierarchy for competing environmental priorities particularly with regards to greenfield development and urban sprawl in response to the housing crisis.

The Council encourages a multi-disciplinary and collaborative approach to explore the issues and opportunities related to quality, affordable, low carbon urban form (a similar approach was adopted by the Council’s [Housing Matters Programme](#)). By including representatives from the land and housing development sectors, builders, designers, real estate, investors, banks, insurers, educators, academics and policy makers a shared understanding could be achieved and a pathway. Some examples of specific issues experienced in Christchurch are:

- a) difficulties around land amalgamation preventing full use of higher density zones and resulting in poor liveability outcomes, that undermine community perceptions of further densification (e.g. sausage flats squeezed onto narrow lots). A recent [review of medium density housing study](#) by the council explored design issues in Christchurch.
- b) pressure from government and developers to release land on the fringes of towns and cities to help manage the high cost of housing, which results urban sprawl that is poorly connected to public transport and amenities. Few tools to make land focused property developers adopt good practice for, plot orientation, public transport, cycling and local amenities.
- c) covenants placed on greenfield land by developers that set minimum sizes for homes that make them less affordable, large and low density.
- d) the cost and uncertainty (risk) around the rehabilitation of brownfield sites resulting in large areas of underutilised land.
- e) enabling more diverse development and tenure arrangements to deliver more affordable and liveable residential developments at higher densities.
- f) the very low number of NZ developers able to create quality higher density housing. Most developers focus on stand-alone single story dwellings.

**Energy Efficient Buildings** - We support the Commission’s recommendation to raise the energy performance of buildings and to expand the services and support available to help owners to raise the performance of their buildings. The [Healthier Homes Canterbury service](#) is successfully enabling residents to access advice and financial support and its success linked to the

continuation of the [Warmer Kiwi Homes](#) government subsidy for insulation and home heating appliances.

The New Zealand Building Code needs to be updated to better deliver health and wellbeing outcomes, reduce energy bills and respond to climate change. We are currently well behind many other countries including [Australia](#) and the [United Kingdom](#).

We suggest the Commission better considers whole of life emissions within the building sector. Lifecycle tools such as [LCA Quick](#) and the [ISCA Materials Calculator](#) can help designers to eliminate emissions throughout the lifecycle of buildings and infrastructure. Local and central government sustainable procurement processes can encourage the rapid adoption of such tools and green building approaches.

Because of a rapid proliferation of electric appliances in homes and workplaces, it is vital that New Zealand also raises and regularly checks its [Minimum Energy Performance Standards](#) for appliances and equipment (especially for space and water heating appliances that consume 60% of household energy – [BRANZ HEEP Study](#)). This would be especially important as we move away from natural gas to electric heating, cooking and water heating options. The benefits of an independent evaluation of appliances such as that provided by the [Consumer](#) cannot be understated. Tools that enable informed choices to be made by government, businesses and households will be useful for selecting low emission technologies.

We suggest the Commission also considers the role of water conservation. In Christchurch the pumping of water to and from homes is a significant consumer of energy and carbon for Council. Significant advances can be made through water efficiency standards and behaviour change programmes especially around summer garden water use. Water consumption will also be exacerbated by the projected warming and drying of our Canterbury climate. Efforts to reduce water will both save emissions and increase resilience to water shortages.

**Energy Resilience:** - As we transition to renewable energy sources, we need to increase resilience by ensuring there are good designs for clean backup generators for use in emergencies where power is lost.

**Building materials:** - These are mentioned more in the energy section (e.g. page 14 of Evidence 4a) but not the section on buildings (e.g. page 24 of section 4b of the evidence), which mostly concentrates on *operational* carbon footprint of buildings.

Given the rate of growth we are experiencing, it is really important that information on carbon footprints that are embedded at the time of building are associated with other advice on the building industry. Roads and other infrastructure also have high levels of embodied carbon which needs addressing further in the report. It is not made clear in the advice document that the emissions associated with using concrete as a building material contributes significantly to the country's emissions.

We recommend more prominent support for low greenhouse gas alternatives, including Mg rather than Ca –based concrete, and for the innovative methods of concrete production that capture and sequester carbon-based gases during the process.

We also recommend the promotion, encouragement and support of innovative designs that use other materials, or that use less concrete (e.g. by incorporating stronger, or less corrodible reinforcing). Reducing demand is the best way forward to reduce concrete-related emissions.

Once customers are aware of the issues, people can start to do carbon cost benefit analysis and make alternative choices.

Requiring reporting on embodied carbon footprints would also help this shift.

More work needs to be done to understand greenhouse gas emissions from wastewater treatment and the options to reduce these. One possibility is subsurface wetlands, which can convert the nitrogen in wastewater through to harmless nitrogen gas, and also can restore the mauri of the water. These could be a win-win both in terms of reducing greenhouse gas emissions and addressing cultural concerns with the direct discharge of wastewater to water.

Collecting water at source (e.g. rainwater tanks) rather than just using energy to pump around towns is resilient and saves energy- this should be encouraged, especially in areas that are projected to be drier.

We support further use of wastewater as a heat source as it is significantly warmer than ground water as a heat source and therefore more efficient.

**16. Agriculture** - Do you support the package of recommendations and actions for the agriculture sector? Is there anything we should change, and why?

Support all the actions - **Support some of the actions** - Do not support these actions - Do not know - Neutral

Agriculture should be fully included under the ETS at an appropriate CO<sub>2</sub>-e if we are serious about reducing emissions in the sector. We agree that pricing agricultural emissions send signals that would drive innovation and efficiency in the sector.

There is a lot of potential to reduce short-lived gases through changes in agriculture that are not given sufficient attention in the report, including changes in feed, vaccinations, and breeding programs which focus on reducing emissions from ruminant animals.

**17. Forestry** - Do you support the package of recommendations and actions for the forestry sector? Is there anything we should change, and why?

Support all the actions - **Support some of the actions** - Do not support these actions - Do not know - Neutral

We support encouraging innovative design using timber rather than concrete where possible in buildings, as we phase out exotic plantations and move towards more natives.

Incentivising both new planting and keeping existing vegetation cover is important. The ETS has been criticised for failing to incentivise the preservation of existing vegetation, and needs a serious overhaul.

We also need to avoid an overreliance on trees as a way to sequester emissions as recent research indicates that trees may not be able to sequester as much carbon if temperatures rise (see [How close are we to the temperature tipping point of the terrestrial biosphere? | Science Advances \(sciencemag.org\)](#)). The increased fire risk from predicted hotter, drier conditions will also increase risk of wild-fire which could destroy forests which we rely on as carbon sinks.

18. **Waste** - Do you support the package of recommendations and actions for the waste sector? Is there anything we should change, and why?

Support all the actions - **Support some of the actions** - Do not support these actions - Do not know - Neutral

We support the Commission's draft recommendations to support greater product stewardship and increased circularity of our economy. However, the report focuses on gases produced at the end of life, but we feel more attention could be given to efforts to reduce waste in the first place. The report discusses the need to reduce waste at the source – however this does not seem to follow through into the recommendations.

Necessary action 13.a. The plan to reduce waste emissions by at least 15% by 2035 should be achievable, however we note initiatives to date haven't resulted in reduced waste to landfill.

13.b. Investing waste levy revenues to reduce waste emissions – this needs a greater focus on improved product design/reduction of waste at source and ability to repair, and not just resource recovery and promotion of reuse and recycling.

13.c. Measuring and increasing the circularity of the economy by 2025 – this aspect needs more details, a high degree of collaboration between various regulators will be required to get this to work in practice. True circularity is about the interconnectedness of processes and sharing of systems and not simply issuing a resource consent for a single discharge to a single property owner.

13.d. Prioritising product stewardship schemes for products with high emissions potential - this is a good idea but product stewardship schemes don't always result in reduced waste generation. Some of the products that are produced as a result of recycling or other disposal options aren't sustainable in the long-term.

13.e. We support efforts at improved data collection.

We support the Commission's advice about the importance of managing methane gas emitting from landfills. Stronger resource consent conditions for newly granted landfills will help with this and the NZ-wide trend toward larger, modern, lined, regional landfills – better designed to capture landfill gas. Landfill operators should be encouraged to not only to destroy methane (e.g. gas flaring), but to use this natural gas beneficially, as an energy source (to achieve a win-win). As an example of this the NZ Projects to Reduce Emissions Scheme previously supported landfill projects that beneficially used this biogas such as the [Christchurch Burwood Landfill Gas Collection project](#).

Cleanfills are often overlooked by Councils because they are not seen as “landfills” and Councils often have poor data for cleanfills yet a considerable volume of waste is disposed in this way. Many cleanfills receive building and demolition materials able to generate methane (e.g. timber, paper and cardboard from packaging building materials, and vegetation from site clearance). It is important that a Waste Levy incorporates cleanfill operators and that rules / bylaws are in place to encourage the separation of building and demolition materials – so that only inert materials are disposed of in cleanfills.

In Canterbury timber represents [20% of the waste sent to Kate Valley](#). Timber treated with Copper, Chrome, Arsenic and Boron remains a considerable challenge for NZ. Currently the only safe

disposal option is in a modern lined landfill. Concern around leaky buildings has meant that our Building Code requires the use of treated timber. Smarter weatherproof building design and a change in the type of forestry grown, can avoid the need to treat such large quantities of timber, and so provide greater opportunity for reuse or recycling. This timber waste problem will be exacerbated by the trend towards building with wood as a way to deliver low carbon buildings.

**19. Multisector strategy** - Do you support the package of recommendations and actions to create a multisector strategy? Is there anything we should change, and why?

Support all the actions - **Support some of the actions** - Do not support these actions - Do not know - Neutral

To enable the market transformations necessary, we support the need to raise the cost of carbon in the New Zealand economy. This must also have strong alignment to the five-yearly carbon budgets set by the Government. We agree with the Commission's advice that the price cap set by government must be raised as soon as possible, or removed to better allow the market to set the price of carbon. This should also be done in association with other policies that help manage impacts on our vulnerable communities and industries.

We support the need for mandatory disclosure of climate risks and exposure in the market place. This will be a vital tool to enable informed decisions. To help standardise disclosures on climate related exposure, and to guide better decision making, we would encourage the government to signal the carbon price to be used for those calculations, based on the proposed 5 yearly carbon budgets for New Zealand. The Commission has already indicated that the carbon abatement price needs to be \$140 per tonne of carbon dioxide equivalent by 2030 and \$250 by 2050 to achieve the levels of changes needed in the economy. Providing long-term certainty will aid long term investment decisions.

We support the Commission's advice around refrigerant gases (F-gases) that have a very high global warming potential (approximately 2500 times the warming impact of carbon dioxide). We suggest that more rapid gas substitution (to gases with lower global warming potentials) is possible and that much greater care and control is needed during the disposal of appliances that contain F-gases (refrigerators, air conditioners etc.). It is vital that all appliances containing F-gases are adequately decommissioned to prevent gas needlessly escaping into the atmosphere. Standards, training and producer responsibility would all help address this emission source.

**20. Rules for measuring progress** - Do you agree with Budget recommendation 5? Is there anything we should change, any why?

**Support all the actions** - Support some of the actions - Do not support these actions - Do not know - Neutral

We support the package of rules for measuring progress in Budget recommendation 5. We strongly support recommendation 5c.v. (investigating ways to include small lots of trees and regenerating vegetation into future target accounting), and 5.d. on page 144, (ensuring that voluntary offsetting is matched by a reduction in available credits under the ETS to keep us within the relevant emissions budgets).

**21. Nationally Determined Contribution (NDC)** - Do you support our assessment of the country's NDC? Do you support our NDC recommendation?

Fully support - Partially support - Neutral - Do not support (too ambitious) - **Do not support (not**

ambitious enough) - Do not know

We agree with the Commission, that NZ's Nationally Determined Contributions are currently insufficient and do not reflect the new impetus and understanding from the latest IPCC science ([1.5 Degree Special Report](#)). Because of the significant risks involved to New Zealand and the world, it is vital that our targets and actions are bold, giving us the best chance to remain below 2 (and preferably 1.5) degrees Celsius of warming.

We therefore request that the Commission recommends a stronger, more ambitious NDC for New Zealand. We do not support the Commission's view in NDC recommendation 2b (page 154) that it is a 'political decision' how far to cut emissions beyond 35%. It is a political decision *how* we may get to the new target – but the Commission is ideally placed as an independent expert body to make a recommendation on the level of a new NDC based on the science and other considerations as outlined

We also encourage the Commission to recommend interim emissions reduction targets for NZ (e.g. for 2030) so we are better able to track progress towards our targets and align with the following IPCC advice: *In pathways with no or limited overshoot of 1.5°C, global net anthropogenic CO<sub>2</sub> emissions must decline by about 45% from 2010 levels by 2030 (40–60% interquartile range), reaching net zero around 2050 (2045–2055 interquartile range).*

Because New Zealand is a relatively wealthy, innovative and capable country who also has one of the highest rates of per capita emissions in the world, we need to make deeper and earlier emissions reductions than other less developed nations. To do our fair share, we need to start early and move swiftly to reduce all emissions.

We also suggest the Commission further considers how the speed of emission reductions may change over time – it is likely that the pathway to zero net emissions will not be linear (as it appears the Commission is modelling), but sigmoid. After a slow initial start because of inertia in our systems and institutions and the time needed to ramp up our actions, the quick and easy ways to reduce emissions will be deployed. As we move toward our net zero emissions goal the hardest options will remain, slowing our progress toward the end goal.

## 22. **Form of the NDC** - Do you support our recommendations on the form of the NDC?

Support - Somewhat support - Do not support (too ambitious) - Do not support (not ambitious enough) - Do not know

We support enabling recommendation 1, and think New Zealand should do all that it can to reduce domestic emissions.

We also acknowledge the important role we must play in helping other countries reduce their emissions. We agree with enabling recommendation 1.b, and agree that wherever possible, offsetting should support developing nations to transition to an equitable, clean energy, low carbon future. We consider that New Zealand has some particular capabilities that could be explored such as in agriculture and geothermal sectors. Offsetting should seek to build capacity within a less developed nation, but also be a market potential for New Zealand in developed nations. This type of win-win approach was created through the [Cleaner Development Mechanism](#) and should be explored in the Commissions advice to government.

**23. Reporting on and meeting the NDC** - Do you support our recommendations on reporting on and meeting the NDC? Is there anything we should change, and why?

Support - Somewhat support - Do not support (too ambitious) - Do not support (not ambitious enough) - Do not know

We support enabling recommendation 2, although think the Commission should provide clear advice to the government that offshore credits should be limited to use in emergencies, such as in the case of significant natural disasters.

Domestic emission reductions, then domestic offsets must be the priority. Easy access to international carbon markets (which are often poorly regulated), will likely reduce the incentive for domestic emissions reductions.

It sends very mixed messages to the public, and to the international community, for the Commission to recommend avoiding international carbon markets and offsets for our domestic targets, and then open the door to them for our international NDC commitments.

**24. Biogenic methane** - Do you support our assessment of the possible required reductions in biogenic methane emissions?

Fully support our assessment - Somewhat support our assessment - Do not support our assessment  
- Do not know - Neutral

We support the rationale provided that New Zealand should reduce its biogenic methane emissions by at least the global average required to meet the 1.5°C goal.

However we feel there needs to be further advice from the Commission under biogenic methane recommendation 1. The recommendation is only for future reductions required by 2100 – not by 2030, or 2050 - in line with target years in the Zero Carbon Act. Such a distant target is unlikely to drive the scientific or agricultural innovation necessary to meet the earlier target years. New Zealand has an opportunity to lead globally on agricultural emission reductions, and the government needs to support these efforts.

## 10. Arts Strategy Implementation Update

Reference / Te Tohutoro: 20/384977

Report of / Te Pou  
Matua:

Kiri Jarden, Principal Arts Advisor

General Manager /  
Pouwhakarae:

Mary Richardson, GM Citizens and Community

### 1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is to update the Committee on the implementation of Toi Ōtautahi, the arts strategy. This is a staff generated report.
- 1.2 The decision in this report low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined because the only recommendation in the report is to receive the information, which will not have any significant implications for the creative sector.

### 2. Officer Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Receive the information in the report

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

- 3.1 Staff continue to work with strategy partners Creative NZ, Rātā Foundation, ChristchurchNZ and mana whenua to develop and coordinate activities which support delivery of the arts strategy.

### 4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 This report refers to a virtual arts office. Prior to 2020 a bricks and mortar option was discussed but has subsequently been revised due to the impact of Covid-19 at this time.

### 5. Detail / Te Whakamahuki

- 5.1 Staff undertook a survey of the arts sector late in 2020 and early 2021 to understand key issues, employment and income in the arts and creative sector and the impacts of Covid-19.
- 5.2 Several key concerns were identified through this survey including a lack of a combined voice, a lack of a 'one-stop shop' to get information in relation to activities and events, funding, workshops, a lack of connection and networking opportunities and a lack of regular communication.
- 5.3 Discussions with a range of organisations revealed support for a virtual arts office or platform that would serve as a 'one stop shop'.
- 5.4 At a meeting of strategy partners on February 19 staff presented a proposal for a three year programme of activity which included the creation of a virtual arts office, a campaign to develop participation and awareness, development of community arts participation activities, and the development of programmes to support a proposed Year of Arts in 2023.

- 5.5 Strategy partners have agreed in principle to the plan and associated financial investment over four financial years. The plan will focus on raising community awareness of, and increasing participation in a range of creative events and programmes; raising pride in our arts and cultural traditions and in our cultural sector; nurturing a strong creative sector; and in developing on-line resources.
- 5.5.1 Staff are developing plans around projects within a number of neighbourhoods which will aim to connect citizens and communities to the range of creative and cultural opportunities within their neighbourhoods.
- 5.5.2 Staff have also initiated a number of hui which will bring together the creative sector with the aspiration of building strong connections and identifying opportunities for active engagement and participation in creative events and programmes.
- 5.5.3 An arts newsletter, Toi Ōtautahi, was launched in December 2020 and will be produced monthly.
- 5.6 In principle, the financial commitment of the partners is approximately \$130,000 a year, for four years.
- 5.7 The decision affects the following wards/Community Board areas:
- 5.7.1 All Community Board areas will be impacted.

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

### Strategic Alignment / Te Rautaki Tīaroaro

- 6.1 This aligns with Toi Ōtautahi and supports delivery of Our Heritage, Our Taonga Heritage Strategy, the Multicultural Strategy, and the Events Framework.
- 6.2 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
- 6.2.1 Activity: Recreation, Sport, Community Arts & Events
- Level of Service: 2.8.5.2 Produce and deliver engaging programme of community events. - At least 80% satisfaction with the content and delivery across three delivered events

### Policy Consistency / Te Whai Kaupapa here

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

### Impact on Mana Whenua / Ngā Whai Take Mana Whenua

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

### Climate Change Impact Considerations / Ngā Whai Whakaaro mā te Āhuarangi

- 6.5 The focus of activities are primarily digital. Events and activities that flow from delivery will be in-line with Council's event sustainability CFPE programme.

### Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā

- 6.6 Inclusion and accessibility is an important part of Toi Ōtautahi and will be part of considerations as the virtual arts office is created and as any events or activities are planned.

## 7. Resource Implications / Ngā Hīraunga Rauemi

### Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to Implement – Approximately \$130,000 a year, for four years.
- 7.2 Maintenance/Ongoing costs – Website hosting and domain costs are estimated to be \$3000 per annum.

## 8. Legal Implications / Ngā Hīraunga ā-Ture

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

- 8.1 Partners discussed at the February 19 steering group meeting the need to look at an agreement to support delivery of the proposed programme. The nature of the agreement is yet to be determined.

### Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

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

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 No significant risks are identified at this time. The ongoing success of the proposed programme will require ongoing commitment from partners to the strategy.

## Attachments / Ngā Tāpirihanga

There are no appendices to this report.

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

Document Name	Location / File Link
Not applicable	Not applicable

## Confirmation of Statutory Compliance / Te 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

<b>Authors</b>	Kiri Jarden - Principal Advisor Community Arts Tanya Cokojic - Manager Events and Arts Nigel Cox - Head of Recreation, Sports & Events
<b>Approved By</b>	Mary Richardson - General Manager Citizens & Community

## 11. Heritage Incentive Grant Approval for the New City Hotel building, 527 Colombo Street & 38 Bath Street, Christchurch Central

Reference / Te Tohutoro: 20/193748

Report of / Te Pou  
Matua:

Amanda Ohs, Senior Heritage Advisor, amanda.ohs@ccc.govt.nz

General Manager /  
Pouwhakarae:

Carolyn Gallagher, Acting General Manager, Infrastructure, Planning and Regulatory Services

### 1. Purpose of the Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Sustainability and Community Resilience Committee to consider a request for a Heritage Incentive Grant to assist with the maintenance and upgrade of the building at 527 Colombo Street, Christchurch also known as the New City Hotel.
- 1.2 This report is staff generated in response to an application for Heritage Incentive Grant funding from the owner of this building.
- 1.3 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance is determined by the heritage classification of the building, the amount of funding requested, and the fact that Council has approved Heritage Incentive Grant funds for allocation in the 2020/21 Annual Plan. There are no engagement requirements in the Heritage Incentive Grant Fund Guidelines 2020 for this grant scheme.
- 1.4 Approval of this grant would support the Community Outcomes: "Resilient Communities", "Liveable City" and "Prosperous Economy".

### 2. Officer Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Approve a Heritage Incentive Grant of up to \$162,376.00 for roof replacement and repainting of the façade and fire alarm upgrade of the protected heritage building located at 527 Colombo Street, Christchurch.
2. Note that payment of this grant is subject to the applicant entering a full conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

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

- 3.1 Approving the recommended grant will enable the Council to support communities to protect our heritage, meet the vision of "Our Heritage, Our Taonga Heritage Strategy 2019 -2029" and achieve the purpose of heritage incentive grants "... to incentivise owners and kaitiaki to undertake works to protect, maintain, repair and upgrade heritage buildings, places structures and objects." (17<sup>th</sup> December 2020, SACRC/2020/00046)
- 3.2 Approving a 50% grant contribution for the external works and fire protection of this significant landmark building will contribute to the Council's aim to maintain and protect built, cultural, natural, and significant moveable heritage items, areas, and values. The recommended grant to the New City Hotel will assist with its retention so that it continues to contribute to a unique identity, character and sense of place for the City and its communities.

The maintained and upgraded building will also contribute to the visitor experience and provide economic and community wellbeing benefits for the district.

- 3.3 The recommended grant approval aligns with the Heritage Incentive Grant Fund Guidelines 2020 and can be accommodated within the available budget.
- 3.4 The application includes a request for grant funding for the structural upgrade of the building. Staff do not recommend that grant funding support is provided for this element of the application, as set out in paragraphs 5.10 and 5.11.

#### 4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 Three other options have been considered: a percentage of the full extent of works (including strengthening works) to the whole building; a lower level of grant funding; and declining grant support. These options were discounted because:
  - The strengthening works do not comply as closely with the Heritage Incentive Grant Fund Guidelines 2020.
  - The proposed works to the exterior of the façade and the fire alarm upgrade fully comply with the Heritage Incentive Grant Fund Guidelines 2020.
  - The significance of the building justifies a grant in support of the exterior works specified. The supported works will contribute to the retention of the New City Hotel as a significant community landmark on a prominent corner site. The building is noteworthy for its long history of hotel use (since 1931). It is one of only two traditional hotel buildings and one of only a few buildings in the Moderne style remaining in the Central City.
  - There are sufficient funds remaining in the HIG Fund to cover a grant towards the roof, façade and fire alarm upgrade works at 50%.

#### 5. Detail / Te Whakamahuki

- 5.1 The current owner of the building at 527 Colombo Street is 'NC Colombo Limited', and the applicant is Sam Rofe.

##### History and heritage significance

- 5.2 The exterior of the building is scheduled as a 'Significant' Historic Heritage Item in the Christchurch District Plan and is listed as a Category II Historic Place by Heritage New Zealand Pouhere Taonga (HNZPT) registration number 3124.
- 5.3 The New City Hotel is a landmark on a prominent corner site in the central city. It has high historical and social significance to the district as a hospitality business which has operated continuously on its present site since 1931. Prior to the Canterbury earthquakes it was one of a number of traditional hotels operating within the central city – and now it is one of only two reminders along with the Grosvenor nearby in Moorhouse Avenue. The building is significant for its association with prominent Christchurch-based brewing and soft drink company 'Ballin Brothers' and the Friedlander family who retained ownership until 1958. The New City Hotel demonstrates cultural historical patterns related to recreational pub culture and travel accommodation. It was located close to the railway station and the industrial area around Moorhouse Avenue which gave it the opportunity to cater for both the travelling public and workers from the nearby wool stores and railway yards.
- 5.4 The building is of architectural significance as a large 'Moderne' style building designed by the twentieth century Christchurch architect who worked in a variety of styles, J.S Guthrie. The New City Hotel was constructed in reinforced concrete, and its plain, flat plastered facades,

horizontal emphasis, large steel windows and rounded corner are all typical of the style. A handful of residential/apartment buildings in this style can be found in the central city, two of which are scheduled in the District Plan (Santa Barbara in Victoria Street and the West Avon building in Montreal Street).

- 5.5 Refer to Attachment 'A' the 'Statement of Significance' for further information.



Photograph: New City Hotel, 527 Colombo Street, cnr Bath Street. East and North facades. G. Wright, 22.11.2019.

### **Resource Consents**

- 5.6 Resource consent has been obtained for the exterior works (note – interior strengthening works are a permitted activity) for the structural upgrade of the building (RMA 2019/2242 approved February 2020). The strengthening works allow it to continue in the use for which it was originally intended (guest accommodation) but the scheme requires a substantial intervention into the heritage building. The impact of exterior works is mitigated by much of the change being concentrated on the rear elevations. However new structural walls are located directly behind some of the Bath Street facade windows, requiring obscure glass to prevent this being obtrusively visible.

### **The grant application**

- 5.7 The Heritage Incentive Grant scheme is intended to assist owners and kaitiaki to achieve positive heritage outcomes when they undertake conservation, maintenance, repairs and code compliance works.
- 5.8 The owner has applied for assistance with the following conservation works as detailed below:

Replacement roof and exterior repainting	\$236,000
Structural upgrade	\$2,557,000
Fire Alarms upgrade	\$88,751

Professional (engineer and heritage architect) fees and resource consent fees	\$53,130
<b>Total cost of works subject to grant application (excluding GST)</b>	<b>\$2,934,881</b>

- 5.9 The exterior painting and reroofing will rejuvenate what has been a neglected Colombo Street facade, restoring and maintaining its heritage values. The exterior works will contribute to the landmark presence and public views of the building, and ensure the building is weather-tight and well maintained. The fire alarms upgrade will ensure the building and its occupants are better protected from a fire or other event requiring evacuation. Heritage staff have assessed these works as being consistent with the HIG criteria and support them for grant assistance.
- 5.10 The structural strengthening works ensures the safety and resilience of the building against future events. Although it has been designed to focus necessary change on the non-street facades, the chosen strengthening approach will result in new structural shear walls cutting across some of the windows on the Bath Street frontage. Obscure glazing will be installed to block the view of the shear walls from the street. This chosen approach does not maximise retention of heritage fabric (Heritage Incentive Grant Fund – Guidelines 2020 Criteria for ‘Assessment of Applications’ 5.13.3) and is not fully consistent with the conservation principles and practice of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS NZ Charter 2010) (5.13.6). Therefore Heritage staff do not fully support the concept design for these strengthening works for grant assistance.
- 5.11 Given the impacts on heritage fabric and values of the chosen approach to strengthening works together with the high cost, and the limited available funding, it is recommended Council consider supporting a grant for a percentage of the cost of the replacement roof, exterior painting works and fire alarms upgrade works rather than a percentage of the overall conservation works. This supports works to those aspects of the application with clear positive heritage outcomes and which most strongly align with the HIG criteria. The breakdown of costs for works which align with the Heritage Incentive Grant Fund Guidelines 2020 is detailed below:

Replacement roof and exterior repainting	\$236,000
Fire Alarms upgrade	\$88,751
<b>Total cost of supported works subject to grant application (excluding GST)</b>	<b>\$324,751</b>

- 5.12 A grant for the exterior repainting, re-roofing and fire alarms upgrade is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020, see: <https://ccc.govt.nz/assets/Documents/Culture-Community/Heritage/Heritage-Incentive-Grant-Fund-Guidelines-2020.pdf>. The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for ‘Assessment of Applications’, Page 4, particularly in terms of:
- 5.12.1 The heritage values of the building;
  - 5.12.2 The contribution the proposed work will make to the retention of the building;
  - 5.12.3 The extent to which the works protect and maximise retention of heritage fabric;
  - 5.12.4 The extent to which the building is accessible to the public;
  - 5.12.5 The contribution the building and the proposed work will make to the wider community and heritage values of the area;
  - 5.12.6 The degree to which the proposed works are consistent with the conservation principles and practice of the ICOMOS NZ Charter 2010;
  - 5.12.7 The urgency of the works required;

5.12.8 The availability of grant funds.

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

5.13.1 Waikura/Linwood – Central - Heathcote.

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

### Strategic Alignment / Te Rautaki Tīaroaro

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

### Policy Consistency / Te Whai Kaupapa here

- 6.4 The recommendation is consistent with Council’s Plans and Policies as listed below:
- 6.4.1 Our Heritage, Our Taonga Heritage Strategy 2019-2029
- 6.4.2 Heritage Incentive Grants Policy – Operational Guidelines 2020
- 6.4.3 ICOMOS New Zealand Charter 2010.

### Impact on Mana Whenua / Ngā Whai Take Mana Whenua

- 6.5 The six papatipu rūnanga hold the mana whenua rights and interests over the district and are partners in the *Our Heritage, Our Taonga - Heritage Strategy 2019-2029*. Te Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke, Te Rūnanga o Koukourārata, Wairewa Rūnanga, Ōnuku Rūnanga and Te Taumutu Rūnanga are primary kaitiaki for the taonga tuku iho of the district. They are guardians for elements of mātauranga Māori reaching back through many generations and are a significant partner in the strategy implementation.
- 6.6 It is noted that Tūāhuriri Rūnanga are the Tangata Whenua in this location.
- 6.7 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

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

### Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā

- 6.9 Accessibility to the building will be provided for as required by the New Zealand Building Code.

## 7. Resource Implications / Ngā Hīraunga Rauemi

### Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to implement – the recommendation is for a grant of up to \$162,376 (50% of the supported works).
- 7.2 Maintenance/Ongoing costs – none.
- 7.3 Funding Source - The Heritage Incentive Grant budget is an annual fund provided for in the 2018-28 Long Term Plan. This established funding source requires staff to present applications to the relevant Committee or Council for their approval.
- 7.4 The impact of this grant (and others put before the Sustainability and Community Resilience Committee in this meeting) is as follows:

<b>Total FY21 Budget for the Heritage Incentive Grant (HIG) fund</b>	<b>\$1,536,501</b>
Proposed grant to 82 Bealey Avenue, Eliza's Manor (50%)	<b>\$70,028</b>
Proposed grant to 527 Colombo Street, New City Hotel (50% of supported works)	<b>\$162,376</b>
Proposed grant to 31 Southey Street, Von Sierakowski wire fence (50%)	<b>\$2,570</b>
<b>Total Remaining HIG Funds FY21</b>	<b>\$1,301,527</b>

## 8. Legal Implications / Ngā Hīraunga ā-Ture

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

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

### Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 8.2 This report has not been reviewed and approved by the Legal Services Unit.
- 8.3 As the grant will be above \$150,000 there is a requirement under the Heritage Incentive Grant Fund – Guidelines 2020 for a full conservation covenant to be registered on the property title.
- 8.4 Full covenants are a comprehensive form of protection for the building because they protect the building from demolition in perpetuity, regardless of changes in ownership.

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

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

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	New City Hotel District Plan Statement of Significance	76

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

Document Name	Location / File Link
<i>Our Heritage, Our Taonga</i> – Heritage Strategy 2019–2029.	<a href="https://ccc.govt.nz/culture-and-community/heritage/heritage-strategy/">https://ccc.govt.nz/culture-and-community/heritage/heritage-strategy/</a>

## 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

<b>Author</b>	Amanda Ohs - Senior Heritage Advisor
<b>Approved By</b>	Brendan Smyth - Team Leader Heritage Michael Down - Finance Business Partner Carolyn Ingles - Head of Urban Regeneration, Design and Heritage Carolyn Gallagher - Acting General Manager Infrastructure Planning & Regulatory Services

DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1327  
**NEW CITY HOTEL AND SETTING – 527 COLOMBO STREET,  
CHRISTCHURCH**



PHOTOGRAPH: M.VAIR-PIOVA, 16.12.2014

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The New City Hotel has high historical and social significance as a hospitality business with roots in Christchurch's earliest days, and which has operated continuously on its present site since 1931. It is the last traditional hotel operating within the central city. It is also of significance for its connections with prominent Christchurch-based brewing and soft drink concern, Ballin Brothers, and their Jewish co-religionists and fellow prominent business family the Friedlanders, who between them owned the hotel for more than fifty years. Jewish families were well-represented in the brewing and hotel industries in New Zealand.

The City Hotel, a Christchurch landmark, was established on the 'triangle' at the intersection of High and Colombo Streets in 1864 by J. C. Ruddenklau. In 1929 the City Hotel licence was purchased by Ballin Brothers, a prominent Christchurch-based brewing and soft drink business. Ballins closed the City in 1930 and transferred the license to a new, much larger, building on a new site at the corner of Colombo and Bath Streets – the New City Hotel. The

new location was close to the railway station and the industrial area around Moorhouse Avenue. This gave the New City Hotel the opportunity to cater for both the travelling public and workers from the nearby wool stores and railway yards.

At the time the New City Hotel opened in late 1931 there were a large number of hotels within the four avenues, and a particular concentration in the vicinity of the railway station. From the mid twentieth century however, changes in modes and patterns of travel, work and leisure saw many of these establishments close. Some hotel buildings were adapted for new uses but a number were demolished. The Canterbury Earthquakes of 2010 and 2011 completed this process, with most of remaining hotel buildings damaged and subsequently demolished. Today just two historic hotel buildings remain within in the central city – the former Grosvenor and the New City - and only the New City continues to function as a traditional hotel. The New City Hotel sustained light damage in the earthquakes and was closed for a brief period for repairs.

The Ballin family retained majority ownership of the hotel until 1958, when by arrangement with New Zealand Breweries they divested their brewing and hotel interests to focus on their core business of soft drink and cordial production. A new company was formed to hold the New City Hotel, with members of the Friedlander family continuing as directors until it was wound up in 1985.

#### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The New City Hotel has high cultural significance as the sole surviving traditional hotel operating in the city centre. In this capacity it commemorates all the traditional hotels that formerly existed within the four avenues and the people who lived, worked, stayed and relaxed in them. It has the capacity to demonstrate cultural historical patterns of such things as recreation and conviviality, alcohol consumption and temperance, social attitudes to drink and drunkenness, liquor licensing, and travel and tourism. In particular it reflects the (primarily) male recreational pub culture that was a prominent feature of New Zealand life until the late twentieth century.

#### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The New City Hotel has architectural and aesthetic significance as a large Moderne building by important early twentieth century Christchurch architect John Steele Guthrie.

Moderne was a variant of the Art Deco style distinguished by its stream-lined forms. Associated with technology and travel, Moderne was a particularly popular style in the 1930s and 1940s for new building types such as cinemas and airports. The New City Hotel's unadorned planar facades, horizontal orientation, large steel casement windows and rounded corner are all typical of the style. Post the Canterbury Earthquakes of 2010-2011, other surviving examples of the Moderne by other architects in greater Christchurch include Santa Barbara (1935) in Victoria Street, West Avon apartment building (1936) in Montreal Street, the Instructional Building (1939) at the former RNZAF Station Wigram, and the British Hotel (1944) in Lyttelton. The Law Courts Hotel in Dunedin also has a very similar form and

appearance to the New City Hotel. The northern ground floor façade of the New City Hotel underwent modification in the early 1990s as part of a refit of the bar.

J. S. Guthrie began practising on his own account after he became a member of the NZIA in 1908, and was particularly active in the period between 1919 and 1929 when in partnership with his brother Maurice. Heavily influenced by trends in American architecture, Guthrie introduced Christchurch to the Californian Bungalow with *Los Angeles* (1909) and Colonial Georgian Revival with *Long Cottage* (1917). His Edmonds Factory (1920, demolished) showed the influence of American industrial design, and the Christchurch Boys High buildings (1926), American Collegiate Gothic. The New City Hotel appears to be the only significant example of Guthrie's work in the Moderne, and may also have introduced the style to Christchurch.

### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The New City Hotel has technological significance for the extensive use of reinforced concrete, which has ensured that the building is a notable survivor of the Canterbury earthquakes of 2010-2011.

### CONTEXTUAL SIGNIFICANCE

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The New City Hotel has high contextual significance on its site and within its wider context. The site and setting comprise the immediate land parcel. The building has landmark significance on its prominent street corner. The wider context of the hotel is the Moorhouse Avenue area, particularly the railway yards, the former Dalgety's woolstore (now Harvey Norman) and the former Grosvenor Hotel. The area had a particular mid twentieth century character, depleted since the Canterbury Earthquakes and the demolition of the former Railway Station and the former Technical College Memorial Hall, but still evident in buildings such as the New City, former Dalgety's Woolstore, former Williams Construction office, and the South City Christian Centre.

### ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The New City Hotel and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### ASSESSMENT STATEMENT

The New City Hotel has overall heritage significance to the Christchurch District including Banks Peninsula. The hotel has high historical and social significance as the last traditional hotel operating within the central city, with links back to the earliest days of settlement of Christchurch. In that capacity it is able to represent aspects of the common history and experience of the many hotels which once operated within the four Avenues. It is also significant for its connections with prominent Canterbury Jewish business families the Ballins' and the Friedlanders. The hotel has high cultural significance for the capacity it has to commemorate all the hotels that formerly existed within the four avenues, and the place they and the particular male pub sub-culture associated with them played in New Zealand society. The hotel has architectural and aesthetic significance as a large Moderne building by important early twentieth century Christchurch architect John Steele Guthrie. The hotel has technological significance for the extensive use of reinforced concrete, which has ensured that the building is a notable survivor of the Canterbury earthquakes of 2010-2011. The hotel has high contextual significance on its site and within its wider context. It is a landmark on its prominent street corner, and has contextual relationship with the surviving buildings of the former Moorhouse Avenue industrial area, a number of which give the area a mid-twentieth century architectural character. The New City Hotel and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

**REFERENCES:**

CCC Heritage File: New City Hotel, 527 Colombo Street

**REPORT DATED:** 07/10/14 **FINALISED:** 03/12/14

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



## 12. Heritage Incentive Grant Approval for 82 Bealey Avenue, Eliza's Manor

Reference / Te Tohutoro: 21/40233

Report of / Te Pou Brendan Smyth, Heritage Team Leader

Matua: Brendan.Smyth@ccc.govt.nz

General Manager / Carolyn Gallagher - Acting General Manager Infrastructure Planning  
Pouwhakarae: & Regulatory Services

### 1. Purpose of the Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Sustainability and Community Resilience Committee to consider a request for a Heritage Incentive Grant to assist with the maintenance, repair and upgrade of the building at 82 Bealey Avenue, Christchurch, also known as the Eliza's Manor Hotel.
- 1.2 This report is staff generated in response to an application for Heritage Incentive Grant funding from the owner of this building.
- 1.3 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance is determined by the heritage classification of the building, the amount of funding requested, and the fact that Council has approved Heritage Incentive Grant funds for allocation in the 2020/21 Annual Plan. There are no engagement requirements in the Heritage Incentive Grant Fund – Guidelines 2020 for this grant scheme.
- 1.4 Approval of this grant would support the Community Outcomes: "Resilient Communities", "Liveable City" and "Prosperous Economy".

### 2. Officer Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Approve a Heritage Incentive Grant of up to \$70,028 for conservation and maintenance work to the protected heritage building located at 82 Bealey Avenue, Christchurch.
2. Note that payment of this grant is subject to the applicant entering a 20 year limited conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

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

- 3.1 Approving the recommended grant will enable the Council to support communities to protect our heritage, meet the vision of "Our Heritage, Our Taonga Heritage Strategy 2019 -2029" and achieve the purpose of heritage incentive grants "... to incentivise owners and kaitiaki to undertake works to protect, maintain, repair and upgrade heritage buildings, places structures and objects." (17<sup>th</sup> December 2020, SACRC/2020/00046)
- 3.2 Approving a 50% grant contribution for the eligible components of maintenance, repair and upgrade of this significant landmark building will contribute to the Council's aim to maintain and protect built, cultural, natural, and significant moveable heritage items, areas, and values. The recommended grant to Eliza's Manor will assist with its retention so that it continues to

contribute to a unique identity, character and sense of place for the City and its communities. The maintained and upgraded building will also contribute to the visitor experience and provide economic and community wellbeing benefits for the district.

- 3.3 The recommended grant approval aligns with the Heritage Incentive Grant Fund Guidelines 2020 and can be accommodated within the available budget.



Eliza's Manor, October 2020

#### 4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 Two other options have been considered: a lower level of grant funding and declining grant support. These options were discounted because:
- The proposed works fully comply with the Heritage Incentive Grant Fund Guidelines 2020.
  - The supported works will contribute to the retention of the building as a significant community landmark on a prominent site on Bealey Avenue – it is one of a few large Victorian residences extant on the Avenue following the 2010-2011 earthquakes. The building is also significant for its association with a number of prominent Cantabrians and its link to St Margaret's College.
  - The grant supports significant investment by the owner into the maintenance of the building fabric and into the safe use of the building as a hotel.
  - There are sufficient funds remaining in the Heritage Incentive Grant Fund to provide a grant towards the electrical upgrade works and exterior repair and repainting.

#### 5. Detail / Te Whakamahuki

- 5.1 The current owner of the building at 82 Bealey Avenue is 'New Oriental Investment Limited' and the applicant for the grant is Zifu Zhang of Mount Pleasant Christchurch.

##### **History and heritage significance**

- 5.2 The building at 82 Bealey Avenue, known as Eliza's Manor, is scheduled as a 'Significant' building in the Christchurch District Plan. The building is also registered Category II by Heritage New Zealand Pouhere Taonga (HNZPT) registration number 1939. Initially constructed c 1861 as a private dwelling for Charles Wyatt, a solicitor and member of the

Canterbury Provincial Council, the building has associations with a number of prominent early Christchurch citizens including Frederick Pyne of Pyne Gould Guinness. It was converted to a boarding house and was also used as a private hospital before its current use as a small independent hotel.

- 5.3 The building was constructed in stages with the resulting architectural form being a complex arrangement of interlocking gables, bay windows, towers and lean-to's. The building is united in appearance due to the universal use of timber weatherboards for the exterior walls, timber casement windows of similar proportions and a tiled roof. The building is a prominent landmark feature with a relatively open landscaped front entrance to Bealey Avenue.
- 5.4 Refer to Attachment 'A' the 'Statement of Significance' for further information.

#### **The grant application**

- 5.5 The Heritage Incentive Grant scheme is intended to assist owners and kaitiaki to achieve positive heritage outcomes when they undertake conservation, maintenance, repairs and code compliance works.
- 5.6 The exterior façade repainting and repairs and maintenance will enhance the appearance of the building, restoring its heritage values. The exterior works will contribute to the landmark presence and public views of the building, and ensure the building is weather-tight and well maintained. The removal and replacement of the old and fire-hazardous wiring will ensure the building complies more fully with the current New Zealand Building Code. Heritage staff have assessed these works as being consistent with the Heritage Incentive Grant criteria and support them for grant assistance.
- 5.7 The owner of the building is undertaking a full electrical upgrade including renewal of lights and other fittings. Only the removal and upgrade of older wiring which is a fire risk is eligible for grant support, as detailed below. The remaining works for which the owner is seeking support are extensive exterior walls and roof maintenance and repair works. The cost of these works is detailed below:

Electrical work (20% of total \$37,800) to replace hazardous old wiring	\$7,560
Exterior weatherboard and roofing repairs and repainting	\$132,496
<b>Total cost of works subject to grant application (excluding GST)</b>	<b>\$140,056</b>

- 5.8 A grant for the exterior repainting, maintenance and electrical upgrade is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020, see: <https://ccc.govt.nz/assets/Documents/Culture-Community/Heritage/Heritage-Incentive-Grant-Fund-Guidelines-2020.pdf>. The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for 'Assessment of Applications', Page 4, particularly in terms of:

- 5.8.1 The heritage values of the building;
- 5.8.2 The contribution the proposed work will make to the retention of the building;
- 5.8.3 The extent to which the works protect and maximise retention of heritage fabric;
- 5.8.4 The extent to which the building is accessible to the public;
- 5.8.5 The contribution the building and the proposed work will make to the wider community and heritage values of the area;
- 5.8.6 The degree to which the proposed works are consistent with the conservation principles and practice of the ICOMOS NZ Charter, 2010;

- 5.8.7 The urgency of the works required;
- 5.8.8 The availability of grant funds.
- 5.9 The decision affects the following wards/Community Board areas:
  - 5.9.1 Waikura/Linwood – Central - Heathcote.

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

### Strategic Alignment /Te Rautaki Tīaroaro

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

### Policy Consistency / Te Whai Kaupapa here

- 6.4 The recommendation is consistent with Council’s Plans and Policies as listed below:
  - 6.4.1 Our Heritage, Our Taonga Heritage Strategy 2019-2029
  - 6.4.2 Heritage Incentive Grants Policy –Guidelines 2020
  - 6.4.3 International Council on Monument and Sites (ICOMOS) New Zealand Charter 2010

### Impact on Mana Whenua / Ngā Whai Take Mana Whenua

- 6.5 The six papatipu rūnanga hold the mana whenua rights and interests over the district and are partners in the *Our Heritage, Our Taonga - Heritage Strategy 2019-2029*. Te Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke, Te Rūnanga o Koukourārata, Wairewa Rūnanga, Ōnuku Rūnanga and Te Taumutu Rūnanga are primary kaitiaki for the taonga tuku iho of the district. They are guardians for elements of mātauranga Māori reaching back through many generations and are a significant partner in the strategy implementation.
- 6.6 It is noted that Tūāhuriri Rūnanga are the Tangata Whenua in this location.
- 6.7 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

- 6.8 The grant will support the full and partial retention of a heritage building and the embodied energy within it. Retention and reuse of heritage buildings can contribute to emissions

reduction and mitigate the effects of climate change. Retaining and reusing existing built stock reduces our carbon footprint and extends the economic life of buildings.

### Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā

6.9 Accessibility to the building will be included as required by the New Zealand Building Code.

## 7. Resource Implications / Ngā Hiraunga Rauemi

### Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to implement – the recommendation is for a grant of up to \$70,028 (50% of the eligible works).
- 7.2 Maintenance/Ongoing costs – none.
- 7.3 Funding Source - The Heritage Incentive Grant budget is an annual fund provided for in the 2018-28 Long Term Plan. This established funding source requires staff to present applications to the relevant Committee or Council for their approval.
- 7.4 The impact of this grant (and others put before the Sustainability and Community Resilience Committee in this meeting) is as follows:

<b>Total FY21 Budget for the Heritage Incentive Grant (HIG) fund</b>	<b>\$1,536,501</b>
Proposed grant to 82 Bealey Avenue, Eliza's Manor (50%)	<b>\$70,028</b>
Proposed grant to 527 Colombo Street, New City Hotel (50% of supported works)	<b>\$162,376</b>
Proposed grant to 31 Southey Street, Von Sierakowski wire fence (50%)	<b>\$2,570</b>
<b>Total Remaining HIG Funds FY21</b>	<b>\$1,301,527</b>

## 8. Legal Implications / Ngā Hiraunga ā-Ture

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

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

### Other Legal Implications / Ētahi atu Hiraunga-ā-Ture

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

## 9. Risk Management Implications / Ngā Hiraunga Tūraru

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

## Attachments / Ngā Tāpirihanga

No.	Title	Page
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## 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:

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- (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

<b>Author</b>	Brendan Smyth - Team Leader Heritage
<b>Approved By</b>	Michael Down - Finance Business Partner Carolyn Ingles - Head of Urban Regeneration, Design and Heritage Carolyn Gallagher - Acting General Manager Infrastructure Planning & Regulatory Services

DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 55  
***FORMER DWELLING AND SETTING – 82 BEALEY AVENUE,  
CHRISTCHURCH***



PHOTOGRAPH : M.VAIR-PIOVA, 11.12.2014

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

The former dwelling at 82 Bealey Avenue has high historical significance for its connections with a number of prominent early Christchurch figures: particularly Charles Wyatt, solicitor, Provincial Council member and builder of the original house in c.1861; Jewish merchant Maurice Harris and, later, his son Henry from 1863; and Frederick Pyne (owner from 1906 until 1915), who was the founder of stock and station agents Pyne and Co, later Pyne, Gould and Guinness. After 1919 the dwelling had a number of institutional uses, as a boarding house for Saint Margaret's College and then as a maternity home and private hospital. The house also has some social significance for its 20<sup>th</sup> century evolution from grand private residence to hostel, hospital and then boarding house and flats, which was typical of many larger inner city homes in the same period.

In 1981 the building was converted into a private hotel, Eliza's Manor Boutique Hotel, offering bed and breakfast accommodation and reportedly named for Eliza Doolittle from *My Fair Lady*. The dwelling was damaged in the 2010 and 2011 Canterbury earthquakes and

consequently all of the brick fireplaces and chimneys were deconstructed. The building was refurbished and reopened in November 2011.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Eliza's Manor Boutique Hotel has cultural significance for its association with the way of life of the professional and business men and their families who resided in large town houses close to the city centre in the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

Eliza's Manor Boutique Hotel has high architectural significance as a large gentleman's residence that was in existence by late 1862 but was enlarged by later owners, both before 1877 and then again the early 20<sup>th</sup> century. The two western gables of the dwelling were added after 1877, judging T S Lambert's city map of that year. As the house was built in stages, the design of the principal elevation overlooking Bealey Avenue is somewhat idiosyncratic. The alterations undertaken by Pyne during his ownership of the dwelling included gabled roof forms, half-timbering on the gable ends, bay and oriel windows and repeated tripartite fenestration unifies the overall appearance of the building in a Domestic Revival/Arts and Crafts idiom. The owners' quarters were added to the building in 2005.

The staircase in the entrance hall is the major feature of the interior and it is reminiscent of that at Otahuna, Sir Robert Heaton Rhodes' homestead at Tai Tapu (Frederick Strouts, 1891-95). This suggests the possibility that the later extensions were designed by Clarkson and Ballantyne, as the latter had been in partnership with Frederick Strouts when Otahuna was designed. Current research has not established the designer of any of the stages of the dwelling.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

Eliza's Manor Boutique Hotel has technological and craftsmanship significance for what it may reveal of 19<sup>th</sup> and early 20<sup>th</sup> century building methodologies, materials, fixtures and fittings. It is a typical example of a 19<sup>th</sup> century gentleman's residence built in timber, with a clay tile roof. Inside the building the craftsmanship of the main staircase is particularly notable.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

Eliza's Manor Boutique Hotel and its setting has high contextual significance for the contribution it makes to the streetscape of a major city thoroughfare, especially with the post-earthquake demolition of so many of the avenue's other large gentlemen's residences. Formerly one of Christchurch's premier residential streets, Bealey Avenue is now largely bereft of the large town houses that once defined its architectural character. Large houses at 80, 100, 103, 107 and 118 Bealey Avenue, also 435 Durham Street, were all demolished after the 2010 and 2011 Canterbury earthquakes. This had the effect of undermining Eliza's relationship to its context, while at the same time elevating its importance as a representative of an earlier period of the street's history. The dwelling does retain its historic relationship with the small-scale cottages that once lined the narrow streets to the south, including Peacock and Beveridge Streets. With its large trees, openness to the street, and ornamental garden. Eliza's Manor is well-known inner-city landmark.

### ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Eliza's Manor Boutique Hotel and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. A relatively large building is shown on the site in the 1862 city map, by which time a number of small workers' cottages had already been erected in Peacock Street.

### ASSESSMENT STATEMENT

The former dwelling and its setting has overall significance to Christchurch, including Banks Peninsula as a larger inner city Victorian townhouse. The dwelling has high historical and social significance for its association with a number of prominent Cantabrians and St Margaret's College and has cultural significance for its association with the way of life of the professional and business men and their families who resided in large town houses close to the city centre in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The dwelling has high architectural, aesthetic significance for its timber design and detail, its internal decorative elements which have been developed and added to over time. Eliza's Manor Boutique Hotel has technological and craftsmanship significance for what it may reveal of 19<sup>th</sup> and early 20<sup>th</sup> century building methodologies, materials, fixtures and fittings. The house has high contextual significance as a survivor post-quake of a number of large residences that once established the historic character of Bealey Avenue. The dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900

### REFERENCES:

Christchurch City Council Heritage Files – 82 Bealey Avenue

'A Brief History of Eliza's Manor House'  
<http://www.elizas.co.nz/library/pdf/history2012.pdf>

REPORT DATED: 13 JANUARY 2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

## 13. Heritage Incentive Grant application for Von Sierakowski wire fence at 31 Southey Street, Sydenham

Reference / Te Tohutoro: 21/219897

Report of / Te Pou  
Matua: Victoria Bliss, Conservation Projects Planner  
victoria.bliss@ccc.govt.nz

General Manager /  
Pouwhakarae: Carolyn Gallagher - Acting General Manager Infrastructure Planning  
& Regulatory Services

### 1. Purpose of the Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Sustainability and Community Resilience Committee to consider a request for a Heritage Incentive Grant to assist with the conservation, repair and maintenance of the Von Sierakowski wire fence at 31 Southey Street, Sydenham.
- 1.2 This report is staff generated in response to an application for Heritage Incentive Grant funding from the owner of the fence.
- 1.3 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance is determined by the heritage value of the structure, the amount of funding requested, and the fact that Council has approved Heritage Incentive Grant funds for allocation in the 2020/21 Annual Plan. There are no engagement requirements in the Heritage Incentive Grant Fund – Guidelines 2020 for this grant scheme.
- 1.4 Approval of this grant would support the Community Outcomes: "Resilient Communities", "Liveable City" and "Prosperous Economy".

### 2. Officer Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Approve a Heritage Incentive Grant of up to \$2,570 for conservation, repair and maintenance works to the heritage Von Sierakowski fence located at 31 Southey Street, Sydenham, Christchurch.

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

- 3.1 Approving the recommended grant will enable the Council to support communities to protect our heritage, meet the vision of "Our Heritage, Our Taonga Heritage Strategy 2019 -2029" and achieve the purpose of heritage incentive grants "... to incentivise owners and kaitiaki to undertake works to protect, maintain, repair and upgrade heritage buildings, places structures and objects." (17<sup>th</sup> December 2020, SACRC/2020/00046).
- 3.2 Approving a 50% grant for the conservation of this heritage structure will contribute to the Council's aim to maintain and protect built, cultural, natural, and significant moveable heritage items, areas, and values. The recommended grant to the Von Sierakowski fence will assist with its retention so that it continues to contribute to a unique identity, character and sense of place for the City and its communities. The conserved and repaired structure will also contribute to the visitor experience, enhance the streetscape and provide economic and community wellbeing benefits for the district.

- 3.3 At the 17 December 2020 meeting, the Committee approved a broadening of the eligibility criteria for Heritage Incentive grants, to align with the strategy and better meet the needs of the community. This included extending the grant funding eligibility to include non-scheduled buildings, places and structures of identified community heritage significance that meet the current Christchurch District Plan (2018) or equivalent criteria and threshold for significance. By extending the eligibility criteria, there are greater opportunities for the diverse and distinctive communities of the district to identify and protect the heritage that they value.
- 3.4 The recommended grant approval aligns with the Heritage Incentive Grant Fund Guidelines 2020 and the broadened eligibility criteria, and can be accommodated within the available budget.

#### 4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 Two other options have been considered: a lower level of grant funding and declining grant support. These options were discounted because:
- The proposed works will comply with the Heritage Incentive Grant Fund - Guidelines.
  - The fence has heritage significance, and is notably associated with the Polish wireworker Oscar von Sierakowski.
  - There is funding available in the Heritage Incentive Grant Fund to cover this grant at the 50% higher level.

#### 5. Detail / Te Whakamahuki

- 5.1 The current owners of the fence and applicants for the grant are Deirdre Rutherford & Andrew Ballagh.

##### **History and heritage significance**

- 5.2 The wire fencing at 31 Southey Street was made by Oscar von Sierakowski, in his factory and shop on the corner of Colombo and Tuam Streets. It was reputed to be the largest wire work factory in the colonies. Von Sierakowski & Co were regular exhibitors at Christchurch shows, including the Jubilee Exhibition in 1900.



Von Sieravowski's Wireworkers, Corner Colombo & Tuam Streets, 1906.

- 5.3 Further details about Von Sierakowski's ironwork can be found at:  
<https://lostchristchurch.wordpress.com/2011/08/05/von-sierakowski-co-corner-of-colombo-and-tuam-streets-1906/>

- 5.4 Wire fencing was a popular way of fencing villas in the early 1900s, although much has been lost and replaced over time. The fence at 31 Southey Street is a relatively rare surviving example, and includes the original turned jarrah fence posts. It is possibly the only known fence of confirmed provenance, with the original maker's plaque.

**The grant application**

- 5.5 The Heritage Incentive Grant scheme is intended to assist owners and kaitiaki to achieve positive heritage outcomes when they undertake conservation, maintenance, repairs and code compliance works.
- 5.6 The owners are seeking to retain the fence as part of the original heritage fabric of their dwelling. The conservation and repairs require specialist craftsmanship: the wirework will need to be carefully removed, repaired in the factory, sand blasted and zinc sprayed before it can be primed, painted and reinstated at the dwelling. The original jarrah turned posts have rotted and require repair or the turning of identical replacements, again by a specialist craftsman. The cost of these works is detailed in the table below:

Conservation, repair and maintenance of the wirework fence	\$5,145
<b>Total cost of works subject to grant application (excluding GST)</b>	<b>\$5,145</b>



The wirework fence, showing the original turned fence posts and makers plaque.

- 5.7 The repairs and maintenance are necessary to conserve the fence, and to ensure its long term retention.
- 5.8 Through the work on “*Our Heritage, Our Taonga, Heritage Strategy 2019-2029*”, extensive community engagement was undertaken and community input was key to the outcomes. One of the requirements noted in the strategy is:

‘This strategy recognises the need to provide:

- *Increased opportunities for collaboration and partnership in heritage identification, protection and celebration.*
- *More support through increased access to information, advice and funding...*’ (p. 16)

- 5.9 The grant is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020, see: <https://ccc.govt.nz/assets/Documents/Culture-Community/Heritage/Heritage-Incentive-Grant-Fund-Guidelines-2020.pdf>. The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for ‘Assessment of Applications’, Page 4, particularly in terms of:
- 5.9.1 The heritage values of the structure;
  - 5.9.2 The contribution the proposed work will make to the retention of the structure;
  - 5.9.3 The extent to which the works protect and maximise retention of heritage fabric;
  - 5.9.4 The extent to which the structure is accessible to the public;
  - 5.9.5 The contribution the structure and the proposed work will make to the wider community and heritage values of the area;
  - 5.9.6 The degree to which the proposed works are consistent with the conservation principles and practice of the ICOMOS NZ Charter, 2010;
  - 5.9.7 The urgency of the works required;
  - 5.9.8 The availability of grant funds.
- 5.10 The low height and see through design of the fence also contributes positively to a safer community.
- 5.11 Limited conservation covenants are required under the Heritage Incentive Grant Fund – Guidelines for grants of \$15,000 to \$149,999, and a full covenant is required for grants of \$150,000 or more. Covenants are a comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council’s investment is protected. In this case, the proposed grant of \$2,570 is below the threshold level for a covenant to be required.
- 5.12 The decision affects the following wards/Community Board areas:
- 5.12.1 Waikura/Linwood-Central-Heathcote.

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

### Strategic Alignment /Te Rautaki Tīaroaro

- 6.1 The Heritage Incentive Grant Scheme aligns to the Community Outcome “Resilient Communities” – ‘celebration of our identity through arts, culture, heritage, sport and recreation’ and ‘strong sense of community’. It also supports “Liveable City” – ‘21st century garden city we are proud to live in’ and “Prosperous Economy” – ‘great place for people, business and investment’.
- 6.2 The Heritage Incentive Grant Scheme supports delivery of the overarching strategic principle of “Taking an intergenerational approach to sustainable development, prioritising the social, economic and cultural wellbeing of people and communities and the quality of the environment, now and into the future.” This is because heritage is an intergenerational equity. It contributes to our personal and community sense of identity and belonging, and enhances high levels of social connectedness and cohesion.

6.3 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):

6.3.1 Activity: Strategic Planning and Policy

- Level of Service: 1.4.2 Support the conservation and enhancement of the city's heritage places. - 100% of approved grant applications are allocated in accordance with the policy.

#### **Policy Consistency / Te Whai Kaupapa here**

6.4 The recommendation is consistent with Council's Plans and Policies as listed below:

6.4.1 Our Heritage, Our Taonga Heritage Strategy 2019-2029

6.4.2 Heritage Incentive Grants - Guidelines 2020

6.4.3 International Council on Monument and Sites (ICOMOS) New Zealand Charter 2010

#### **Impact on Mana Whenua / Ngā Whai Take Mana Whenua**

6.5 The six papatipu rūnanga hold the mana whenua rights and interests over the district and are partners in the *Our Heritage, Our Taonga - Heritage Strategy 2019-2029*. Te Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke, Te Rūnanga o Koukourārata, Wairewa Rūnanga, Ōnuku Rūnanga and Te Taumutu Rūnanga are primary kaitiaki for the taonga tuku iho of the district. They are guardians for elements of mātauranga Māori reaching back through many generations and are a significant partner in the strategy implementation.

6.6 It is noted that Tūāhuriri Rūnanga are the Tangata Whenua in this location.

6.7 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**

6.8 The grant will support the retention of a heritage structure and the embodied energy within it. Retention and reuse of heritage can contribute to emissions reduction and mitigate the effects of climate change. Retaining and reusing existing built stock and materials reduces our carbon footprint.

#### **Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā**

6.9 The wirework fence forms the street boundary to the dwelling, and is fully accessible.

### **7. Resource Implications / Ngā Hīraunga Rauemi**

#### **Capex/Opex / Ngā Utu Whakahaere**

7.1 Cost to implement – the recommendation is for a grant of up to \$2,570 (50% of the works).

7.2 Maintenance/Ongoing costs – none.

7.3 Funding Source - The Heritage Incentive Grant budget is an annual fund provided for in the 2018-28 Long Term Plan. This established funding source requires staff to present applications to the relevant Committee or Council for their approval.

- 7.4 The impact of this grant (and others put before the Sustainability and Community Resilience Committee in this meeting) is as follows:

<b>Total FY21 Budget for the Heritage Incentive Grant (HIG) fund</b>	<b>\$1,536,501</b>
Proposed grant to 82 Bealey Avenue, Eliza's Manor (50%)	<b>\$70,028</b>
Proposed grant to 527 Colombo Street, New City Hotel (50% of supported works)	<b>\$162,376</b>
Proposed grant to 31 Southey Street, Von Sierakowski wire fence (50%)	<b>\$2,570</b>
<b>Total Remaining HIG Funds FY21</b>	<b>\$1,301,527</b>

## 8. Legal Implications / Ngā Hīraunga ā-Ture

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

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

### Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

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

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

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

## Attachments / Ngā Tāpirihanga

There are no attachments to this report.

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

Document Name	Location / File Link
<i>Our Heritage, Our Taonga</i> – Heritage Strategy 2019–2029.	<a href="https://ccc.govt.nz/culture-and-community/heritage/heritage-strategy/">https://ccc.govt.nz/culture-and-community/heritage/heritage-strategy/</a>
Lost Christchurch	<a href="https://lostchristchurch.wordpress.com/2011/08/05/von-sierakowski-co-corner-of-colombo-and-tuam-streets-1906/">https://lostchristchurch.wordpress.com/2011/08/05/von-sierakowski-co-corner-of-colombo-and-tuam-streets-1906/</a>

## 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

<b>Author</b>	Victoria Bliss - Heritage Conservation Projects Planner
<b>Approved By</b>	Brendan Smyth - Team Leader Heritage Michael Down - Finance Business Partner Carolyn Ingles - Head of Urban Regeneration, Design and Heritage Carolyn Gallagher - Acting General Manager Infrastructure Planning & Regulatory Services



## 14. Community (Social) Housing Update Report 1 July - 31 December 2020

Reference / Te Tohutoro: 21/66420

Report of / Te Pou Bruce Rendall – Head of Facilities, Property and Planning

Matua: Bruce.Rendall@ccc.govt.nz

General Manager / Diane Brandish, Acting General Manager Resources

Pouwhakarae: Diane.Brandish@ccc.govt.nz

### 1. Brief Summary

- 1.1 The purpose of this report is to update the Sustainability and Community Resilience Committee on Community (Social) housing activities.
- 1.2 The report stands to provide and update on activity for the period 1 July 2020 to 31 December 2020, covering both first and second quarter (2020) information.

### 2. Officer Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Note the information provided in the Community (Social) Housing report.

### 3. Matters to be Included

- 3.1 In December 2019 Council adopted a reporting framework that involves a quarterly report addressing the following matters:
  - 3.1.1 Portfolio status of units categorised into the following groupings:
    - Council owned Ōtautahi Community Housing Trust (OCHT) operated
    - OCHT owned and operated
    - Council owned community housing provider operated
    - Other
  - 3.1.2 Programmes of work under the Social Housing Team during the reporting period including:
    - Strategic undertakings
    - Housing Fund
    - Healthy Homes Standards including Warm & Dry Programme
    - Planned Works including Maintenance and EQ Repairs

### 4. Portfolio

- 4.1 At 31 December 2020, the Council's Community (Social) Housing Portfolio consisted 1964 units. This total comprises 1936 units under Deed of Lease to the Ōtautahi Community Housing Trust (OCHT), 23 units leased to other community organisations (4 complexes), and five remaining owner occupied units (in two complexes). Council has approved the sale of

Cecil Courts and this transferred to the new property owners in January 2021 and reduces the total number of units by 20 to 1944. The proceeds from sale have been placed in the Housing Development Fund and will be used to help improve the quality of the remaining units.

- 4.2 To the end of December 2020, under the OCHT development pipeline, 67 units have been built or refurbished on former Council owned sites, (Charles Street 5, Hastings Street 7, Tiwaiwaka Lane (Cresselly Place) 28, Louisson Place 8, Reg Stillwell Place 19) with an additional 162 units (table 1) under construction and/or planned for completion by end of FY 21/22. Eight units have been purchased in Lesley Keast Place.

Complex Name	Number of Units	Projected Opening Date
Brougham Street	90	20/21 (staged completion) 28 open January 2021 32 opening April 30 opening May/June
Coles Place	35	21/22 demolition in progress – tenants relocated
Gowerton Place	37	21/22 demolition in progress – tenants relocated

Table 1.

- 4.3 The planned aggregate total of facilitated properties (including OCHT developments) by 2022 will be 2552 units bringing the level of service supply to just 97 units shy of the pre-earthquake total of 2649 units by June 2022. Council is also in preliminary discussion with OCHT about how it can facilitate additional community housing, both social and affordable.
- 4.4 To the best of our knowledge the current supply of Community Housing in Otautahi Christchurch is:

Provider	No. Units
Kainga Ora (March 2020)*	6160
Christchurch City Council**	1944
OCHT (owned)	498
Community Housing Providers***	647
<b>Total****</b>	<b>9269</b>

Table 2.

\*Owned by, or leased to, Kainga Ora

\*\*1936 units leased to OCHT

\*\*\*Owned or managed, excluding OCHT

\*\*\*\*18% of rental housing in ChCh (Census 2018)

- 4.5 34 new homes are planned for construction in Bryndwr under Kianga Ora. For further information go to [website https://kaingaora.govt.nz/cabdevelopment](https://kaingaora.govt.nz/cabdevelopment).
- 4.6 Figure 1 is taken from the December 2020 Housing and Urban Development (HUD) Quarterly Report depicting housing numbers in Canterbury (numbers in bracket denote the previous quarter). The report can be found on the following website:  
<https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/Quarterly-Reports-2020/Public-Housing-Quarterly-Report-December-2020.pdf>.

	Canterbury	Applicants on the Housing Register	Public Housing tenancies
		<b>1,849</b> (1,725)	<b>8,357</b> (8,243)
		Applicants on the Transfer Register	Transitional Housing places
		<b>428</b> (386)	<b>362</b> (347)

Fig 1. (HUD) Quarterly Report December 2020

## 5. Strategic Undertakings

### *Changes to Maintenance Responsibilities*

- 5.1 In October 2016, under a Deed of Lease between the Christchurch City Council (Council) and the Otautahi Community Housing Trust (OCHT), management of the Council Social Housing Tenancy Services and day-to-day running of the majority of the portfolio transferred to OCHT.
- 5.2 Subsequently in accordance with provisions within the Lease, minor maintenance responsibilities for these properties transferred in 2017.
- 5.3 On 24 September 2020, a report was presented to the Sustainability and Community Resilience Committee (the Committee) outlining options for changes to maintenance responsibilities in relation to the OCHT leased properties. The Committee noted the option to “transfer major maintenance to the Otautahi Community Housing Trust” as an option for further investigation, and authorised the Head of Facilities, Property and Planning to undertake negotiation with OCHT in regard to required changes to the lease that would allow changes to maintenance responsibilities currently outlined in the Deed of Lease.
- 5.4 Negotiations about this change were in progress at the time of writing.

### *Community (Social) Housing Strategy*

- 5.5 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.
- 5.6 Council received 23 submissions on the draft strategy and the Hearings Panel convened on 11 December 2020 to consider and deliberate on all submissions.
- 5.7 A report from the Hearings Panel was presented to Council in January 2021 (next reporting period) with recommendations from that consultation and Hearings Panel process.

### *Asbestos Management Working Group*

- 5.8 A Council wide programme of work, with the completion of management plans on all Council buildings a key deliverable, significant emphasis has been on ensuring that asbestos surveys are completed and legislative requirements met.
- 5.9 Housing staff continue to represent housing on the working group tasked with ensuring completion of this Council wide legislated programme of work. The development of a long term building management system will see QR coding on Council buildings enabling onsite contractor access to reports and information and contributing to safe work practices.

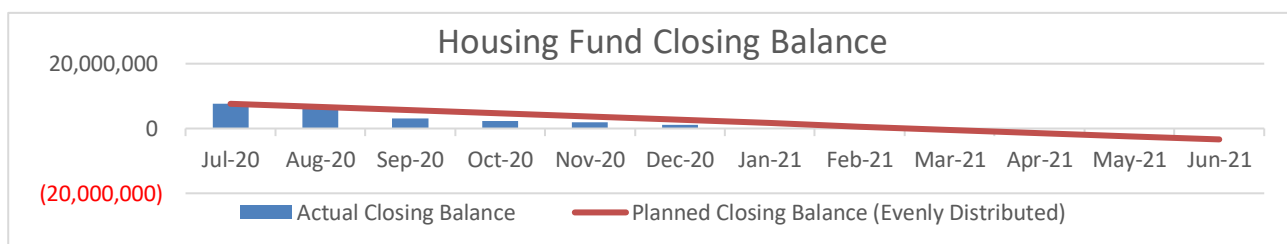
- 5.10 A key deliverable is negotiation with OCHT for entry to units to ensure timely completion of asbestos surveys. From this survey a management plan (base plan) is developed, and made available for contractor reference.
- 5.11 Tenants have had significant disruption over the last twelve months due to the warm and dry programme, which required multiple visits, Covid impacts, and increased maintenance activities. Council is working with OCHT to manage the impacts of legislated asbestos surveys and other inspections on tenant's quiet enjoyment of their homes.

*Service Level Agreement*

- 5.12 In accordance with the current Service Level Agreement (SLA) monthly coordination meetings are held and minuted. Meetings are based around operational service levels and delivery, quality, health and safety and relationship management.
- 5.13 Governance meetings are held on a quarterly basis in respect of the Lease Agreement and development of progressively increasing the quality and quantity of Council's Community Housing.

## 6. Housing Fund

- 6.1 In line with the Council Policy to maintain Community (Social) Housing as a 'rates neutral' service all housing financial activities are accounted for under a specific Housing Fund. All housing revenues are paid into the fund and all expenses drawn from it.
- 6.2 The predicted rental income for the 2020-21 FY is \$15.2m.
- 6.3 The opening balance of the housing fund at 1 July 2020 was \$8,622,150 and closing at 31 December 2020 with a balance of \$1,077,573m.
- 6.4 Financial movement for the reporting period can be attributed to net operations under the Council Housing Team including planned and major works programmes, the minor maintenance programme managed by OCHT and \$5,963,805m against the Warm & Dry programme.



**Figure 2. Housing Fund closing balance**

The Housing Fund balance includes expenditure for the Warm & Dry programme, but not yet the approved \$10 million loan. When this financing is accounted for the Fund remains solvent despite the trend shown in Figure 2.

## 7. Work Programmes

- 7.1 When major repairs or planned works are undertaken, units are removed from the 'ready to let' listings for the duration of those works. At the end of this reporting period there were 91 units closed for redevelopment (Andrews Crescent, Carey Street, Sandilands, Cecil Courts) due to age and condition.

7.2 As at 31 December 2020, 100 units were unavailable for renting for various reasons:

Reason	Unavailable Units	Comments
Temporary Accommodation		External remediation for leak repair and mould remediation (x2).
CCC planned works	2	
OCHT planned works	2	OCHT works programme - major upgrade
Fire Damage	0	
Meth contamination	0	Over 15µg/100 cm <sup>2</sup> threshold- require remediation
Planned / Major work	5	5 units requiring major work (1 complex) 3 units over 3 complexes where Council took the opportunity to complete upgrade work following meth decontamination.
Pending redevelopment	91	Andrews Cres, Carey St, Cecil Courts and Sandilands.

Table 3. # of Units under capital works programme

7.3 91 units are closed due to age, condition and financial viability. The future of these buildings is currently being considered as part of new build financing investigations. Options include redevelopment of the sites, subject to funding, or “capital recycling” (i.e. sales, with the return reinvested to improve the portfolio).

#### Planned Works

- 7.4 The Housing Team have a planned works allocation consisting OPEX \$3,614,845, and CAPEX \$3,588,895 totalling a budget of \$7,203,740 for the 20/21FY.
- 7.5 Under this budget, a significant amount of work was undertaken and managed by the Housing team during the July to September and October to December quarters. Works planned, commenced or completed during this time are detailed in table 4 below. Before and after photos of some works examples are shown in Attachment A of this report.

<b>Work Program</b>	<b>Unit/Complex</b>	<b>Comments</b>
Asbestos Removal	Aldwins Court	Asbestos vinyl removed and unit upgraded prior to tenant moving back in.
Exterior Painting	Manse Place Martindales Road Phillipstown Courts Harman Courts Harman Courts Harman Courts Harman Courts	Work commenced in October. Works completed November. Work commenced in November. Block B completed. Block C & D completed in November. Block E & F completed in December. Block G commenced in December.
Fire Damage (exterior)	28 Fred Price Courts	Work commenced in October and completed in November.
Meth Decontamination	Norman Kirk Courts Conference St (Airedale)	Decontamination completed, status then moved to 'major' taking the opportunity to complete upgrade work.
Water main Replacement	Vincent Courts	Work started in June and was completed in July.
Internal Upgrades	24 Hennessy Place  Norman Kirk Courts x 2 Manse place 2/23 Mooray Ave	A tenanted unit with major maintenance issues due to leaks. Work completed in October.  Previously meth contaminated unit Previously meth contaminated unit As above work commenced in November.
Step Compliance	Lyn Christie Place	Entrance steps to units no longer met building code and were a trip hazard. Work commenced and completed in October.
Roof Repair/Replace	Harman Courts – Blocks B,C, D & E (Replace)	Block B completed September, Block C and D commenced and completed in November, and Block E commenced in November and completed in December.
	Gloucester Courts- Block A	Butynol roofing required replacement, other minor repairs carried out while scaffold in place.
	Airedale Courts (Repair)	Work commenced in November and completed in December.
Window Replacement	Harman Courts – Block B, C, D, E	All blocks commenced and completed.
Spouting Replacement	Fred Price Courts	Commenced in October and completed in November.
Communal Laundry Upgrade	Harman Courts Airedale Courts x 7	Laundry A and laundry B upgrades completed by October. Work commenced in November and completed in December.
Stairwell Atriums Repairs	Norman Kirk Courts	Stairwells in Blocks A, C, E & F required weather proofing due to leaking issue.
Balcony Alterations	Gloucester Courts	Balconies cut back to create 'Juliet' balconies to mitigate any potential H&S issue. Work

		commenced in November and completed in December.
Balustrade Replacement	Regal Courts	Balustrades replaced to all upstairs units.
Large Tree Maintenance	Airedale Courts Gloucester Courts) Greenhurst Courts) Martindales Road) Margaret Murray Courts) Bartlett Street) Marwick Place)	Commenced and completed in October.  Commenced and completed in November.
Path/Driveway Replacement/Repair	Clent Lane Dover Courts Aorangi Courts Fletcher Place Weaver Courts Forfar Courts Manse Place Jura Courts) Roimata Place)	Extensive works undertaken due to long term issues and complaints.  Work commenced in November and December respectively and will be completed in January and February respectively.

Table 4. Planned works completed.

7.6 In addition, the following works have been prioritised and are in planning or scheduled for completion during the 20/21 FY:

*Committed*

- Exterior Paint – Reg Adams Courts, Manse Pl, Phillipstown Courts, Greenhurst Courts, Torrens Rd, Weaver Courts
- Exterior Paint Post EQ Ancillaries – Mackenzie Courts, Walsall Street
- Communal Laundry Upgrades – Airedale Courts
- Balcony Alteration – Gloucester Courts
- Spouting Replacement – Fred Price Courts
- Roof Repair (Major) – Airedale Courts
- Unit Upgrade – Mooray Place
- Entrance Step Building Compliance – Lyn Christie Place
- Large Tree Maintenance – Airedale Courts, Gloucester Courts, Greenhurst Courts, Martindales Road, Marwick Place, Phillipstown Courts, Margaret Murray Courts, Bartlett St
- Path/Driveway Repair/Replace (Major) – Forfar Courts, Manse Pl, Jura Courts

*Planned not scoped CAPEX*

- Bathroom Remodel - Biddick Courts x 16 units
- Driveway/Parking Replacement Program - Roimata Place
- Path Replacement - Roimata Place
- Water Supply Replacement - Harman Courts
- Spouting Replacement - Tredinnick Place

*Planned not scoped OPEX*

- Large Tree Maintenance – Cedar Park, Pickering Courts, Weaver Courts, Tyrone Street

- 7.7 Additional works continue to be scheduled based on priority and subject to budget.
- 7.8 Looking forward staff have identified works for consideration for the 21/22 and 22/23 financial years (table 5.).

Exterior Painting (average 10 complexes per FY)	Forfar Courts Bartlett Street Fred Price Place Veronica Place (EQ partial paint 2016) Halswell Courts Thurso Place Cedar Park Division Street Knightsbridge Lane (EQ partial paint 2013/14) Aorangi Courts (EQ partial paint 2013/14) Huggins Place Lyn Christie Place Manor Place Poulton Courts Regal Courts Rue Viard Cottage Collett Courts Hornby Courts (EQ 2013/14) Aldwins Courts (EQ 2014/15) Boyd Cottages (EQ 2014/15) Briggs Row (EQ 2014/15) Pickering Courts (EQ 2014/15) Treddinick Place (EQ 2015/16)
Large Tree Maintenance (average 10 - 15 complexes per FY)	Briggs Row Clent Lane Division Street Mary McLean Place Walsall Street Waltham Courts Norman Kirk Courts GF Allan Courts Angus Courts Resolution Courts Aorangi Courts Bryndwr Courts Dover Courts MacGibbon Place Maurice Carter Courts St Johns Courts HP Smith Courts Mackenzie Courts
Paths and Driveway Replacement/Major Repair	To be prioritised
Complex Lighting Upgrade	To be prioritised
Roof replacement programme	To be prioritised
Spouting replacement programme	To be prioritised

Table 5. 2-year programme - 2021/22 & 2022/23 FY

*EQ repair programme*

- 7.9 The physical works on Council's Social Housing Earthquake repair programme were predominantly completed by January 2020.
- 7.10 At the time of writing this report, the final payment certificates for the EQC Capital Programme repairs have been certified. This brings to a conclusion some \$70,000,000 of repairs and renewals contracts and the culmination of some nine years of planning, contracting and execution of the programmed works.
- 7.11 Due to delays during the Covid 19 lockdown period, commencement of works on the drainage and ancillaries repairs and replacement at Mackenzie Courts and Waltham Courts were delayed. Works at Waltham Courts were completed by November 2020. Discovery of additional damage to the earthenware drains and sewer pipes at Mackenzie Courts necessitated additional investigations. Confirmation of complete renewal works is in progress and physical works will be scheduled for commencement March 2021.

*Compliance and Quality Assurance*

- 7.12 In accordance with regulation, specific compliance checks are carried out and monitored across the portfolio as required. These include, but are not limited to, Building Warrant of Fitness (BWF), lift inspections, and HVAC system maintenance.
- 7.13 All BWF are current with systems inspection taking place at 1 complex during this period.

Complex	Expiration date
Airedale Courts	1 October 2021
Gloucester Courts	1 September 2021
Hornby Courts	1 April 2021
Tommy Taylor Courts	1 April 2021
Whakahoa Village	1 February 2021

Table 6. BWF by complex

- 7.14 Quality assurance is undertaken regularly to define condition of complexes and ensure minor maintenance works are completed to Council housing specifications.
- 7.15 Quality assurance inspections have been undertaken on works on heat pump installations under the Warm & Dry programme. Seven complexes, with an average of six units per complex, were inspected with all complexes achieving a satisfactory mark. General comments from tenants were positive.
- 7.16 Three complexes listed as Vacant Un-tenantable (VUT) are being monitored regularly for break-in and tidiness. They are Carey Street, Cecil Courts and Sandilands.
- 7.17 All 15 residents' lounges have met the weekly cleaning standard.

*Minor Maintenance*

- 7.18 As discussed earlier in this report minor maintenance has been undertaken by the Trust since September 2017. Where works exceed the allocated budget or are outside of the minor maintenance agreed scope, approval is sought from Council for variations to the works and payment of the same. If the works are deemed to be significant it is referred back to Council to be undertaken as part of the planned works programme.

- 7.19 Some 119 Variation Requests were received between 01 July and 30 September 2020. Of these 101 were approved (table 7, table 8.). A variation request may be declined for a number of reasons. Most commonly the works that OCHT are requesting Council to pay for are already covered by the minor maintenance funding provided by Council under the Approved Minor Maintenance Scope (AMMS), or the works are deemed to be more significant and so referred to Council to undertake.

Variation request submitted	119
Variation request approved	101
Variation request estimated cost	\$193,775

Table 7. Total approved variations

Breakdown of approved variations	Number of variation submitted	Estimated cost
Asbestos removal	4	\$ 31,808
Asbestos testing OCHT claim	3	\$ 2,298
HWC replacement	23	\$ 53,790
Meth testing OCHT claim	3	\$ 4,972
Other - capex	25	\$ 86,524
Other - opex	3	\$ 12,604
Stove replacement	1	\$ 1,779
Total	48	\$ 193,775

Table 8. Breakdown of variations by type

#### *Warm & Dry*

- 7.20 The Warm and Dry initiative is being funded by the Council through a \$10 million loan with an additional \$6 million contribution from the Housing Development Fund, and is a joint initiative between the Council and OCHT.
- 7.21 The Council and OCHT have set up a dedicated team to deliver the Warm & Dry Programme, with the first phase of works seeing the completion of installation of heat-pumps and mechanical ventilation (table 9).
- 7.22 OCHT report that blow-in insulation to skillions is complete. There are 70 units awaiting spray-in insulation and re-roofing, and wall insulation planned for some 550 homes (subject to confirmation of requirement) is to commence in March 2021.

Task Name	Duration	Start	Finish
Construction Works - Heat Pumps - Insulation Exempt Units	78 days	14/02/20	08/06/20
Construction Works - Heat Pumps - Remaining Units - Exempt Complexes	42 days	01/05/20	30/06/20
Heat Pumps - Remaining units - Non-exempt complexes	51 days	21/05/20	31/07/20
Ventilation	78 days	15/06/20	30/09/20
Draught Stopping	171 days	17/08/20	05/05/21
Insulation	129 days	17/08/20	08/03/21

Table 9. Warm & Dry works programme

7.23 The current focus of the programme is to identify issues and deliver a corresponding remediation programme to address draught in units. The following table and graph show works targets and actuals for the reporting period:

Draught-stopping				
Targets		Cumulative Target	Completed	Cumulative Actual
Week Starting	No. of Units	No. of Units	No. of Units	No. of Units
17-Aug-20	22	22	21	21
24-Aug-20	28	50	28	49
31-Aug-20	37	87	42	91
7-Sep-20	52	139	45	136
14-Sep-20	64	203	39	175
21-Sep-20	55	257	37	212
28-Sep-20	62	319	57	270
5-Oct-20	75	394	59	329
12-Oct-20	127	521	174	503
19-Oct-20	69	590	59	562
26-Oct-20	66	656	69	631
2-Nov-20	68	724	68	698
9-Nov-20	56	779	56	754
16-Nov-20	42	821	42	796
23-Nov-20	88	909	88	884
30-Nov-20	83	992	83	967
7-Dec-20	59	1051	59	1026
14-Dec-20	64	1115	64	1090
21-Dec-20	0	1115	0	1090
28-Dec-20	0	1115	0	1090

Table 10. Warm & Dry Draught Stopping

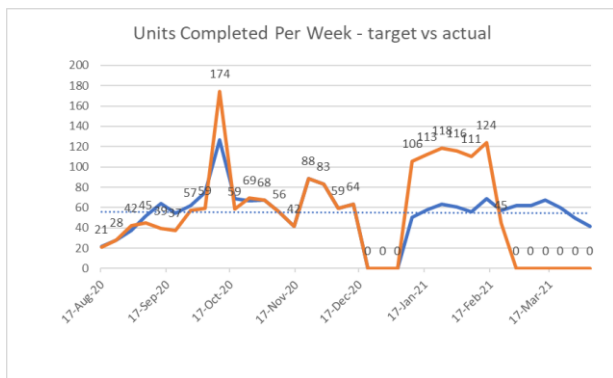


Figure 4. Draught Stopping Completion Actual

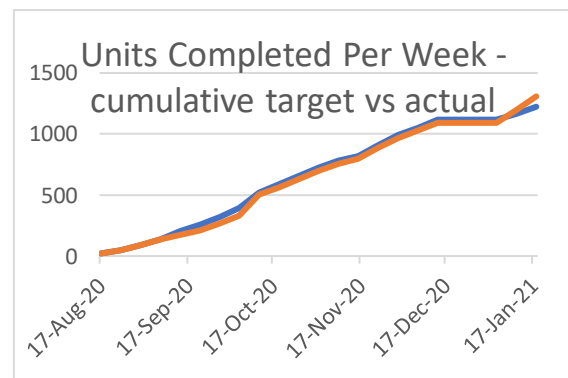


Figure 5. Target- Draught Stopping

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Visual Activity Report	111

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

Document Name	Location / File Link
Not applicable	Not appl

## 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

<b>Author</b>	Claire Milne - Programme Liaison Advisor
<b>Approved By</b>	Carmen Lynskey - Manager Social Housing Bruce Rendall - Head of Facilities, Property & Planning Leonie Rae - General Manager Consenting & Compliance and Corporate Services Groups

Community (social) Housing Report for 1 July 2020 to 31 December 2021

Attachment 1 – Planned Works Before and After Photos

1. Hennessey Courts- Internal Redecoration



Fig 1.

2. Weaver Courts - Path Replacement Before & After Photos

The paths were a significant trip hazard due to tree root damage. The Magnolia trees were planted to act as both a privacy and noise barrier between the social housing units and

pre-school some years ago. To remove the trees would have been detrimental to both of these purposes. In consultation with the paving contractor and arborist it was determined a boardwalk was the best outcome for all (Fig 2).



Fig. 2

### 3. Airedale Laundries Upgrade

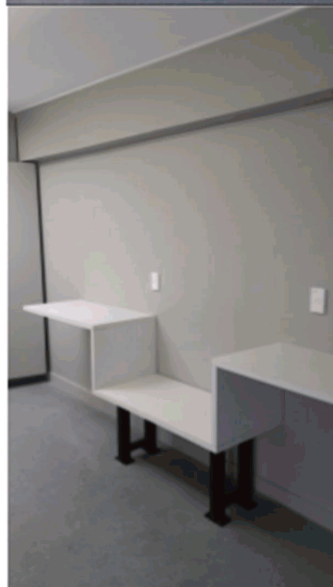


Fig. 3

4. Martindales Road- Full Exterior Paint



Fig. 4

