

**Christchurch City Council**  
**ATTACHMENTS UNDER SEPARATE COVER**

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**Date:** Monday 9 May 2022  
**Time:** 1pm  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

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<b>3. Hearing of Verbal Submissions for the Draft Annual Plan 2022-23 (and other concurrent consultations) - Monday 9 May 2022</b>	
C. Monday 9 May 2022 Volume of submissions for concurrent consultations.....	3

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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?	Name	Name of organisation	Your role
45984	I support the proposed targeted rating for vacant land in the central city as an incentive for landowners to keep their properties tidy. Some are very run down and neglected. Perhaps these landowners could be encouraged to work with Life in Vacant Spaces and other short term initiatives to bring life and vitality into the central city while the rebuild is still underway.				Marie Gray		

Submission ID	Do you support the proposed changes?	Comments - 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
45918	No	Because it is only a partial solution, is not fair, it is inconsistent with the Council's stated policy objectives, and the reasons for excluding the red bins and waste disposal costs do not stack up. See attached submission.	Yes	Richard Ball	Atlas Quarter Body Corporate Inc.	Chairman
45907	No	<p>I oppose requiring owners who opt out of kerbside collection to still pay for red bins via their general rate. This is unfair. The only workable options are:</p> <ol style="list-style-type: none"> <li>1. A targeted rate for red bins based on capital value, charged only to owners who use the kerbside collection service.</li> <li>2. A red bin rebate for owners who have opted out of kerbside collection.</li> <li>3. Provide communal bins to large residential developments so they don't need to pay for private rubbish collection services.</li> </ol> <p>All 3 options are fair, and avoid redistribution of rates from higher-value properties to lower-value properties. Options 1 and 2 provide much-needed transparency around the cost of rubbish collection.</p> <p>Notwithstanding the above, I support removing the Waste Minimisation Targeted Rate for those who have opted out of kerbside collection.</p> <p>Fletcher Living first raised these issues with Council in 2015. That a comprehensive solution has still not been designed in 2022 is unacceptable. We need a mechanism that promotes inner-city living and eliminates all double-charging on household waste. Now is not the time for a long-delayed interim measure. Now is the time for a comprehensive solution. Residents of Atlas Quarter have been unfairly double-charged for their rubbish for almost four years, costing each resident many hundreds of dollars.</p> <p>Please note that as an inner-city resident without a carpark the EcoDrop recycling centres are completely inaccessible to me. If I am to pay for these then I would expect the EcoDrop service to include a scaled-down inner-city recycling centre to reduce the number of household appliances and furnishings going to landfill.</p> <p>As the new chair of the Atlas Quarter body corporate, and as a long-standing committee member responsible for our waste minimisation comms, I am concerned about the requirement to "complete a waste management plan". My role is completely voluntary and takes up a lot of my time. My role has been hard enough, with no support from Council or Envirowaste in my efforts to promote correct use of our bins. The extra burden to develop a waste minimisation plan seems disproportionate. All that is required is proof that we have the correct bins, and support from Envirowaste or Council to provide effective educational posters and pamphlets.</p>	Yes	Mark Darbyshire		
45878	No		Yes	Alan Steel		
45867	No	<p>I wish to be heard at the hearings.</p> <p>I oppose the proposal because:</p> <ol style="list-style-type: none"> <li>1. It is only a partial solution to the issue. Developments such as the Atlas Quarter would still pay for the red bins. It should include all three bins.</li> <li>2. The Proposal contradicts the Council's own policy objectives. It does not promote waste reduction and it does not align with central city revitalisation.</li> </ol>	Yes	Tim Jamieson		

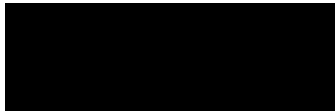
Submission ID	Do you support the proposed changes?	Comments - Please be as specific as possible to help us understand your views	Yes, I would like to speak to the Hearings Panel about my submission	Name	Name of organisation	Your role
		<p>3. The proposal is not transparent. The Council has not provided any information on how much we pay in general rates for rubbish collection.</p> <p>4. The reasons given for not providing a full refund do not stack up. The Council says that it would be unfair for low income households to include the red bins in the Targeted Rate but that reasoning does not apply to the yellow and green bins. Why not?</p> <p>5. There are ways that the Council could give a full refund and meet their objectives.</p> <p>If the Council is unable to change the proposal, then implement the opt out and direct staff to develop a solution that is fair, transparent and aligns with the Council's policy objectives for inclusion in the next Annual Plan.</p>				
45864	No		Yes	Deborah Bowker	██████████ ██████████	Apartment Owner
45848	No	<p>I oppose the proposal because:</p> <p>1. It is only a partial solution to the issue. Developments such as the Atlas Quarter would still pay for the red bins. It should include all three bins.</p> <p>2. The Proposal contradicts the Councils own policy objectives. It does not promote waste reduction and it does not align with central city revitalisation.</p> <p>3. The proposal is not transparent. The Council has not provided any information on how much we pay in general rates for rubbish collection.</p> <p>4. The reasons given for not providing a full refund do not stack up. The Council says that it would be unfair for low income households to include the red bins in the Targeted Rate but that reasoning does not apply to the yellow and green bins. Why not?</p> <p>5. There are ways that the Council could give a full refund and meet their objectives.</p> <p>If the Council is unable to change the proposal, then implement the opt out and direct staff to develop a solution that is fair, transparent and aligns with the Council's policy objectives for inclusion in the next Annual Plan.</p>	Yes	Clair Higginson		
45845	No	<p>I oppose the proposal because:</p> <p>1. It is only a partial solution to the issue. Developments such as the Atlas Quarter would still pay for the red bins. It should include all three bins.</p> <p>2. The Proposal contradicts the Councils own policy objectives. It does not promote waste reduction and it does not align with central city revitalisation.</p> <p>3. The proposal is not transparent. The Council has not provided any information on how much we pay in general rates for rubbish collection.</p> <p>4. The reasons given for not providing a full refund do not stack up. The Council says that it would be unfair for low income households to include the red bins in the Targeted Rate but that reasoning does not apply to the yellow and green bins. Why not?</p>	Yes	Gillian Gray		

Submission ID	Do you support the proposed changes?	Comments - 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
		<p>5. There are ways that the Council could give a full refund and meet their objectives.</p> <p>If the Council is unable to change the proposal, then implement the opt out and direct staff to develop a solution that is fair, transparent and aligns with the Council's policy objectives for inclusion in the next Annual Plan.</p>				
45519	No	<p>At the moment, we pay twice for the waste, including the red bins, there is no reason why we should pay the council for a service that it does not provide.</p> <p>This system penalizes residents who live in higher density developments like ours. The Council says it wants to encourage living in the Central City but is making us pay twice for waste.</p> <p>In reality, we are subsidizing red bin rubbish collection for the rest of the City when the Council says it wants to reduce red bin waste. Why would you subsidies something you want less of?</p> <p>It is neither fair nor transparent. To date the Council has been unable to tell us how much we are paying through general rates for the red bins.</p>	Yes	Eleonore Dumaine		
45504	No	I would like to discuss why we want to opt out of all 3 bins. We do NOT want to continue paying for red bins!	Yes	Kirsty Stewart		

### Submission on Council's Annual Plan proposal to opt-out of the Waste Minimisation Targeted Rate

From:

*Alan Steel*



I wish to be heard at the hearings.

I oppose the proposal because:

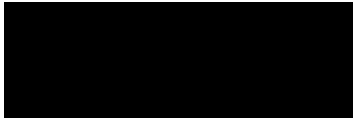
1. It is only a partial solution to the issue. Developments such as the Atlas Quarter would still pay for the red bins. It should include all three bins.
2. The Proposal contradicts the Council's own policy objectives. It does not promote waste reduction and it does not align with central city revitalisation.
3. The proposal is not transparent. The Council has not provided any information on how much we pay in general rates for rubbish collection.
4. The reasons given for not providing a full refund do not stack up. The Council says that it would be unfair for low income households to include the red bins in the Targeted Rate but that reasoning does not apply to the yellow and green bins. Why not?
5. There are ways that the Council could give a full refund and meet their objectives.

If the Council is unable to change the proposal, then implement the opt out and direct staff to develop a solution that is fair, transparent and aligns with the Council's policy objectives for inclusion in the next Annual Plan.

## Submission on Christchurch City Council's Annual Plan proposal to opt-out of the Waste Minimisation Targeted Rate

10 April 2022

From: **Atlas Quarter Body Corp inc.**  
c/o Richard Ball



We wish to be heard at the hearings.

### Summary

We oppose the proposal because:

1. It is only a partial solution to the issue. Developments such as the Atlas Quarter would still pay for the red bins. It should include all three bins.
2. The Proposal contradicts the Council's own policy objectives. It does not promote waste reduction and it does not align with central city revitalisation.
3. The proposal is not transparent or fair. Council staff have not provided information on how much we pay in general rates for rubbish collection (despite being asked three times over the last 2 years).
4. The reasons given for not providing a full refund do not stack up. The Council says that it would be unfair for low-income households if red bin costs were included in the Targeted Rate, but the same reasoning is not being applied to the yellow and green bins. Why not?
5. There are ways that the Council could give a full refund and meet their objectives which do not appear to have been considered.

We request that the Council amends its proposal to include the costs of the red bins and relevant waste disposal costs.

If the Council is unable to change the proposal, then we ask that the existing opt out proposal is adopted and that the Council direct staff to develop a solution that is fair, transparent and aligns with the Council's policy objectives for inclusion in the next Annual Plan.

### Context

The Atlas Quarter is a 113 unit development in Welles Street, Central Christchurch. For practical reasons we are unable to use the Council's three bin system and have to arrange for private collection of all waste. This includes all the same waste streams as the Council provides.

Since opening in 2018, we estimate that Atlas Quarter owners have paid around \$160,000 for kerbside waste collection (\$40,000 per year). We don't know exactly how much because the Council can't tell us – despite my requesting this information on three separate occasions over the last 2 years. The same issue affects many other multi-unit developments like ours.



### Reasons for opposing the opt-out proposal

1. It is only a partial solution. We would continue to pay for all the red bin kerbside collection and solid waste disposal.
2. The reasons given for excluding red bins from the proposed opt out does not stack up. The only alternative only option the Council considered was to add the red bin cost to the Targeted Rate for the whole of Christchurch. This was rejected this as it would mean lower income households would pay more and wealthy households would pay less. If that is the reason:
  - Why does this only apply to the red bins? Why does Council have a different system for the yellow and green bins?
  - Why did Council not consider other ways to ways to remove the red bin charges that would not have income or wealth impacts? If Council want to address income and wealth issues, then do that. But do it transparently and do not use that as an excuse for inaction.
3. To be eligible for the opt out, we must provide a system that covers all waste (rubbish, recycling and greenwaste). But the Council applies a different standard when it comes to rates relief. They want us to keep paying them for the most expensive part: general rubbish. (The charges on the EcoDrop website are: general waste \$294.45/tonne and greenwaste \$115.10/tonne. Recycling is free.)
4. The proposal contradicts the Council's own objectives:
  - It penalises residents who live in higher density developments like ours. The Council says it wants to encourage living in the Central City but is making us pay twice for waste.
  - It means we are subsidising red bin rubbish collection for the rest of the City when the Council says it wants to reduce red bin waste. Why would you subsidise something you want less of?
  - It is neither fair nor transparent. To date the Council has been unable to tell us how much we are paying through general rates for the red bins. There is no transparency when they cannot even tell us how much we pay.

### Relief Sought

We ask that the Council develops a solution that includes an opt-out or rebate for all the relevant costs associated with the 3 bin system, including red bins and the cost of rubbish disposal (which we pay for in fees at the transfer station).

If the Council cannot adopt a comprehensive solution that includes the costs of the red bins and waste disposal, then we ask that the existing proposal be adopted as an interim solution and staff are directed to develop a full and fair solution for inclusion in next year's Annual Plan.

Richard Ball  
Chairman, Atlas Quarter Body Corporate