

**Waimāero**  
**Fendalton-Waimairi-Harewood Community Board**  
**Submissions Committee**  
**OPEN MINUTES**

---

**Date:** Monday 4 April 2022 and Monday 11 April 2022  
**Time:** 4.32pm  
**Venue:** Held Via Audio/Visual Link

---

**Present**

Chairperson	Bridget Williams
Deputy Chairperson	David Cartwright
Members	Linda Chen Jason Middlemiss Shirish Paranjape Mike Wall

---

Maryanne Lomax  
Manager Community Governance, Fendalton-Waimairi-Harewood  
941 6730  
maryanne.lomax@ccc.govt.nz  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

---

**Part A Matters Requiring a Council Decision**

**Part B Reports for Information**

**Part C Decisions Under Delegation**

---

**Post meeting Note:** This meeting was held via audio/visual link on the Zoom platform due to New Zealand being at the red setting of the Covid-19 Protection Framework (the Traffic Alert system) on the date the meeting was scheduled. These minutes provide a written summary of the meeting proceedings.

The Chairperson opened the meeting and notified members that the meeting was being publicly livestreamed on YouTube and that the recording would be kept online for future viewing.

### **1. Apologies Ngā Whakapāha**

The Chairperson called for any apologies. No apologies were recorded.

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

The Chairperson asked if any members needed to declare a conflict of interest relating to any matters on the agenda. There were no declarations of interest recorded.

### **3. Submissions on Current Consultations**

The Committee proceeded to discuss its submission to the Council on the Draft Annual Plan 2022-23. The Community Board Advisor displayed a draft submission based on initial feedback received from the Committee members.

Key points raised during the discussion included:

- The Committee was concerned about the proposed rates rise, and that even though it technically is lower than what was signalled in the LTP, the difference is minimal.
- The Committee discussed regular feedback received from members of the community that they want the Council to focus on getting the basics right and they do not feel that the capital programme has been prioritised in line with residents' priorities.
- The Committee discussed concerns that rates rises appear to be the default option to address cost increases, rather than finding other ways to raise revenue or reduce costs.
- The Committee discussed the proposed raise in central city parking fees and agreed that it would support a reduction in parking fees. The Committee discussed environmental concerns and the need to encourage more sustainable travel options, while also maximising the efficient use of the carbon investment already made in constructing the Lichfield Street parking building.
- The Committee discussed infrastructure issues which need to be addressed within the Board area, including surface flooding on Brenchley Avenue and traffic congestion.
- The Committee discussed the lack of clarity around the Three Waters proposals and how this is causing concern for residents.

The meeting adjourned at 5pm and resumed at 5.38pm.

The Committee discussed the proposal to allow residents to opt-out of the kerbside collection targeted rate. The Committee expressed concern about this proposal, particularly the risk of

setting a precedent for other Council services if opt-out policies are introduced. Committee members expressed a preference for everyone to use the Council service, unless there are valid reasons why it is not an adequate service. The Committee decided to support the proposal, but only on the basis that an appropriate equivalent service is in place and the Council service is not appropriate for the specific property.

The Committee discussed the proposal to increase rates on vacant central city land. The Committee debated whether to support this initiative, citing the following points:

- There is a problem that needs to be addressed with central city land not being used productively.
- Equally, current market conditions make it very difficult to find tenants for central city buildings and this makes it difficult if not impossible for a developer to finance a project.
- The Committee acknowledged that the proposal includes a scheme to provide a remission back to property owners who keep their vacant land in a well maintained condition. On this basis the Committee cautiously agreed to support the proposal.
- The Committee decided not to comment on where else in the city this could be applied.
- The Committee discussed the question about increasing rates on derelict buildings as a tool to encourage repair work. The Committee supported the intention while expressing concern that this could place stress on an owner with a genuine intention of repairing their building. The Committee also expressed concern about the possibility of the Council becoming the judge of whether a building is considered an eyesore, and that this is not a role they would be comfortable with the Council fulfilling.
- The Committee agreed that they need more information about the proposed new policy on Maori freehold land before deciding whether to make a submission on this.

Linda Chen left the meeting at 6.19pm

Jason Middlemiss left the meeting at 6.25pm

The meeting adjourned at 6.38pm on 4 April 2022.

The meeting resumed at 6.10pm on 11 April 2022 via Audio/Visual Link. Linda Chen was not present at this time. All other Committee members were present when the meeting resumed.

The Committee took time to read through the draft submissions which it had developed on 4 April, with minor adjustments made to correct typographical errors .

The Committee asked the Community Governance Team to provide a copy of the results of the Residents' Satisfaction Survey as referenced in one of the submissions.

The Community Board Advisor then recommended that the Committee formally move a motion to adopt each submission and authorise the Chairperson to approve any amendments that may be needed before they are submitted.

The Committee also decided not to submit on the proposed new policy for Maori freehold land.

**Staff Recommendations**

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

1. Considers making a submission to the Council on behalf of the Fendalton-Waimairi-Harewood Community Board regarding the following consultations:
  - a. The Christchurch City Council Draft Annual Plan 2022-23
  - b. Opting out of kerbside collection and targeted rate.
  - c. Proposal to increase rates on vacant central city land.
  - d. Proposal for a new Policy on Māori freehold land.

**Committee Resolved FBSC/2022/00003**

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

1. Adopts the following submission to the Council on behalf of the Fendalton-Waimairi-Harewood Community Board regarding the Christchurch City Council Draft Annual Plan 2022-23 and authorises the Chairperson to approve any amendments which may be necessary before it is submitted:

<b>Question</b>	<b>Feedback</b>
<p>What do you think of our proposed average residential rates increase of 4.86% and 4.96% across all ratepayers (which is lower than the 4.97% signalled in the Long Term Plan 2021-31)?</p>	<p>The Board acknowledges the efforts the Council has made to keep the average rates increase below the amount signalled in the LTP. However, it remains a significant increase particularly for people on fixed incomes or who are asset rich but cash poor.</p> <p>The Board is particularly concerned about the perpetual cycle of rates rises that are higher than increases in the average wage, and asks the Council to be mindful that this rise will not occur in a vacuum, but in an environment of considerable cost inflation on household living costs.</p> <p>The Board acknowledges that the Council is also facing inflated costs to deliver its services and projects, and submits that an average rates increase of 3% would be fair.</p>
<p>Do you have any comments about our proposed changes to revenue, spending and borrowing?</p>	<p>The Board sympathises with the problem the Council faces with various world events obstructing supply chains and driving price inflation. That said, the Board is concerned that the default response appears to be to raise the rates, instead of exploring more innovative options to increase revenue or deliver services more cost-effectively. Another suggestion is to reprioritise the Capital Programme in line with the results of the Residents’ Satisfaction Survey as to services our residents want the Council to prioritise (especially given the current economic outlook).</p>

<p>We're proposing some changes to our Revenue and Financing and Rates Remission policies – do you have any comments?</p>	<p>The Board supports the intention of updating the policies to make sure they remain relevant and easily understood, and to remove any expired provisions. The Board particularly supports the proposed wheelie bin rates remission.</p>
<p>Do you have any comments on our proposed changes to fees and charges?</p>	<p>The Board would support a reduction in car parking rates to encourage more people to visit the central city. Higher occupancy would also help to offset the fixed costs of operating our car parking facilities.</p> <p>The Board acknowledges environmental concerns and the importance of encouraging other sustainable modes of transport. However the facility already contains a significant level of embedded carbon as well as carbon emissions associated with its running costs, so in the interim it makes environmental sense to ensure this carbon investment is used as efficiently as possible by maximising the facility's occupancy. Maximising the occupancy of the facility could also mitigate the risk of new facilities being set up elsewhere to meet the demand (with their own associated carbon investment). The Board also encourages the Council to investigate innovative alternatives to offset carbon emissions.</p>
<p>Do you have any comments about our capital programme (for example, our roads and footpaths, our water, wastewater, surface water and waterways, our facilities and our parks)?</p>	<p>The Board is pleased to see improvements being made to the city's road infrastructure. However the Board is aware of a number of local suburban streets in our Wards which are no longer fit for purpose due to changing travel patterns, as well as legacy issues such as poorly designed intersections, deep dish kerb and channel, and large trees planted too close to footpaths and underground infrastructure. A long term strategy will be needed to address all of these issues, and the Board is aware that projects such as the Slow Speed Neighbourhoods will provide some assistance. High priority areas that the Board wants to address include:</p> <ul style="list-style-type: none"> <li>• The Grahams/Memorial intersection (specifically in relation to installing a right-turn arrow)</li> <li>• The Waimairi/Maidstone Intersection (specifically in relation to installing a right-turn arrow)</li> <li>• Traffic issues in the area of Merivale bordered by Rugby Street, Papanui Road, Carlton Mill Road and Rossall Street</li> <li>• Brenchley Avenue (in relation to Stormwater issues causing flooding)</li> </ul> <p>Our residents are concerned about the changes to Three Waters and the lack of clarity around the potential implications on Council rates. The Board acknowledges that the Council is also facing similar uncertainty about this issue.</p>

Any further comments	No Comment
Do you want to speak to the Hearings Panel	Yes

Mike Wall/Jason Middlemiss

**Carried**

**Committee Resolved FBSC/2022/00004**

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

- Adopts the following submission to the Council on behalf of the Fendalton-Waimairi-Harewood Community Board regarding the proposal to allow opting out of the kerbside collection targeted rate and authorises the Chairperson to approve any amendments which may be necessary before it is submitted:

<b>Question</b>	<b>Feedback</b>
Do you support the proposed changes?	The Board supports giving people the opportunity to opt out of the targeted rate if they are not using the service. This support is on the basis that the opt-out will only be approved where appropriate equivalent services are in place. The Board expects that an opt-out would only be approved in situations where the Council service is not appropriate to meet the needs of the property. We have concerns about the potential for setting dangerous precedents for other Council services by developing opt-out policies.
Do you want to speak to the Hearings Panel?	No

Shirish Paranjape/Jason Middlemiss

**Carried**

Shirish Paranjape left the meeting at 6:18 p.m. prior to the vote on the submission regarding the proposal to increase rates on vacant central city land.

**Committee Resolved FBSC/2022/00005**

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

- Adopts the following submission to the Council on behalf of the Fendalton-Waimairi-Harewood Community Board regarding the proposal to increase rates on vacant central city land and authorises the Chairperson to approve any amendments which may be necessary before it is submitted:

<b>Question</b>	<b>Feedback</b>
What do you think about the proposal to introduce a City Vacant differential of 4 for central city land with no active or consented use?	The Board supports the proposal to increase rates on vacant central city land, as an incentive for developers to do something productive with these valuable properties. The Board also encourages the Council to explore financial incentives to encourage development, where development

	occurs in a timely manner. It is also relevant that development is difficult at the moment due to a shortage of building materials and workers.
What do you think about the proposal to introduce a new rates remission for land kept in an improved and maintained state?	<p>The Board's support for the vacant land differential is on the basis that property owners who keep their vacant land in an attractive, well maintained condition, will receive a remission. The Board believes that the provision for a remission is essential to provide balance and fairness to the policy.</p> <p>The Board submits that the rates remission is a great tool to encourage people to invest in our city centre. The Board endorse the rationale for encouraging vacant land to be used. We agree with the statements in the consultation material that vacant land can be an eyesore and appear unsafe at night time.</p>
Where else do you think this could be applied and why?	No Comment.
Do you think that the Council should investigate options for increasing rates on derelict central city buildings, to ensure they contribute fairly to overall rates and to encourage them to commence repair work?	<p>The Board supports the intention behind this suggestion for derelict buildings, but suggests it would need to be explored on a case by case basis to avoid unintended consequences. For example, placing financial stress on an owner with a genuine intention to commence repair work could risk undermining the intention of the policy.</p> <p>The Board also submits that any costs incurred by the Council to make a derelict building safe should be fully recoverable with interest by placing a covenant on the land title.</p>
Do you want to speak to the Hearings Panel?	Yes

Bridget Williams/Mike Wall

**Carried**

**Committee Resolved FBSC/2022/00006**

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

4. Decides not to submit on the proposed new policy for Maori freehold land.

Bridget Williams/Mike Wall

**Carried**

**Meeting concluded at 6.20pm on Monday 11 April 2022.**

**CONFIRMED THIS 16<sup>TH</sup> DAY OF MAY 2022**

**BRIDGET WILLIAMS**  
**CHAIRPERSON**