



**Christchurch City Council
ATTACHMENTS UNDER SEPARATE COVER**

Date: Wednesday 4 May 2022
Time: 9am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

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3. Hearing of Verbal Submissions for the Draft Annual Plan 2022-23 (and other concurrent consultations) - Wednesday 4 May 2022	
C. Wednesday 4 May 2022 Volume of submissions for concurrent consultations	3

Submission ID	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?	What do you think about the proposal to introduce a new rates remission for land kept in an improved and maintained state?	Where else do you think this could be applied and why?	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?	Yes, I would like to speak to the Hearings Panel about my submission	Name	Name of organisation	Your role
45794	<p>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.</p> <p>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.</p>	<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>		<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>	Yes	Bridget Williams	Waimāero Fendalton-Waimairi-Harewood Community Board	Chairperson
45962	<p>The Board notes the new general rate differential proposed for vacant central city land and accepts that this could encourage owners to develop vacant areas as well as help to offset the increase of residential rates.</p> <p>The Board acknowledges the difficult task the Council has to balance the costs of maintenance and development of the city, particularly in these difficult and uncertain times including current rising construction costs while keeping rates at a level that is</p>	<p>The Board acknowledges the difficult task the Council has to balance the costs of maintenance and development of the city, particularly in these difficult and uncertain times including current rising construction costs while keeping rates at a level that is affordable to residents. It urges the Council to recognise, however, that many residents are currently suffering significant financial hardship and to provide support where possible for those struggling to pay increased rates. In</p>			No	Debbie Mora	Waipuna Halswell Hornby Riccarton Community Board	Chairperson - Submission Committee

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	<p>affordable to residents. It urges the Council to recognise, however, that many</p> <p>residents are currently suffering significant financial hardship and to provide support</p> <p>where possible for those struggling to pay increased rates. In addition to the rates</p> <p>remission policy consideration could be given to payment schemes, deferral etc. with</p> <p>residents made aware that staff are available to discuss and support access to the</p> <p>options for payment of rates.</p>	<p>addition to the rates</p> <p>remission policy consideration could be given to payment schemes, deferral etc. with</p> <p>residents made aware that staff are available to discuss and support access to the</p> <p>options for payment of rates.</p>						

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45960	The Board is in support of a new general rate differential for vacant central city land. We would like to see this approach extended to other areas where landbanking is occurring, for example in New Brighton.				No	Bebe Frayle	Waitai Coastal-Burwood Community Board	Submissions Committee Chairperson

Submission ID	Do you support the proposed changes?	Comments - Please be as specific as possible to help us understand your views	First name	Last name	Name of organisation	Your role
45961	Yes	The Board is in support, in principle, of the proposed change to curbside collection rates that would allow multi-unit residential developments to opt out of kerbside collection, since they pay for this without being able to use it. We would like Council assurance that waste management providers are required to provide for rubbish, recycling and green waste collection, as this is often not the case currently.	Bebe	Frayle	Waitai Coastal-Burwood Community Board	Submissions Committee Chairperson

Submission ID	Do you have any comments on the proposed new policy on Māori Freehold Land? Please be as specific as possible to help us understand your views	Yes, I would like to speak to the Hearings Panel about my submission	Name	Name of organisation	Your role
45831	Te Pātaka o Rākaihautū Banks Peninsula Community Board Submission Attachment Below	Yes	Tori Peden	Te Pātaka o Rākaihautū Banks Peninsula Community Board	Chairperson

Submission #45831

To: Christchurch City Council
PO Box 73017
Christchurch 8156
Email: 

Submission On: Proposal for a New Policy on Māori Freehold Land

By: Te Pātaka o Rākaihautū Banks Peninsula Community Board

Contact: 

Date: 28 March 2022

1. INTRODUCTION

The Te Pātaka o Rākaihautū/Banks Peninsula Community Board (the "Board") appreciates the opportunity to share its feedback with the Christchurch City Council on the proposal for a new policy on Māori Freehold Land.

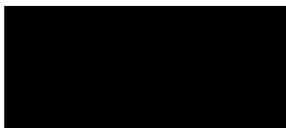
The Board's statutory role is "to represent, and act as an advocate for, the interests of its community" and "to prepare an annual submission to the territorial authority for expenditure within the community" (Local Government Act 2002, Section 52). The Board is providing this submission in its capacity as a representative of the communities in the Banks Peninsula Ward – Akaroa, Ōhinehou Lyttelton, Te Waipapa Mount Herbert, and Wairewa Little River.

2. SUBMISSION

The Board is pleased to support the Council's proposal to update its policy on Māori freehold land to reflect the amendments made to the Local Government Act 2002 and the Local Government (Rating) Act 2002. The Board recognises that nearly all of the 163 rating units of Māori freehold land in the Christchurch City Council takiwā are located in the Banks Peninsula Ward, and believes the updated policy will better enable the Council to respond to the differences in ownership and use of Māori freehold land and encourage long term retention.

The Board believes that the 2021 legislation amending the Local Government Act 2002 and the Council's proposal to align its policy with the new requirements reflects the spirit of Te Tiriti o Waitangi and supports the principles set out in the Preamble to Te Ture Whenua Māori Act 1993. These changes are a reflection that land is a taonga tuku iho of special significance to Māori, and the Board fully supports the policy's goal of promoting the retention of that land in the hands of its owners, their whānau and their hapū.

Yours sincerely,



Tori Peden
Chairperson
Te Pātaka o Rākaihautū/Banks Peninsula Community Board

TRIM: 22/369297

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45951	Refer to Paragraph 16 in Draft Annual Plan Submission: <i>16. The Chamber is strongly opposed to the Council's implementation of the new general rate differential for vacant central city land. It is not enabling for business, and we would rather see support for central city developers to be involved in decision making and provided with incentives to develop land rather than penalising them. This is not a rate and should not be described as one, it needs to be renamed as a fine. We are disappointed to see its inclusion after previously submitting against it.</i>				Yes	Leeann Watson	Canterbury Employers' Chamber of Commerce	Chief Executive

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45988	<p>Does not adopt the Vacant Sites rating differential (“the differential”);</p> <p>If adopting the differential:</p> <ul style="list-style-type: none"> ▪ Defer the programme for a further 12 months to enable property owners to plan, and budget for, either the differential or the required amenity improvements; ▪ Provide further clarity on both qualification and remission; ▪ Adopt a grace period of 12-18 months from the acquisition of sites to allow new owners to plan development; • Extend the exemption to capture the early design stage of the development cycle; • Lead by example by ensuring that all vacant sites it owns or controls are kept well maintained in accordance with the proposed policy; and • Promote the thinking behind the proposal in terms of the impacts of unmaintained sites in the CBD and by providing 				Yes	Sandimali Gunawardena	Property Council New Zealand	South Island Committee Chair

	examples, options and costs of improving amenity.							
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