

Christchurch City Council
Draft Annual Plan 2022-23
AGENDA

Notice of Meeting:

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

Date: **Wednesday 11 May 2022**
Time: **9am**
Venue: **Council Chambers, Civic Offices,
53 Hereford Street, Christchurch**

Membership

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

5 May 2022

Principal Advisor

Dawn Baxendale
Chief Executive
Tel: 941 6996

Samantha Kelly
Team Leader Hearings & Committee Support
941 6227
samantha.kelly@ccc.govt.nz
www.ccc.govt.nz

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

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<http://councillive.ccc.govt.nz/live-stream>

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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. Hearing of Verbal Submissions for the Draft Annual Plan 2022-23 (and other concurrent consultations) - Wednesday 11 May 2022

Reference / Te Tohutoro: 22/544361









Report of / Te Pou Matua: Samantha Kelly, Team Leader Hearings and Committee Support, Samantha.kelly@ccc.govt.nz

General Manager / Pouwhakarae: Lynn McClelland, Assistant Chief Executive Strategic Policy and Performance, lynn.mcclelland@ccc.govt.nz

1. Brief Summary

- 1.1 The purpose of this report is for the Council to receive the attached volume of submissions of those wishing to be heard at the Draft Annual Plan 2022-2023 hearing held on Wednesday 11 May 2022.
- 1.2 Attachment A contains the hearings schedule and Attachment B contains a volume of submissions.
- 1.3 Attachment D and E (Under Separate Cover) contains the submissions from those who do not wish to be heard, no longer wish to be heard or have not booked a time to speak.
- 1.4 The Council will also hear verbal submissions from those who provided a submission on the consultations listed below, these can be found in Attachment C. All submissions on the proposals can be found in Attachments F, G, H and I (Under Separate Cover).
 - 1.4.1 Opting out of kerbside collection and targeted rate
 - 1.4.2 Proposed extension of kerbside collection service in Wairewa
 - 1.4.3 Proposal to increase rates on vacant central city land
 - 1.4.4 Proposal for a new Policy on Māori Freehold Land

Attachments / Ngā Tāpirihanga

No.	Title	Page
A 	Wednesday 11 May 2022 Schedule of submitters	7
B 	Wednesday 11 May 2022 Volume of AP submissions	9
C 	Wednesday 11 May 2022 Volume of submissions for concurrent consultations	100
D 	Not Heard Draft Annual Plan 2022-23 Submissions <i>(Under Separate Cover)</i>	
E	No Longer Speaking/Unschedule Draft Annual Plan 2022/23 Submissions <i>(Under Separate Cover)</i>	
F 	Opting out of kerbside collection and targeted rate - All Submissions <i>(Additional Documents Under Separate Cover)</i>	
G 	Proposal for a new Policy on Māori Freehold Land - All Submissions <i>(Additional Documents Under Separate Cover)</i>	
H 	Proposed extension of kerbside collection service in Wairewa - All Submissions <i>(Additional Documents Under Separate Cover)</i>	
I 	Proposal to increase rates on vacant central city land <i>(Additional Documents Under Separate Cover)</i>	

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

Document Name	Location / File Link
Nil	Nil

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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

(a) This report contains:

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

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

Signatories / Ngā Kaiwaitohu

Author	Samantha Kelly - Team Leader Hearings & Committee Support
Approved By	Samantha Kelly - Team Leader Hearings & Committee Support

Draft Annual Plan 2022/23 Hearings Panel
Wednesday 11 May 2022

Time	Name	Submitter Number
9:00am	Open meeting	
9:00am (10)	Le Bons Bay Bach Holders, Ben Stock	244
9:10am (5)	Cynthia Roberts	353
9:15pm (5)	Sarah Killoh	372
9:20am (10)	Canterbury Museum, Anthony Wright	243
9:30am (5)	GAP	
9:35am (10)	KPI Rothschild Group, Marshall Group and City Owners Rebuilding Entity, Dean Marshall <i>Proposal to increase rates on vacant central city land</i>	45257
9:45am (10)	91 Victoria Limited, Jamie Robinson and Swaroop Gowda <i>Proposal to increase rates on vacant central city land</i>	45950
9:55am (15)	Jason Sumner Limited, Nectar Limited and Regent Limited, Philip Carter <i>Proposal to increase rates on vacant central city land</i>	45847
10:10am (5)	GAP	
10:15am (5)	Robbie Peacocke <i>Proposal to increase rates on vacant central city land</i>	45411
10:20am (10)	GAP	
10:30am (15)	BREAK	
10:45am (5)	Richard Peebles <i>Proposal to increase rates on vacant central city land</i>	45506
10:50am (5)	Ngaio Parker <i>Proposal to increase rates on vacant central city land</i>	45178
10:55am (5)	Sally Kortekaas <i>Proposal to increase rates on vacant central city land</i>	45534
11:00am (10)	Equity Trust Pacific, Ernest Duval <i>Proposal to increase rates on vacant central city land</i>	45467
11:10am (5)	Thomas McNaughton	83
11:15am (5)	GAP	
11:20am (5)	Joanna Gould	271
11:25am (10)	Canterbury Handball and Canterbury Floorball, Justin Cope	296
11:35am (10)	Shirley Rd Central, Jennifer Dalziel	360

Draft Annual Plan 2022/23 Hearings Panel
Wednesday 11 May 2022

Time	Name	Submitter Number
11:45am (10)	Victoria Neighbourhood Association, Louise Edwards <i>Proposal to increase rates on vacant central city land</i>	45248
11:55am (20)	St Albans Pavilion and Pool, Lynne O'Keefe and Peggy Allen <i>Speaking on behalf of the following:</i> <i>Oliver Motoi</i> <i>Tracey Fowler</i> <i>Dr Sunita Gautam</i> <i>Martin Cooney</i> <i>Louse Holmes</i> <i>Diana Proctor</i> <i>Nicholas Allen</i>	328 and 403 476 358 58 279 238 499 440 208
12:15pm (5)	GAP	
12:20pm (10)	Edgware Business Association, Stephen Anderson	214
12:30pm (30)	GAP	
1:00pm (60)	BREAK	
2.00pm (5)	Mary Kamo <i>Proposed extension of kerbside collection service in Wairewa</i>	45512
2.05pm (5)	Nigel Hampton	34
2.20pm (10)	The Green Lab, Khye Hitchcock	232
2.30pm (5)	GAP	
2.35pm (5)	Marie Byrne	32
2.40pm (5)	GAP	
2.45pm (5)	John Gould (TBC)	389
2.50pm (5)	Mary O'Connor	361
2.55pm	End	

Council Annual Plan
11 May 2022

Christchurch
City Council 

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To:
The Secretary
Christchurch City Council
PO Box 73016
CHRISTCHURCH 8154

From:
The Chair
Le Bons Bay Bach Owners Association Inc



RE: SUBMISSION TO 2022 CHRISTCHURCH CITY COUNCIL ANNUAL PLAN

This submission to the Council's 2022 budget, from the Le Bons Bay Bach Owners Association Inc, requests that additional funding of \$4,250 plus GST be added to the Flood Protection component of the Council's 2022 Water and Waste budget for a flood protection bund for the Le Bons Bay Beach Settlement.

In addition, the Association requests the Council engage the contractor to reinstate the 75 metres of the stream, temporary repaired during the 15 December event under emergency provisions, and estimated to cost \$1,800 plus GST.

The Le Bons Bay Bach Owners Association Inc wish to speak to their submission at the Council's annual plan hearings.

Background:

As has been outlined in recent correspondence with the City Council, the Le Bons Bay Beach Settlement, like other eastern bays on Banks Peninsula, was subjected to an intense rainfall event on 15 December 2021 during which locals measured between 250mm and 280mm over a 24-hour period.

During the storm event an ephemeral waterway failed to exit to the beach, as historically occurs, and instead flowed onto the road reserve and back inland inundating parts of the beach settlement.

As the Council will be aware significant damage also occurred to the roading network in the bay.

Figure 1 below contains several photos taken by members of the community as the floodwaters receded.

Item 3

Attachment B



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Result of the flooding

Nine properties on Le Bons Bay Road, and a further seven on Rue de la Mer were damaged to varying degrees as water and mud entered bachs and garages. Several have had internal wall linings removed to a height of 0.7 metre above floor level.

During the event the stream was unable to cope with the sheer volume of water and as a result overtopped with significant amounts of debris being deposited on the fan at the base of the catchment see Figure 2 below for the extent. The material buried fence lines and sent silt laden water flowing inland along the road reserve.

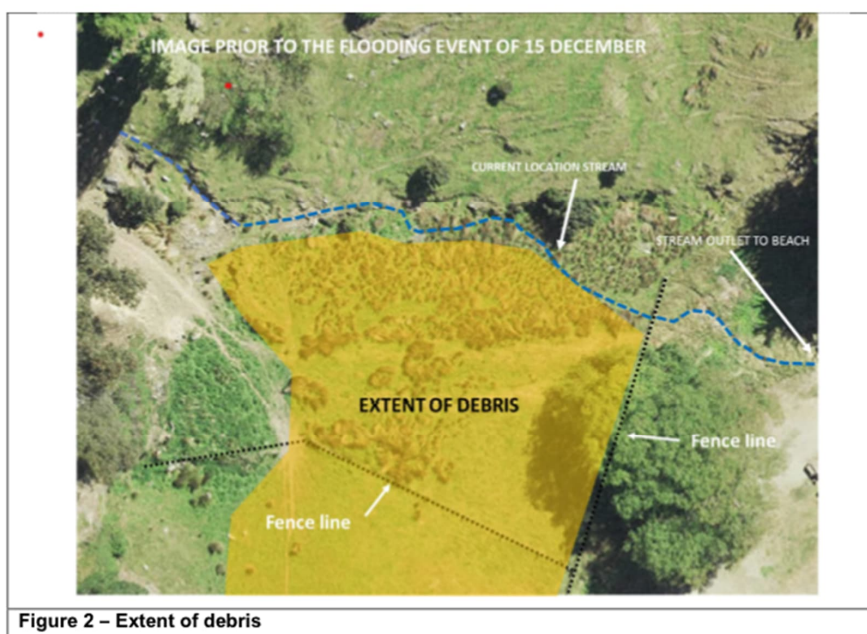


Stream debris

Item 3

Attachment B

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At the time, the Council carried out a temporary fix of the stream using emergency powers that saw 90% of the water then exiting via its natural channel to the sea. However, by this stage the damage to the settlement had already occurred.

Unless remedied, both the temporary fix to the stream and the build-up of debris on the fan will enable future flood water to again travel inland and inundate the settlement.

To prevent this occurring again, the views of the community and the Le Bons Bay Beach Owners Association is that the stream be reinstated to its former state and a bund running parallel and some distance from the stream be built to ensure future overflow flood waters are contained and directed to the natural outlet to the sea.

Duty of care

The Resource Management Act 1991 defines flooding as a natural hazard.

The Council has a duty of care, where practical, to protect communities from natural hazards.

Both the Canterbury Land & Water Regional Plan, and the Christchurch City Council District Plan contain objectives to protect communities from natural hazards including flooding - the natural hazard risks to people, property and infrastructure are appropriately mitigated.

The issue of floodwaters flowing back inland along the road reserve from this catchment has been a long-standing issue.

The community holds the view that the risk, frequency and consequence of the flooding to the Le Bons Bay Beach Settlement meets the level of control that is within the District Plan.

Le Bons Bay Beach Owners Association Inc request

Council staff have emailed a member of the Association in response to a question and advised that the Council is considering undertaking a detailed survey of land heights in the settlement with a view to establishing potential swales and bunds along the road reserve. Members of the Association have themselves taken spot levels of the land and the roadside drain that leads inland. The levels confirmed what locals have known that the roadside drain

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has a gradient back inland of 500mm from stream paddock to the Rue del a Mer intersection despite there being no difference in land height.

The Association sees little relief or value in either roadside swales or roadside bunds in mitigating these flood events. Instead, the Association proposes a more prudent fiscal approach and permanent fix by creating the stream bund and reinstatement of approximately 75 metres of the temporary stream repairs carried out at the time under emergency provisions.

The location of the proposed bund is shown in Table 3.

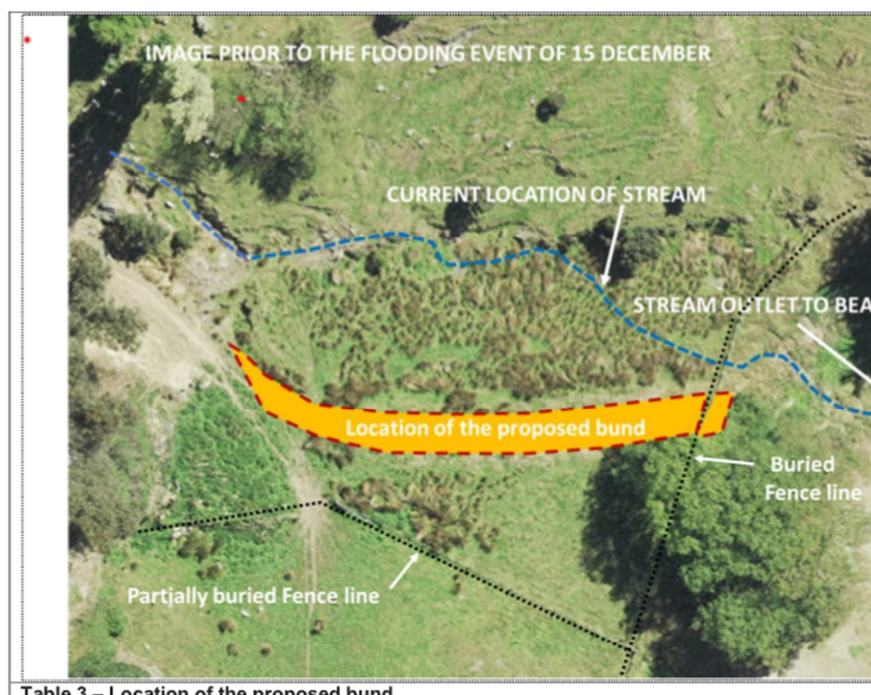
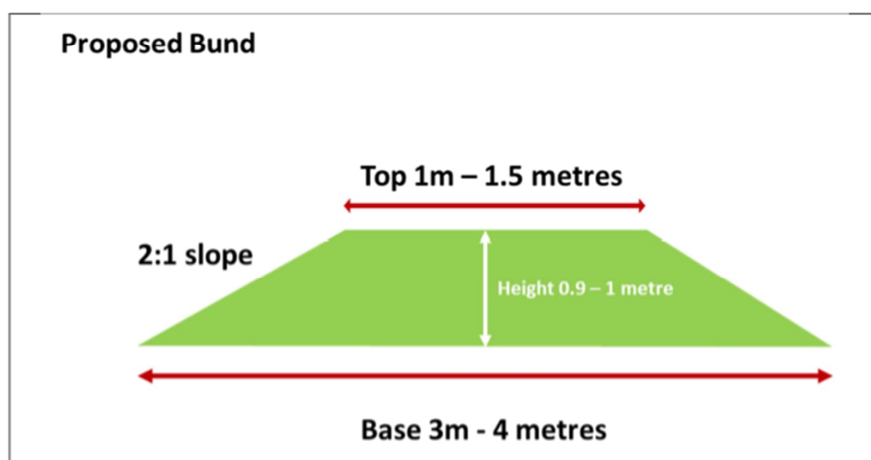


Table 3 – Location of the proposed bund

The bund would be a maximum distance of 15 metres from the current location of the ephemeral stream, be a height of approximately 1 metre, have a 3-4 metre base, a 2:1 side slope and a top width of approximately 1.5 metres see Table 4.



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Table 4 – Proposed bund

Peninsula Contracting 2012 Limited, a local contractor known in the area, has visited the site and provided a written quote of \$4,250 + GST to build the bund. During the visit the contractor advised that the temporary fix of the stream will not prevent overflow in future floods and needs to be properly fixed. The contractor estimated that fixing the approximate 75 metres of stream would cost in the vicinity of \$1,800 + GST.

The farmland on which the stream and proposed bund is located belongs to the Inwood family and is zoned rural in the district plan.

The Le Bons Bay Bach Owners Association Inc has been given the written permission and approval of the Inwood family to have the necessary bund and reinstated stream work carried out on their land, as they too do not wish to see a repeat flooding of the beach settlement.

Summary

The Le Bons Bay beach Settlement was inundated by a storm event on the 15 December 2021 when an ephemeral stream, that historically exits to the sea overflowed sending silt laden water inland and flooding 16 properties along Le Bons Bay Road and Rue del a Mer cul-de-sac.

The Resource Management Act 1991 defines flooding as a natural hazard. Both the Canterbury Land & Water Regional Plan, and the Christchurch City Council District Plan contain objectives to protect communities from natural hazards including flooding.

Unless remedied, both the temporary fix to the stream and the build-up of debris on the fan will enable future flood water to again travel inland and inundate the settlement.

The Association believes that the Council has a duty of care, where practical, to protect communities from natural hazards and holds the view that the risk, frequency and consequence of the flooding to the Le Bons Bay Beach Settlement meets the level of control that is within the District Plan.

The Association sees little relief or value in either roadside swales or roadside bunds in mitigating these flood events. Instead, the Association proposes a more prudent fiscal approach of a permanent fix by allocating the funds for creating the bund and the Council reinstating the 75-metre section of stream temporarily repaired under emergency powers.

Members of the Le Bons Bay Bach Owners Association, and local contractor have developed a plan to remedy the situation and prevent the settlement being inundated in future floods from this stream.

The Le Bons Bay Bach Owners Association Inc, submits a request for funding of \$4,250 + GST to be added to the Flood Protection component of the Council's 2022 Water and Waste budget assigned for both a flood protection bund and \$1,800 + GST for the reinstatement to its former state, the 75 metres of stream temporarily repaired under emergency powers.

The Le Bons Bay Bach Owners Association request attendance and to speak to their submission.

END

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Item 3

Attachment B

Submission to CCC Draft Annual Plan 2022/23

Dr Cynthia Roberts, [REDACTED],
[REDACTED]

Thank you for the opportunity to comment on the draft annual plan

- I support the rates increase and borrowing as proposed in the Draft Annual Plan
- I support the four priorities set out in the LTP around Climate Change, Water, Affordability and Infrastructure
- My submission focuses on identifying some of the work the CCC is currently doing to show support for this and adding some areas that could have more attention and funding given.

Climate Change, Climate Resilience and Improving Biodiversity outcomes

I support the work that the council is currently doing to reduce emissions particularly actions around transport and creating safe cycleways that encourage young and old to use active transport. Please keep funding this.

- I support work on the Ōtakaro Avon Green Spine Corridor proposals for the Red Zone and proposals for co-governance
- I support funding for all the conservation work particularly on the Banks Peninsula and want to ensure this funding is retained.
- One of the most effective ways of contributing to climate resilience is to protect and enhance what biodiversity we have left. I support all the work that the CCC is doing to protect areas surrounding waterways, lakes and estuaries and some forest remnants.

In particular I want to note and expand on the issue of resources being too thinly spread to achieve the 'step change' that is needed to stop biodiversity decline and build climate resilience.

I want to request for more park ranger funding and more support for those who are contributing voluntarily to restoration work

1. Park Rangers are an important interface between the community and CCC. They currently do an outstanding job on limited resources engaging with the public but are spread too thinly over too many parks.
2. The canopy cover in many suburbs is shown to be insufficient for climate change and heat mitigation. I support work to undertake improving this for well-being and a resilient city. Please focus first on those suburbs that lack this. Additional park rangers are needed as part of this work and thus this submission requests this be investigated with appropriate funding in the

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general rates and not from Capital Endowment Fund. The current workload is unsustainable.

3. **Volunteers** working on council and private land to protect and enhance biodiversity, reduce sediment runoff into our streams and estuaries are doing awesome work throughout the city. Backing groups with high energy has a high return on the investment. However, the work of these groups could be greatly increased with more support from park rangers if there were more of them.
4. The Port Hills are the much loved recreation areas for the city residents. This is where the city goes to restore themselves – as was found in the surveys of those living here. The Port Hills Rangers Budgets for Weed and Pest Control, Tracks, Amenities are stretched and therefore not able to invest adequately in both maintenance and regenerative practices. Thus in a climate and biodiversity crisis the environment is not being sustainably managed.
5. The Port Hills at the far eastern end towards Godley Head had very sparse vegetation. What is there is not protected from grazing with fencing or the impact of weeds displacing natives. Native cover reduces fire risk, attracts native insects and birds and reduces sediment runoff. This area requires more attention from CCC and Park Rangers. At the very least fence from grazing the small patches of bush that exist.

Request for Additional Funding for Public Safety and Improved Amenity in Barnett Park Regional Park, Moncks Bay. I support the Redcliffs Residents Association Submission on this that makes the following points

1. The sports grounds in its lower area and the dog park are very well used by hundreds throughout the city on a daily basis. With the opening and already high use of the Coastal Pathway the toilet block destroyed in the earthquakes on Main Road needs repairing urgently.
2. Above the Barnett Park sports grounds and dog park is a stunning circular walking track up to prominent Main Cave and waterfall.
3. This circuit of the upper valley has been closed for 11 years, since the earthquakes. I am delighted that the East side of the track is to be reinstated after rockfall remediation work this financial year.
4. Council's support is sought for the remainder of the track on the western side to be reinstated next financial year. We ask Council to increase the Regional Parks budget by **\$100,000** to carry out **rock stability investigations, rock fall remediation and track reconstruction**.
5. This is first and foremost a safety issue as the bluffs above parts of the track are judged unstable and at risk of falling under shaking. Notices advising this risk do not deter the public and on a sunny afternoon many people are spotted walking the track as it is much loved recreation area.

Supporting ecological advice within CCC

Underpinning the work on restoration and improving biodiversity outcomes are the CCC ecologists. These staff provide knowledge and understanding of where and on

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what to focus with regards to protecting and enhancing what remains of our diminishing biodiversity. Ecologists need to be part of decision making on all landscape planning, restoration work and consents that may impact on biodiversity outcomes. This requires internal action that this is essential to prevent rare and threatened plants being cleared and inappropriate landscape plantings. Like the rangers ecologists are stretched and request more resources be part of the future planning.

In conclusion

I support the aspirations of this city to become a national park city – a greener, healthier and wilder place to live.

A way to deliver on the aspirations of its citizens and address the climate and biodiversity crisis is to fund more rangers and ecologists with budgets to get behind the volunteers keen to be part of this vision

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Our Draft Annual Plan 2022/23

Submitter Details

Submission Date: 18/04/2022

First name: Sarah Last name: Killoh

Your role in the organisation and the number of people your organisation represents:

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

[REDACTED]

Feedback

1.2 Revenue, spending and borrowing

There seems to be a decrease in capital programme spending. Over east there is a lot of work needed to make the area safe. can you please prioritise Phillipstown to receive some of the funding to work on much needed infrastructure.

1.4 Fees and Charges

We have a huge prob with fly tipping or dumping rubbish in the east and esp around Phillipstown. Please consider lower dump fees as an alternative to street dumping. An inorganics day or some way for people top get rid of rubbish. esp large items like mattresses. Lower affordable fees for the dump would be a start.

1.5 Capital Programme

We need a well funded community facility in or around Phillipstown. This is a diverse changing community that needs support. Please consider bringing funding forward.

Ferry road is a problem. The intersection at aldwins/ensors needs looking at. The fact that cars and people share the footpath in parts of ferry road is not good. The new blocks in the middle of the road are not working

T24Consult Page 1 of 2

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and need to be relooked at. Many cars go on wrong side of road to get into Ollivers road. Please prioritise funding for Ferry road. A safe pedestrian crossing at the minumim

1.6 Further Comments

I am a local home owner and resident in the area.

I love living in the east. I love the supportive and friendly people. I hate that the coucil appears to not have an interest in making our part of the city inviting and safe. The rubbish, the detoriating and unsafe streets, the amount of shopping trolleys, mattresses and rubbish around. It all makes **our home** area feel yucky and unsafe.

Please help us to keep the area clean and tidy by **supporting and hearing the needs of the residents**. Safe roads. Clean and safe area. Good community support. Now not in 10 or 10 years.

I have attended and love the womens only days at our swimming pool. Thankyou

Attached Documents

File
No records to display.

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Christchurch City Council draft Annual Plan 2022-2023

Submission by Canterbury Museum Trust Board (Anthony Wright, Director)

Postal Address: 11 Rolleston Avenue, Christchurch, 8013, New Zealand

Email: awright@canterburymuseum.com

[REDACTED]

We wish to present our submission in person at a hearing.

We are grateful for the ongoing support of Christchurch City Council to the Canterbury Museum Trust Board and the provision of Statutory Grants to the Museum and have a number of comments relating to:

- the percentage increase proposed for the Statutory Grant for the financial year 2022/23
- the amounts proposed for the Capital Grants for the Canterbury Museum Redevelopment project
- the timings proposed for Capital Grants for the Canterbury Museum Redevelopment project
- the amounts proposed for the Capital Programme payments for the strengthening of the Robert McDougall Gallery
- the timings proposed for the Capital Programme payments for the strengthening of the Robert McDougall Gallery
- the amounts proposed for the Capital Programme payments for the base isolation of the Robert McDougall Gallery
- the timings proposed for the Capital Programme payments for the base isolation of the Robert McDougall Gallery.

Each of these points is submitted on as follows:

Support – Statutory Grant Allocation and Levy increase for 2022/23

The 5% increase forecast in the draft Annual Plan for 2022/23 is consistent with the requirements set out in the Museum's draft Annual Plan.

Support – Heritage Targeted Rate: Capital Grant for Canterbury Museum Redevelopment amounts

The Museum supports the Capital Grant amount of \$23.5m forecast in the draft Annual Plan which is consistent with the requirements set out in the Museum's draft Annual Plan.

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Support - Heritage Targeted Rate: Capital Grant for Canterbury Museum Redevelopment timing

The Museum supports the payments are made in three installments over the years 2024/25- 2026/27.

The Museum objected to this timing in the LTP (being made two years later than planned by the Museum) so any further delays would be unworkable.

Support – Capital Programme (ID45164) Robert McDougall Art Gallery Strengthening amounts

We support and welcome the \$12.2m funding (plus \$0.5m funding in 2021/22) for the strengthening of the Robert McDougall Art Gallery (RMG).

Object - Capital Programme (ID45164) Robert McDougall Art Gallery Strengthening timing

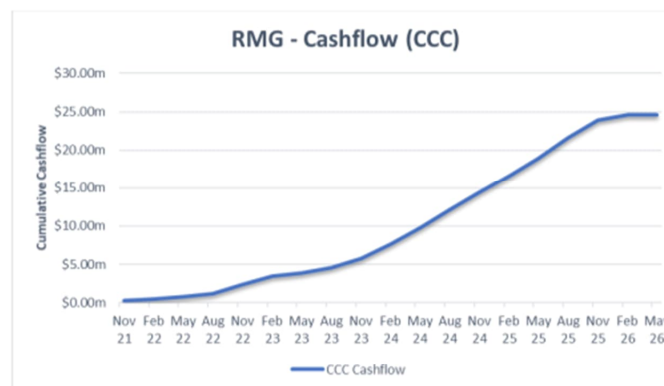
The Museum requests that \$4.1m of the \$12.2m be included in 2022/23.

In the LTP the \$12.2m funding was spread over two years being 2022/23 and 2023/24. The draft Annual Plan has delayed \$6.9m from 2022/23 to 2023/24. The Museum requests that \$4.1m be retained in 2022/23 and \$2.8m can be deferred until 2023/24.

The Museum has prepared a breakdown of the RMG cashflow or spend profile. It has been difficult to quantify this, however the attached spreadsheet is our best indication at present of approximately \$4.1 million in funding being required next financial year. On discussion with the Project team, we have noted it would be impractical to be able to separately invoice the Council for the RMG portion of the works and hope to discuss with you how we might manage this efficiently, so you receive the assurance you need for Council in terms of expenditure on targeted funding without being impractical for the team.

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RMG Cashflow Quarterly		Start	End	Cost	Nov 21	Feb 22	May 22	Aug 22	Nov 22	Feb 23	May 23	Aug 23	Nov 23	Feb 24	May 24	Aug 24	Nov 24	Feb 25	May 25	Aug 25	Nov 25	Feb 26	May 26
Task																							
EL01 - Site Preparation		May 22	May 23	\$1.20m	\$0.00m	\$0.00m	\$0.02m	\$0.24m	\$0.42m	\$0.38m	\$0.15m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m
EL02 - Substructure		May 23	Nov 25	\$18.87m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.05m	\$0.72m	\$1.51m	\$2.17m	\$2.63m	\$2.85m	\$2.80m	\$2.50m	\$1.97m	\$1.25m	\$0.42m	\$0.00m	\$0.00m
EL03 - Frame		May 25	Nov 25	\$0.56m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.03m	\$0.32m	\$0.21m	\$0.00m	\$0.00m
EL04 - Structural Walls		Sep 22	Feb 23	\$1.48m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.75m	\$0.73m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m
EL06 - Roof		May 25	Nov 25	\$0.67m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.03m	\$0.38m	\$0.26m	\$0.00m	\$0.00m
EL07 - Exterior Walls & Exterior Finish		Aug 25	Oct 25	\$0.03m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.01m	\$0.02m	\$0.00m	\$0.00m
EL08 - Windows & Exterior Doors		Aug 25	Oct 25	\$0.01m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.01m	\$0.00m	\$0.00m
EL09 - Stairs & Balustrades		Aug 25	Oct 25	\$0.08m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.02m	\$0.06m	\$0.00m	\$0.00m
EL10 - Interior Walls		Aug 25	Oct 25	\$0.26m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.07m	\$0.19m	\$0.00m	\$0.00m
EL12 - Floor Finishes		Sep 25	Feb 26	\$0.18m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.09m	\$0.09m	\$0.00m
EL13 - Wall Finishes		Sep 25	Feb 26	\$0.15m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.08m	\$0.08m	\$0.00m
EL14 - Ceiling Finishes		Sep 25	Feb 26	\$0.07m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.04m	\$0.03m	\$0.00m
EL17 - Heating & Ventilation Services		Feb 25	Feb 26	\$2.29m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.03m	\$0.46m	\$0.79m	\$0.72m	\$0.28m	\$0.00m
EL18 - Fire Services		Feb 25	Feb 26	\$0.24m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.05m	\$0.08m	\$0.08m	\$0.03m	\$0.00m
EL19 - Electrical Services		Feb 25	Feb 26	\$1.20m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.02m	\$0.24m	\$0.41m	\$0.38m	\$0.15m	\$0.00m
EL21 - Special Services		Sep 25	Feb 26	\$0.20m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.10m	\$0.10m	\$0.00m
EL23 - External Works		Nov 25	Feb 26	\$0.12m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.00m	\$0.02m	\$0.10m	\$0.00m
EL25 - Professional Fees		Sep 21	May 23	\$2.54m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m	\$0.29m
Quarterly Cashflow				\$30.15m	\$0.29m	\$0.29m	\$0.31m	\$0.54m	\$1.46m	\$1.40m	\$0.48m	\$0.76m	\$1.56m	\$2.22m	\$2.68m	\$2.89m	\$2.85m	\$2.60m	\$2.83m	\$3.38m	\$2.71m	\$0.91m	\$0.00m
Cumulative Cashflow					\$0.29m	\$0.58m	\$0.89m	\$1.43m	\$2.88m	\$4.28m	\$4.77m	\$5.53m	\$7.09m	\$9.31m	\$11.99m	\$14.88m	\$17.73m	\$20.33m	\$23.16m	\$26.53m	\$29.24m	\$30.15m	\$30.15m
CCC Cashflow				82%	\$0.24m	\$0.47m	\$0.73m	\$1.16m	\$2.35m	\$3.50m	\$3.89m	\$4.51m	\$5.79m	\$7.60m	\$9.78m	\$12.14m	\$14.46m	\$16.59m	\$18.89m	\$21.65m	\$23.86m	\$24.60m	\$24.60m



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Support – Capital Programme (ID65641) Robert McDougall Art Gallery Base Isolation amounts

We support and welcome the \$11.8m funding for the base isolation of the Robert McDougall Art Gallery

Support – Capital Programme (ID65641) Robert McDougall Art Gallery Base Isolation timing

We support the funding for the base isolation of the Robert McDougall Art Gallery being spread over three years from 2023/24 to 2025/26

Summary

In summary the Museum submits:

THAT Council amends the timing of the Capital Programme funding for the strengthening of the Robert McDougall Gallery to return \$4.1m to the 2022/23 year.

Council Annual Plan
11 May 2022

Christchurch
City Council

Our Draft Annual Plan 2022/23 from McNaughton, Thomas organisation: N/A -personal submission

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Our Draft Annual Plan 2022/23

Submitter Details

First name: Thomas Last name: McNaughton

If you are responding on behalf of a recognised organisation please provide organisation name:

N/A -personal submission

Your role in the organisation and the number of people your organisation represents:



Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

[Redacted phone number]

Feedback

1.5 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)?

I'm supportive of the plan's focus on maintaining roads and footpaths for all road users, and of any funding and action that brings the planned major cycleways reality. Further focus on road calming and associated speed limit reductions in suburban streets are welcome. The detail of my submission is on the retention of existing infrastructure that enables safe, sustainable access to connect communities, as I believe that we shouldn't accept backward steps during a climate change emergency.

A specific piece that I am concerned by is the loss of a key community path. The Cobham and Burnside Primary site's rebuild has no planned reinstatement of the public walking & cycling path that has served the local community for decades. Recent efforts to get it back in have stalled due to \$.

Our Ilam MP has advised that approaching CCC is the avenue to try to save it. The Ministry of Education has been willing to partially fund the path and has confirmed that the site's plan could accommodate a new path that works for the schools and general public, if funding is found.

Created by Consult24 Online Submissions Page 1 of 2

Our Draft Annual Plan 2022/23 from McNaughton, Thomas organisation: N/A -personal submission

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It's good to see that there is already some money in the annual plan, and the Ministry's 1.3m estimated cost is no doubt unexpected by all. Nonetheless, I urge the Council to add the remaining shortfall to the capital programme, with seeking central govt co-funding and reviewing for cost savings both being obvious requirements.

My family, like many in the neighboring communities, has used this connection regularly. Given that we have a climate change emergency (and rapidly rising petrol costs) I believe it'd be a collective 'fail' for existing infrastructure that ticks all the boxes for sustainable transport choice to be removed.

I've lived on both sides of the path and it's always been a key connection throughout. It connects Burnside and Bryndwr to Fendalton, Strowan and beyond. Fendalton Library, Jellie Park, its gym & pools, Fendalton Open Air School and Burnside High Schools are all key facilities for 'both sides'.

Expecting people to travel indirectly via Memorial Ave or Ilam Road is simply going to encourage unnecessary driving and will increase severance between communities. It's my view that enabling these poor outcomes through inaction would be blatant contradictions to the aspiration of Council's Strategic Framework.

Otara Reserve, Jellie Park and Burnside High all provide safe, direct active travel routes and this is right in the middle. The importance of the connection will only increase with the opening of the Nor West Arc cycleway and the inevitable intensification in the area.

I'm not aware of what access there will be outside of school hours, but it'd be naive to think that this was a given, or that it's remotely comparable access to the status quo before the rebuild started.

A fundamental challenge of delivering new cycleways in established communities is the trade-offs intrinsic to 'retrofits'. This is a rare situation where there is strategic land available now, and it's common sense to utilize it while this is the case.

Councils rightly seek to focus on 'getting the basics right', which is often actioned with maintenance of key transport arterials and local roads. To me this little path will increasingly become a vital local connection so it's completely reasonable for this to be a priority of a Council capital programme.

Attached Documents

File
No records to display.

Council Annual Plan
11 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Gould, Joanna

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Our Draft Annual Plan 2022/23

Submitter Details

First name: Joanna Last name: Gould

Your role in the organisation and the number of people your organisation represents:



Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).



Feedback

1.6 Any further comments

Thank you for reading my written submission & Shirley Centre Concept .pdfs (see attached).

Please don't think 'not my people, not my problem.'


This civic facility should not be deferred to 2030-31. This new building at 10 Shirley Road is needed now.

I would appreciate your support to bring the allocated funding forward, to enable the design process for a new building to be started now, for the benefit of all the residents in the surrounding communities around 10 Shirley Road.

Attached Documents

Created by Consult24 Online Submissions Page 1 of 2

Council Annual Plan
11 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Gould, Joanna

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File
CCCDraftAnnualPlan2022JoannaGould
ShirleyCentreConcept2021JoannaGould

Item 3

Attachment B

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1. Shirley Centre | Overview

1.1 Shirley Centre | Overview:

Shirley Centre at 10 Shirley Road

New Inclusive Civic Centre with: Shirley Library | Learning Spaces | Service Centre.

Supporting our Communities: Identity | Well-being | Learning.

Community Education & Support Services in Learning Libraries.

Since 1915, this location has been an important part of our communities identity. First as the original Shirley Primary School, then as the Shirley Community Centre, until the building was demolished in 2012, due to earthquake damage. This site has historically been a learning landmark on Shirley Road. Leaving it empty without a community building, is a constant reminder of what we have lost, that our communities have been forgotten & we have no community legacy for the future generations.

Shirley Library is situated inside the Coastal-Burwood ward (The Palms carpark), although it is seen as a Shirley/Richmond facility. The building has recently been refurbished to include NZ Post services. The building is already congested, with the Shirley Library, Service Centre & Coastal-Burwood Governance unit sharing this space. This library is smaller than most 'suburban' libraries in Christchurch & yet is consistently one of the top providers of events/activities, even with no dedicated learning spaces.

Approx 25,000 people live in the Innes ward, which currently has no 'suburban' Christchurch City Library. Our population is increasing due to in fill housing & social housing developments: <https://ccc.govt.nz/culture-and-community/statistics-and-facts/community-profiles/papanui-innes/innes-ward>.

My vision is for a civic managed facility, citizen hub/'home' base, a purpose built building for a bigger Shirley Library with adjustable Learning/Meeting spaces in the centre, surrounded by library 'rooms'/spaces. Set amongst the significant trees, with an updated inclusive playground/half basketball court & Dudley Creek in the background. 'Residential feel' to fit into the neighbourhood & incorporate some heritage design as this location is next to the Dudley Character Area.

<https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Forms/Character-Areas/Dudley-Design-Guide-2019.pdf>

Inclusive: day & night opening hours, available 6 or 7 days, adjustable learning/meeting spaces, that can be booked & utilized by everyone, residents can just be in the space (home away from home, our communities 'living room') without having to attend an activity/event.

Accessible: Onsite & street parking, bus stops for the Orange Line/Orbiter/100 routes, are located outside 10 Shirley Road, and across the road, by Shirley Primary School.

1.2 Shirley Centre | Overview:

Learning Libraries Concept

Outside/Exterior: architectural design, incorporating Māori design, sensitive to surrounding community architecture, follows character area guidelines, visually welcoming, street appeal, eco friendly, sustainable, green design, climate change (solar, water collection, ev charging, bike stands).

Inside/Interior: welcoming front desk, create "rooms", logical layout, white space, see through space, home furnishings, calm colours, natural wood, NZ artworks, community history, local personalities photo stories, plenty of different types of seating/tables for different tasks, book displays, mental health displays, activities/events calendar, noticeboard.

Landscape Design: outdoor rooms, seating, inclusive playground, native plants, wellbeing sensory garden, 'The Nature Fix' book, opportunities to be amongst trees/flowers, outdoor educational opportunities: monarch butterfly/life cycle, beneficial insects, native/backyard birds, Let's Move in Libraries:<https://letsmoveinlibraries.org/>, StoryWalks:<https://letsmoveinlibraries.org/storywalk/>.

1.3 Shirley Centre | Overview:

Research/Ideas/Submissions

May 2021 | Christchurch City Council Long Term Plan 2021-31

<https://www.10shirleyroad.org.nz/ccc-long-term-plan-2021-submission/>

<https://www.10shirleyroad.org.nz/wp-content/uploads/2021/04/CCCLTP2021JoannaGould.pdf>

October 2020 | CCC 10 Shirley Road Consultation Feedback

<https://www.10shirleyroad.org.nz/ccc-10-shirley-road-consultation-feedback/>

<https://www.10shirleyroad.org.nz/wp-content/uploads/2020/10/PapanuiInnes10ShirleyRoadOct2020JoannaGould.pdf>

April 2020 | CCC Draft Annual Plan 2020-2021 Feedback

<https://www.10shirleyroad.org.nz/ccc-draft-annual-plan-2020-2021-feedback/>

<https://www.10shirleyroad.org.nz/wp-content/uploads/2020/04/CCCDraftAnnualPlan2020JoannaGould.pdf>

June 2019 | CCC Draft Strategy for Arts and Creativity 2019-2024

<https://www.10shirleyroad.org.nz/toi-otautahi-christchurch-arts-strategy/>

<https://www.10shirleyroad.org.nz/wp-content/uploads/2020/04/CCCDraftArtsStrategyJune2019JoannaGould.pdf>

March 2019 | CCC Draft Annual Plan 2019-2020

<https://www.10shirleyroad.org.nz/wp-content/uploads/2019/08/CCCDraftAnnualPlanMar2019JoannaGould.pdf>

February 2019 | CCC Community Centre Network Plan

<https://www.10shirleyroad.org.nz/community-facilities-network-plan/>

<https://www.10shirleyroad.org.nz/wp-content/uploads/2019/08/ChchCommCentreNetworkPlanJoannaGould.pdf>

https://christchurch.infocouncil.biz/Open/2019/07/SQC_20190731_AGN_3438_AT.PDF 10. Community Facilities Network Plan

October 2018 | Richmond Community Needs Analysis

<https://www.10shirleyroad.org.nz/richmond-community-needs-analysis/>

<https://www.10shirleyroad.org.nz/wp-content/uploads/2021/04/RichmondResearchJoannaGould.pdf>

<https://www.10shirleyroad.org.nz/wp-content/uploads/2021/04/Richmond-Community-Needs-Analysis-Report.pdf>

April 2018 | Shirley Community Centre Ideas

<https://www.10shirleyroad.org.nz/imagine/>

<https://www.10shirleyroad.org.nz/shirley-community-centre-ideas/>

<https://www.10shirleyroad.org.nz/wp-content/uploads/2018/04/10ShirleyRoadChristchurchIdeasbyJoannaGould.pdf>

Shirley Centre Concept | 10 Shirley Road | Joanna Gould | July 2021 | Page 1 of 12



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E: joanna@facebook.com/riseuprichmond | W: www.facebook.com/groups/207060349907745/
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2. Shirley Centre | Location

2.1 Shirley Centre | Location:

Suburbs surrounding 10 Shirley Road, Innes Ward Deprivation Index, SmartView Community Facilities

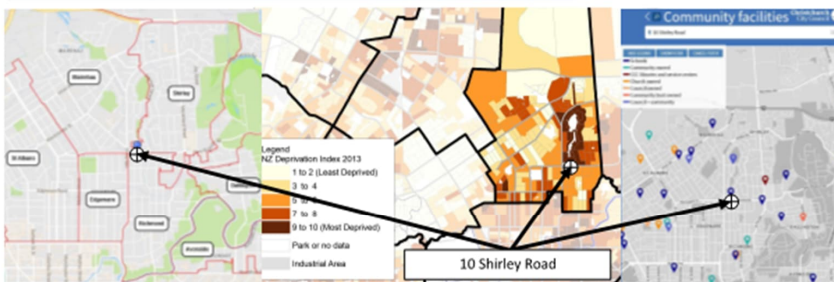
- Suburbs surrounding 10 Shirley Road: Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau

- Innes Ward Deprivation Index

<https://ccc.govt.nz/culture-and-community/statistics-and-facts/community-profiles/papanui-innes/innes-ward/>

- SmartView Community Facilities

<https://smartview.ccc.govt.nz/map/layer/communityfacility#//@172.65048,-43.51277,16>



2.2 Shirley Centre | Location:

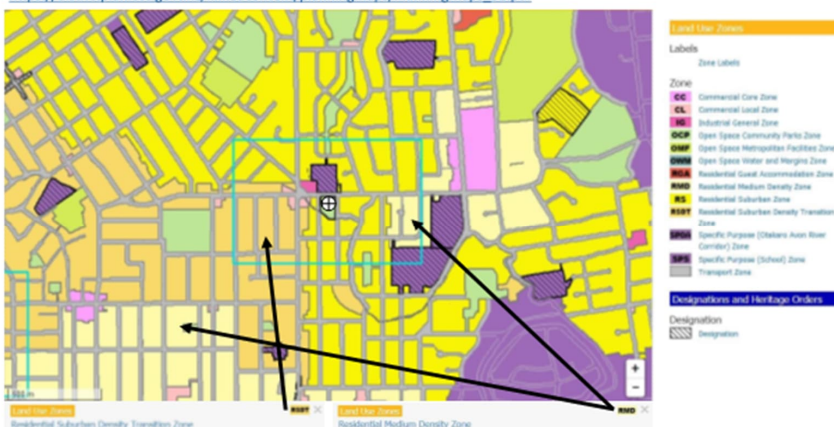
Projected Population, CCC District Planning Maps 25 & 32

"Projected population: 2013 to 2043. This [Innes] ward's population is projected to increase from an estimated 23,300 at 30 June 2013 to 31,200 by 30 June 2043. This is an overall increase of 34 percent. For Christchurch City as a whole, the population is projected to increase by 22 percent over the same period, from 356,700 to 436,800."

<https://ccc.govt.nz/culture-and-community/statistics-and-facts/community-profiles/papanui-innes/innes-ward/>

https://districtplan.ccc.govt.nz/linkedcontent/planningmaps/PlanningMaps_25.pdf

https://districtplan.ccc.govt.nz/linkedcontent/planningmaps/PlanningMaps_32.pdf



2.3 Shirley Centre | Location:

CCC & Ōtautahi Community Housing Trust, Kāinga Ora (Housing New Zealand)

- CCC & Ōtautahi Community Housing Trust

Complex: 8, Total Units: 152

- Kāinga Ora (Housing New Zealand)

1 Bed: 40, 2 Bed: 77, 3 Bed: 23, 4 Bed: 4, 5 Bed: 7

Total Properties = 151, Total Bedrooms = 314

<https://oursocialhousing.nz/wards/innes/>

<https://oursocialhousing.nz/locations/>

- Kāinga Ora (Housing New Zealand)

Dallington: 38, Edgeware: 53, Mairehau: 45, Mairehau North: 2, Richmond North: 63, Richmond South: 91, Shirley East: 153, Shirley West: 276, St Albans East: 25, St Albans West: 2. Total Properties = 748

<https://kaingaora.govt.nz/assets/Publications/OIAs-Official-Information-Requests-September-2019/10-Sep-2019-State-housing-in-Christchurch.pdf>

<https://kaingaora.govt.nz/assets/Publications/OIAs-Official-Information-Requests-September-2019/10-Sep-2019-State-housing-in-Christchurch.pdf>



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3. Shirley Centre | CCC District Plan

3.1 Shirley Centre | CCC District Plan:

Planning Maps for 10 Shirley Road

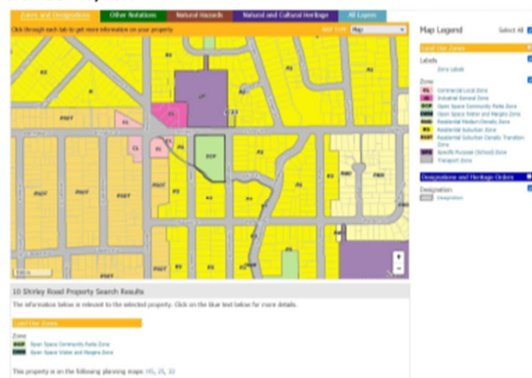
https://districtplan.ccc.govt.nz/linkedcontent/planningmaps/PlanningMaps_H5.pdf

https://districtplan.ccc.govt.nz/linkedcontent/planningmaps/PlanningMaps_25.pdf

https://districtplan.ccc.govt.nz/linkedcontent/planningmaps/PlanningMaps_32.pdf

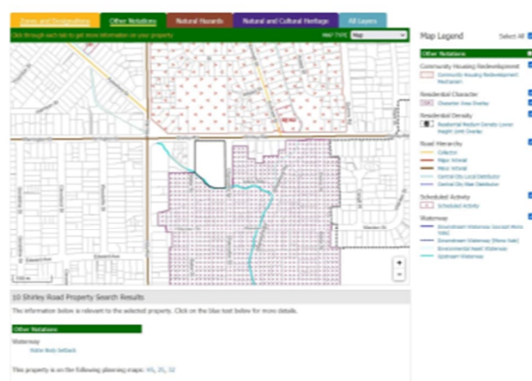
3.2 Shirley Centre | CCC District Plan:

Zones and Designations for 10 Shirley Road



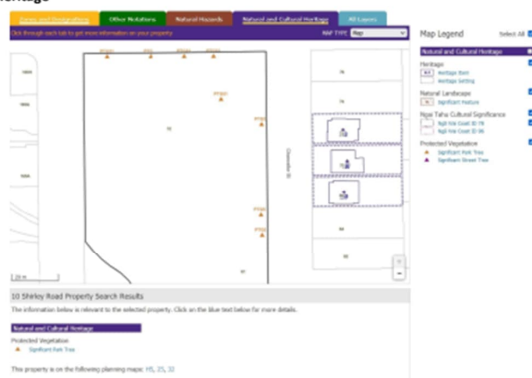
3.3 Shirley Centre | CCC District Plan:

Other Notations



3.4 Shirley Centre | CCC District Plan:

Natural and Cultural Heritage



Shirley Centre Concept | 10 Shirley Road | Joanna Gould | July 2021 | Page 3 of 12

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Item 3

Attachment B

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10
SHIRLEY
ROAD



RISE UP
RICH
MOND
STANMORE RD
CHRISTCHURCH

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GET
creative
CHRIST
CHURCH

Significant Park Trees

4.3 Shirley Centre | Site History:

4.3 Shirley Ce Dudley Creek

<https://my.christchurchcitylibraries.com/dudley-creek/>

<https://www.wsp.com/en-NZ/projects/dudley-creek-flood-remediation>

<https://www.wsp.com/en-NZ/projects/dudley-creek-flood-remediation>
<https://ccc.govt.nz/assets/Documents/Environment/Water/appendixc.pdf>

<https://www.riseuprichmond.nz/dudley-creek/>

4.4 Shirley Centre | Site History:

4.4 Shirley Centre | Site History: Chancellor Street Heritage Houses

"This former Workers' Dwelling Act dwelling has historical and social significance as one of seven houses built on the east side of Chancellor Street in 1914 as part of the Chancellor Street Settlement under the Workers' Dwellings Act 1905. The act and its successors established the first programme of public housing provision in New Zealand by central government."

"New Zealand Premier 'King' Dick Seddon's Liberal Government (1893-1906) wanted architectural variety, rather than uniformity, in the design of the workers' dwellings. Local architects submitted entries to design competitions held throughout New Zealand and the dwellings were built by local contractors."

The Chancery Street houses also form part of New Zealand's heritage of state housing generally. The setting is the original 1914 rectangular land parcel with a small garden between the house and the roadway and a larger open space at the rear."

72 Chancellor Street: <https://goo.gl/maps/MQ1PE5QEHpyGs7o3A>

<https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Statement%20of%20Significance/Christchurch/HID%20112.pdf>

70 Chancellor Street: <https://goo.gl/maps/vOrotIHgSm2eczf49>

<https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Statement%20of%20Significance/Christchurch/HID%20111.pdf>

66 Chancellor Street: <https://goo.gl/maps/PPRMJDMoVzigGmgv8>

<https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Statement%20of%20Significance/Christchurch/HID%20110.pdf>

4.5 Shirley Centre | Site History:

Dudley Character Area

<https://www.riseuprichmond.nz/dudley-character-area/>

"In Christchurch, some of these homes were designed by some prominent local architects including Hurst Segar, Cecil Wood, Barlow and England. Three pockets of these homes were built in Christchurch in 1918 to 1920, one being in Chancellor Street.

Of the three pockets of these homes built in Christchurch, little remains of the other two, so Chancellor Street is unique in the fact that they are all still there and are in good hands."

Chancellor Street Today by Alan Williamson

<https://www.aveburyhouse.co.nz/uploads/4/7/2/0/47203855/rcn-066-february-2009.pdf>

<http://resources.ccc.govt.nz/files/TheCouncil/policiesreportsstrategies/districtplanning/districtplanreview/>

http://resources.ccc.govt.nz/files/dpr_residential_appendix20.pdf

<https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Forms/Character-Areas/Dudley-Design-Guide-2019.pdf>

4.6 Shirley Centre | Site History:

Shirley Playcentre (back right corner of the Shirley Community Reserve)

61 Chancellor Street: <https://goo.gl/maps/oqMKT7MOJawX1YAN7>

“Shirley Playcentre operates under the guidance of the Canterbury Playcentre Association. The playcentre is a parent cooperative with parents encouraged to be involved in all aspects of the playcentre’s programme and management.

Shirley Playcentre is located in the Shirley Community reserve. Since the 2012 ERO report, the playcentre's main focus has been to upgrade the outdoor environment.

The community has become increasingly transient and culturally diverse due to the changes in employment in the local area."

<https://ero.govt.nz/institution/70118/shirley-playcentre>

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5. Shirley Centre | Original Building

5.1 Shirley Centre | Original Building:

Shirley Primary School

Building Record Form for Shirley Community Centre, 10 Shirley Road, Christchurch

"The Shirley Primary School was erected in 1915 to the design of George Penlington, the Education Board Architect in Canterbury. The foundation stone was laid on 16th June 1915.

Sympathetic additions were made to the school building in 1924 and were presumably to the design of Penlington also. This comprised the four east-facing classrooms. Other than these additions, the building appears largely unaltered.

Shirley Primary School was typical of education buildings of this era in both plan and the provision of large windows to each classroom, but has some regional rarity in that it is constructed of brick.

The building is prominent within the local streetscape because of its corner site and spacious setting."

<https://quakestudies.canterbury.ac.nz/store/object/13346>

"NZ Historic Places Trust, Register Record for Shirley Community Centre, 10 Shirley Road, Christchurch

This building was built as Shirley Primary School in 1915 to the design of Education Board architect George Penlington.

With its hipped roof and symmetry, the overall flavour of this school building is Georgian. Its U-shaped plan, and large and regular fenestration, together hint at the Jacobean influence which was to be developed in Penlington's later work. In addition, it provides evidence of Penlington's skill in polychromatic brick construction."

<https://quakestudies.canterbury.ac.nz/store/object/111836>

5.2 Shirley Centre | Original Building:

George Penlington (CEB Architect for Shirley Primary & Richmond Schools)

"Building Yesterday's Schools: An Analysis of Educational Architectural Design as practised by the Building Department of the Canterbury Education Board from 1916-1989, By Murray Noel Williams.

"One development, unique to Canterbury, was that for a short period, from 1924-29, a local pressure group, the Open Air Schools' League became so powerful that it virtually dictated the CEB's design policy until the Board architects George Penlington and John Alexander Bigg reassumed control by inflecting the open-air model into the much acclaimed veranda block."

Building Yesterday's Schools Volume 2: Illustrations (Williamsillustrationsfinal-1.pdf)

"Page 1: Photo of George Penlington: NCEB and CEB architect, 1900-1931

Pg 12: Addington, Pg 13: Somerfield, Pg 14: Waimairi, Pg 15: Phillipstown, Pg 16-17: West Christchurch District High School (The southern corridor shows the ventilation system used by Penlington.)

Pg 18: Richmond School (completed in 1925, the third and last of Penlington's two storey schools in notable for its plainer facade, especially in respect of the gable over the formal entrance.)

Pg 20: Papanui Primary, Pg 21: Killinchy, Pg 22: Christchurch Teachers' College, Pg 27: Sumner ('Fresh-Air' School), Pg 28: Fendalton, Pg 29: Temuka District High, Pg 30: Linwood Avenue, Pg 31: Addington, Pg 32-33: Willowby, Pg 35: Sydenham, Pg 108: Harihari."

<https://ir.canterbury.ac.nz/handle/10092/9591>

"Former West Christchurch School/Hagley Community College, 510 Hagley Avenue, Christchurch

Designed by architect George Penlington who was an old boy of the school...The Hagley Community College main building has high architectural and aesthetic significance for its inter-war neo-Georgian styling and association with George Penlington, Canterbury Education Board architect (1900-31)...Penlington's design may nod to the collegiate gothic with its central fleche and gables but use of this style is more evident in his former Teacher's College building in Peterborough Street (1924-30, aka Peterborough Centre) was executed in the Collegiate Gothic educational buildings.

The facade of Hagley Community College's main building has a symmetrical 'centre and ends' composition, whereby projecting entrance and terminal bays emphasise the formal symmetry of the gabled building. Ionic columns frame the entrance beneath a decorative pediment inset with a clock. A flagpole mounted on a fleche, directly behind the central pediment, further enhances the symmetry of the principal elevation. The decorative brickwork of the facade and the building's fenestration and ventilation system, the latter based upon modern 'open-air classroom' principles, are also notable features of Penlington's design."

<https://districtplan.ccc.govt.nz/images/DistrictPlanImages/Statement of Significance/Central City/HID 231.pdf>

"Canterbrians have long been proud of the region's education heritage, but they have extra reason to pay respect to the city's remaining historic educational treasures.

Some of the city's foremost and celebrated colonial architects designed these institutional buildings...George Penlington."

<https://mch.govt.nz/christchurch-education-heritage-recognised>

5.3 Shirley Centre | Original Building:

Shirley Community Centre

"Shirley Community Centre (former Shirley Primary School), 10 Shirley Road, Christchurch

Originally entered in the List as a Category 2 historic place (#7117) - Demolished 2012

This building was constructed in 1915 as Shirley Primary School. It was built to the design of Education Board architect George Penlington. The building's hipped roof and symmetry gave the building an overall Georgian air, whilst its U-shaped plan and large and regular fenestration hinted at the Jacobean influence which was to be developed in Penlington's later work."

<https://www.heritage.org.nz/the-list/lost-heritage/canterbury-earthquakes/christchurch-city-q-to-z>

5.4 Shirley Centre | Original Building:

NZ Society of Genealogists - Canterbury Branch

"10 Shirley Road was the home for NZ Society of Genealogists - Canterbury Branch, for 21 years from February 1990 until the

February 2011 earthquakes. We were hoping that a new Community Centre would be built on the same site to serve the local

community in many ways, and possibly return 'home'." Fiona Lees, NZ Society of Genealogists - Canterbury Branch, Convenor

"Our city has special needs with what we have been through in the last decade, where the community have shown how strong they

can be supporting each other, and desperately need safe and welcoming meeting places to suit all needs."

Pages 61-62, Letter from Fiona Lees, Convenor, NZ Society of Genealogists - Canterbury Branch

Pages 63-70, NZSG Canterbury Branch, 50th Anniversary - February 2018, includes photos of Shirley Community Centre

https://christchurch.infocouncil.biz/Open/2020/11/PICB_20201120_AGN_4525_AT.PDF

"Established in 1968, that makes the [NZ Society of Genealogists] Canterbury regional branch the oldest in New Zealand...For Lees, that passion was wanting to know more about where she came from and what influences made her the person she is today."

<https://www.odt.co.nz/star-news/star-christchurch/genealogy-passion-and-addiction-christchurch-woman>

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6. Shirley Centre | CCC Community Facilities

6.1 Shirley Centre | CCC Community Facilities:

CCC Community Facilities Network Plan

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/community-facilities-network-plan>

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Community-Facilities-Network-Plan.pdf>

<https://smartview.ccc.govt.nz/map/layer/communityfacility>

6.2 Shirley Centre | CCC Community Facilities:

Christchurch City Libraries

"Christchurch City Libraries has grown from a single room opened at the city's Mechanics Institute in 1859...The library's early customers were focused on reading for self-improvement and education, unlike today's library customers who also use its resources for leisure and recreation."

<https://heritage.christchurchcitylibraries.com/Archives/52/Library150/History/>

<https://heritage.christchurchcitylibraries.com/Archives/52/Library150/Timeline/>

<https://my.christchurchcitylibraries.com/the-mechanics-institute/>

"The library as a place – a community hub, a business hub, a space for innovation and creativity – is becoming more important even as libraries become more digital and virtual. The library is changing from being a place where people came to get ideas and information, to an experiential place where people meet with others to create, share and learn about new ideas in a social context."

<https://www.10shirleyroad.org.nz/chch-libraries/>

Christchurch City Libraries Locations: <https://christchurch.bibliocommons.com/locations/list/>

6.3 Shirley Centre | CCC Community Facilities:

St Martins Community Centre

"This modern, multi-function facility offers a warm, welcoming space for a variety of activities. With a high pitched ceiling and glass sliding doors at either end, the spacious hall can be split into two for smaller gatherings."

<https://www.ccc.govt.nz/culture-and-community/community-facilities/venues-for-hire/st-martins-community-centre/>

"The new community centre had a residential feel to fit into the neighbourhood and incorporated a number of eco features, including solar panels on the roof and a rainwater harvesting system. Special care had been taken to incorporate some heritage items into the new building. For example, a 1920s clock that was in the original St Martins Voluntary Library had been restored and hung in the new building and bricks salvaged from a house in Centaurus Rd incorporated into the intricate brick feature walls."

"We've blended old and new to create something special for the people of St Martins" said Christchurch City Council Community Capital Delivery Manager Darren Moses.

<https://newsline.ccc.govt.nz/news/story/st-martins-community-centre-opens-its-doors>

6.4 Shirley Centre | CCC Community Facilities:

Redcliffs Village Library

"The building has been designed with a focused environmental efficiency. The exterior skin of the building is insulated with considerably more than the minimum required. Photo-voltaic panels will generate electricity to power the building, rainwater is collected and stored, and the heating is a combination of geothermal and electrical, powered by the heat of the ground and the light from the sun."

<http://young.co.nz/Architects/87/RedcliffsLibrary>

"The community needed an affordable library building that also provided space for community meetings. [Project Gallery, Plans: when closed sliding doors create the meeting room]"

<https://www.archdaily.com/885437/redcliffs-village-library-young-architects>

"Redcliffs Village Library is a community library, designed to replace the library that was destroyed in the 2011 earthquakes...As befitting a library, the design is full of metaphors"

<https://archipro.co.nz/project/redcliffs-library-young-architects>

<https://energylight.net/why-energy-light/case-studies/redcliffs-public-library/>

6.5 Shirley Centre | CCC Community Facilities:

Sumner Centre

<https://ccc.govt.nz/culture-and-community/community-facilities/venues-for-hire/matuku-takotako-sumner-centre>

Matuku Takotako: Sumner Centre Photos

<https://www.flickr.com/photos/christchurchcitylibraries/albums/72157673942811182>

"Recycled Timber: Matuku Takotako, Sumner Centre includes original kauri trusses, salvaged from the old community hall. The kauri has been used in: the four metre long table in the atrium & the mantelpiece in the library. The original museum doors and metal hardware were salvaged and have been re-used at the entry to the community hub on the ground floor."

"Artworks: The artworks in Matuku Takotako, Sumner Centre were designed by Fayne Robinson (Ngāi Tahu), and fabricated by Art Fetiche, Christchurch. They refer to the cultural landscape values, cultural narrative (The Story of Matuku-takotako), and the cultural design strategy. The artworks are crafted with a combination of traditional carving and machined fabrication."

"Windows: The frieze featured on the windows references the vista seen when looking out to sea. The upper window also depicts the star constellation Matariki."

"Rubbing Tiles: A series of rubbing tiles made of various timbers, steel and river stone have been created from a variety of materials and are placed in various locations, which are designed to represent the varieties of mahinga kai. Rubbings can be made from their patterns."

"Touchstone: A pakohe (argillite) touchstone on the ground floor carries the design of the landscape through the plinth and up onto the stone, which is also reflected in the mural, to ground it to its location at Matuku Takotako/Sumner."

<https://my.christchurchcitylibraries.com/sumner-library/matuku-takotako-sumner-centre-art-and-architecture/>

"The library interior has been designed as a community living room; window box seats are integrated into the library shelving and armchairs are arranged around a fire place beneath a dropped ceiling. A large browsing table in the atrium encourages people to use the public space as an extension of the library."

<https://www.resene.co.nz/total-colour-awards/25-18-sumner-centre.htm>

<http://armitagewilliams.co.nz/projects/matuku-takotako-sumner-centre/>

<https://www.nzia.co.nz/awards/national/award-detail/7526>

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7. Shirley Centre | Learning Libraries

7.1 Shirley Centre | Learning Libraries:

CCC Architectural Awards

The CCC has set the bar high on how to create architectural award winning libraries/community centres:

- 2019 Commercial Project Awards - Project: Turanga - Christchurch Central Library & Project: Woolston Community Library
https://www.commercialprojectawards.co.nz/CPA/Entries%20and%20Results/2019_Results/Civic/CPA/Results/Results_2019/Civic.aspx?
- 2018 Commercial Project Awards - Project: Matuku Takotako: Sumner Centre
https://www.commercialprojectawards.co.nz/CPA/Entries%20and%20Results/2018_Results/Civic/CPA/Results/Results_2018/Civic_Results.aspx?
- 2017 Commercial Project Awards - Project: Mt Pleasant Memorial Community Centre & Project: Te Hapua: Halswell Centre
https://www.commercialprojectawards.co.nz/CPA/Entries%20and%20Results/2017_Results/Civic/CPA/Results/Results_2017/Civic_Results.aspx?

7.2 Shirley Centre | Learning Libraries:

Community Education & Support Services in Learning Libraries

What if CCC also set the example for what happens inside? What happens inside the library has more impact on our communities. How? By creating Learning Libraries: citizen hubs where community education is the centre & the learning spaces are utilised by the Govt/CCC/Organisations as a central outreach to the residents in the surrounding communities. Learning Libraries are 'schools in the community for everyone, all ages & stages of life are welcome.'

"The Council is committed to supporting education as a lifelong learning process with resources for parents, teachers, students and the public." (<https://ccc.govt.nz/the-council/learning-resources>) "Christchurch City Libraries can help you explore new learning opportunities. Our librarians can offer assistance and show you key resources and our libraries provide spaces for you to access computers and study." (<https://my.christchurchcitylibraries.com/lifelong-learning/>)

"The accessible physical space of the library is not the only factor that makes it work well as social infrastructure. The institution's extensive programming, organized by a professional staff that upholds a principled commitment to openness and inclusivity, fosters social cohesion among clients who might otherwise keep to themselves...Why have so many public officials and civic leaders failed to recognize the value of libraries and their role in our social infrastructure? Perhaps it's because the founding principle behind the library—that all people deserve free, open access to our shared culture and heritage, which they can use to any end they see fit—is out of sync with the market logic that dominates our time...Their core mission is to help people elevate themselves and improve their situation. Libraries do this, principally, by providing free access to the widest possible variety of cultural materials to people of all ages, from all ethnicities and groups."

"Palaces for the People" By Eric Klinenberg, <https://christchurch.bibliocommons.com/item/show/1056368037>

Community Education: "Well-being WOF/Tool Kit"

- "Wellness Warrant Of Fitness" Submission, June 2018, www.mentalhealth.inquiry.govt.nz
<https://www.10shirleyroad.org.nz/wp-content/uploads/2021/04/WellnessWarrantOfFitness.pdf>
- "The Reading in Mind book scheme provides selected books and other resources (e-books, DVDs and CDs) on a wide range of mental health and wellbeing topics. If you or someone you know is experiencing a mental health issue like anxiety, depression, post-traumatic stress disorder or worry, reading books on the issue can help you better manage your mental health and well being."
<https://www.pegasus.health.nz/your-health/useful-links-resources/reading-in-mind/>
- HealthInfo: "A-Z health topics", https://www.healthinfo.org.nz/index.htm?A-Z-health-topics-A_1.htm
- HealthInfo: "Living well and staying healthy", <https://www.healthinfo.org.nz/index.htm?Keeping-healthy.htm>
- CHDB Mental Health, <https://www.cdhb.health.nz/health-services/service/mental-health-addictions/>

Community Education: "While You Wait"

How can we help people to deal with being put on a 'waiting list'? What small steps can they take each day to be proactive? What skills could they learn to distract themselves from focusing on their place/position on the 'waiting list'? What opportunities are there in the community to help them through this stage?

1. Health: (Referrals/Assessments) books, support groups, website links, Facebook pages/groups, medication info
2. Housing: (Get Social Housing/Find Rental/Buy House) budgeting skills, rental/property market info, savings/mortgage info
3. Employment: careers advice (<https://www.careers.govt.nz/>), CV preparation, networking, self-employment info, WINZ info

Community Education: "Climate Change 101"

- Instead of protesting, start promoting! CCC needs to lead by example, showing residents that CCC decisions are focused first on buying/reusing/repurposing/recycling local.
- "strikers presented the Mayor with three local demands...they wanted increased funding for climate education in schools..."
<https://www.stuff.co.nz/environment/climate-news/124825753/christchurch-climate-strike-organisers-hopeful-after-meeting-with-mayor>
- Climate change is a big picture issue. How can we break it down into achievable practical day to day tasks/changes to the way we live in Christchurch?
- CCC 'Learning Through Action', can these programmes be made available for every resident?
<https://ccc.govt.nz/the-council/learning-resources/learning-through-action/list-of-programmes/>
- 'Live Local, Go Local': promoting buying/renting home near where you work/go to school/play
- 'Where we live versus where we work' Christchurch: <https://storymaps.arcgis.com/stories/6f8b5f981ad34f11bedaf1725e9cb698>
- Eco Homes: how to add more eco friendly features to your existing home? Promote achievable ways: insulation, heating, lights, sensors, sorting bins, eco central, recycle/donate items, toilet/shower water usage, ev charging station, solar power, rainwater collection, washing car, watering garden, purchasing decisions, clothing purchases/donate/recycle/fix
- Transport: educate/promote different types of transport, providing ev charging stations at civic facilities, bike stands, connecting bus routes to where people go: civic facilities, libraries, community centres, swimming pools.
- Promotional materials: images/info that residents/community groups can share on their social media posts to promote practical day to day tasks/changes to the way we live in Christchurch.

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9. Shirley Centre | Design Considerations

9.1 Shirley Centre | Design Considerations:

Universal

"Universal Design is a holistic design philosophy that aims to create environments, products, learning and education programmes and systems that can be used by as many people as possible. In other words, it makes things more accessible, safer, and convenient for everyone regardless of age and ability."

http://www.aucklanddesignmanual.co.nz/design-subjects/universal_design

9.2 Shirley Centre | Design Considerations:

Cultural

Ministry for the Environment (2005) Urban Design Protocol: The value of public buildings such as libraries is emphasised in the Urban Design Protocol (which Christchurch City Council is a signatory to): they protect the cultural identity and heritage of our towns and cities; provide creativity; and add social, environmental and cultural benefits by creating well connected, inclusive and accessible places.

<https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf>

"the basis for our distinctive identity comes from the identities, histories, narratives and aspirations of the tangata whenua of the lands the city has been built upon."

<http://www.aucklanddesignmanual.co.nz/design-subjects/maori-design>

"Matapopore is the mana whenua voice in recovery and is responsible for ensuring Ngāi Tūāhuriri/Ngāi Tahu values, aspirations and narratives are realised within the recovery of Christchurch. Matapopore do this by bringing together teams of Ngāi Tūāhuriri and Ngāi Tahu experts in natural heritage, mahinga kai, te reo Maori, whakapapa, urban design, art, architecture, landscape architecture, weaving and traditional arts to work alongside central and local government."

<https://matapopore.co.nz/>

9.3 Shirley Centre | Design Considerations:

Autism Spectrum Disorder (ASD) & Sensory Processing

"Acoustics, lighting, spatial configuration and materials are essential in quality design. By understanding all human experience through research, we can create better spaces and serve all who inhabit."

<https://www.bdcnetwork.com/blog/four-keys-designing-autistic-friendly-spaces>

"Architecture can address the needs of occupants with ASD. That is because buildings accommodate the needs of their occupants through spatial configuration, acoustics, lighting, temperature, air quality, furnishings and finishes. A common hypothesis in the literature is that modulating these features of the physical environment can help all occupants relax and focus."

"Spatial Configuration: The need for personal space varies in different cultures, and between individuals. Those with ASD may also have different needs for personal space – or proxemics (Sanchez et al., 2011)...The resulting feeling of enclosure is fundamental to perception of safety and control. Together with the number of people in a space, enclosure sets limits for inhabitants' personal space. Therefore, larger spaces offer meaningful options for people with ASD in achieving comfort."

"Acoustics: Sound perception occurs in numerous ways. For indoor environments, considerations include background noise (e.g. mechanical equipment) and distracting sounds (e.g. a ringing phone). Reverberation time also relates to the perception of how 'live' or 'dead' a room feels."

"Lighting: For community health, facilities should provide access to sunlight – both through quality daylight design indoors and by making outdoor spaces available to inhabitants."

"Thermal Comfort: Strategies for improving comfort include varying temperature set points for different spaces, providing ceiling fans, providing operable windows, and giving occupants control of these amenities."

"Materials: Finishes and furniture represent a small portion of most construction budgets, but have an enormous impact on indoor environmental quality. Bookshelves, workstations and seating are examples of furnishings that define the size and privacy of spaces. Because of the importance of these dimensions for people with ASD, movable furniture is better than built-in furniture."

"Safety: Because behavior for [some] individuals with ASD can be unpredictable, a robust physical environment is desirable. Appropriate levels of risk can be incorporated into spaces while eliminating likely hazards."

<https://network.aia.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=3ff74f0-6418-8e5f-00ed-4ebeb38eabd8&forceDialog=0>

"Most of us take painting a room in our home as a simple weekend project. But for parents whose children are on the Autism Spectrum, painting a room can present a world of challenges."

"Some research has shown that almost 85% of children with ASD see colors with greater intensity than non-autistic children. Therefore is important to choose not only the right color but to limit the intensity of the shade."

<https://www.ppgpaints.com/paint-colors-for-autism>

9.4 Shirley Centre | Design Considerations:

Biophilic

"Biophilic design is a concept used within the building industry to increase occupant connectivity to the natural environment through the use of direct nature, indirect nature, and space and place conditions...it is argued that this idea has health, environmental, and economic benefits for building occupants and urban environments."

"Indirect experience refers to contact with images and/or representations of nature."

"The experience of space and place uses spatial relationships to enhance well-being."

https://en.wikipedia.org/wiki/Biophilic_design

9.5 Shirley Centre | Design Considerations:

Environmental & Sustainable

"Environmental design is the process of addressing surrounding environmental parameters when devising plans, programs, policies, buildings, or products. It seeks to create spaces that will enhance the natural, social, cultural and physical environment of particular areas...Environmental design can also encompass interdisciplinary areas such as historical preservation and lighting design."

https://en.wikipedia.org/wiki/Environmental_design

"eliminate negative environmental impact completely through skillful, sensitive design...renewable resources and innovation to impact the environment minimally, and connect people with the natural environment."

https://en.wikipedia.org/wiki/Sustainable_design



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10. Shirley Centre | Design Inspiration

10.1 Shirley Centre | Design Inspiration:

George Penlington

"Hagley Community College Main Building, 510 Hagley Avenue, Christchurch. The main building at Hagley Community College (formerly West Christchurch School) suggests the architecture of English private schools. Its style is neo-Georgian, with a Queen Anne inflection: sedate and symmetrical, built of brick with masonry quoins at the edges, a pediment and flagpole in the middle, and Ionic columns framing the main entrance. When new, West Christchurch School was a breath of fresh air, a modern learning environment of its time. George Penlington (1865-1932), chief architect of the Canterbury Education Board, designed the building to meet New Zealand's first school building code, which addressed post-First World War concerns about national health and hygiene by mandating standards for natural light and ventilation."

https://issuu.com/masseypress/docs/chch_walkingarchguide_look_inside/15

10.2 Shirley Centre | Design Inspiration:

Benjamin Oakes Moore

12 Julius Terrace, Richmond, Christchurch 8013: <https://goo.gl/maps/1aYMa2dm4eHG8q5T7>

"Julius Terrace, Richmond: Benjamin Oakes Moore (1888-1953), a builder, is one of the first two residents listed."

<https://christchurchcitylibraries.com/Heritage/PlaceNames/ChristchurchStreetNames-I-K.pdf>, Page 53

"The residence at 12 Julius Tce, Richmond, formerly Harper Tce, until 1918, was built in 1913 by Benjamin Oakes Moore, 1888-1953. Moore, a builder, had married the previous year and the house was to remain the Moore family home until the early 1960s. This project carried out by Steve Brown Builders Ltd is unique in that it is the only post-earthquake character house in Christchurch to be totally replicated."

<https://www.christchurchcivictrust.org.nz/wp-content/uploads/news/October-2019-Newsletter-Awards-1.pdf>, Page 5

"I'm rebuilding it so that the city still has a beautiful old house to enjoy...I wanted to add something back into the city...it's a very beautiful building and it's historic and there's hardly any [heritage] left." Martin Holland

"The house was built by Benjamin Moore, a contractor who helped build the former 'Press' building in Cathedral Square.

The name is almost lost to history, but Holland says Moore "built this house for himself, he lived here...Many of the architectural features and building features were there to demonstrate what a skilled builder he was. It was his home and possibly his advertising project as well."

<https://www.stuff.co.nz/the-press/business/the-rebuild/93079608/nearperfect-replica-of-christchurch-heritage-house-a-triumph-of-perseverance>

<https://www.stuff.co.nz/life-style/homed/houses/113730472/quakewrecked-mansion-back-as-nearperfect-replica>

"Attention to detail in every part of this home was to a level we've rarely seen before. The builders have gone to great lengths to source materials and products identical to what was used when it was originally built and have left no stone unturned to ensure every part of this home is as exactly as it was before its demise. It now stands proud as part of Christchurch's wonderful history. Traditional craftsmen, including stonemasons, specialist tilers, fibrous plasterers and builders, using building methods of a bygone era, have crafted a building that you would think was the original."

<https://metropol.co.nz/tag/steve-brown-builders/>

<https://www.ccarhitects.co.nz/portfolio-item/julius-terrace-house/>

<https://houseoftheyear.co.nz/houses/2020/cb-7380-1-10/>

10.3 Shirley Centre | Design Inspiration:

Māori Culture: Te Pae Māhūtonga

"Te Pae Māhūtonga is the name for the constellation of stars popularly referred to as the Southern Cross. The constellation is used as a symbolic model by Professor Sir Mason Durie for bringing together the significant components of health promotion, as they apply to Māori health as well as to other New Zealanders. The four central stars can be used to represent the four key tasks of health promotion and reflect particular goals: Mauriora (Cultural identity), Waiora (Environmental protection), Toiora (Healthy lifestyles), Te Oranga (Participation in society). The two pointers are Ngā Manukura (Leadership) and Te Mana Whakahaere (Autonomy) and represent two pre-requisites for effectiveness, namely leadership and autonomy."

<https://www.cph.co.nz/about-us/te-pae-mahutonga/>

<https://www.cph.co.nz/wp-content/uploads/TePaeMahutonga.pdf>

<https://www.health.govt.nz/our-work/populations/maori-health/maori-health-models/maori-health-models-te-pae-mahutonga>

<https://www.health.govt.nz/system/files/documents/publications/nsu-healthpromotionframework-tepaemahutonga.pdf>

<https://www.healthychristchurch.org.nz/city-health-profile/factors-that-affect-our-health-and-wellbeing>

10.4 Shirley Centre | Design Inspiration:

Māori Culture: Te Whare Tapa Whā

"Te Whare Tapa Whā was developed by leading Māori health advocate Sir Mason Durie in 1984. The model describes health and wellbeing (hauora) as a whare/tearua/meeting house with four walls. These walls represent taha wairua/spiritual wellbeing, taha hinengaro/mental and emotional wellbeing, taha tinana/physical wellbeing and taha whānau/family and social wellbeing. Our connection with the whenua/land forms the foundation. When all these things are in balance, we thrive. When one or more of these is out of balance our wellbeing is impacted."

<https://mentalhealth.org.nz/te-whare-tapa-wha>

<https://www.health.govt.nz/our-work/populations/maori-health/maori-health-models/maori-health-models-te-whare-tapa-wha>

10.5 Shirley Centre | Design Inspiration:

Māori Culture: Whakairo (Carving)

"Whakairo: The art of Māori carvings in wood, bone, or stone have unique designs and special meanings. Rather than purely being decorative, whakairo (Māori carvings) each give a unique narrative. The stories passed down through generations explain cultural traditions and tribal history. Māori carvings are rich in symbolism and use common patterns, though styles differ between tribes. The art of wood carving is called whakairo rakau and focuses on using a range of native timbers, particularly wood from the majestic giants of the forest, the kauri and totara. Each carving tells a story and records a piece of history."

<https://www.newzealand.com/nz/maori-carving/>

<https://teara.govt.nz/en/whakairo-maori-carving>

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11. Shirley Centre | Building Ideas

11.1 Shirley Centre | Building Ideas

Building

Two Storey, Dudley Character Area Design Guidelines, include George Penlington (original building) & Benjamin Oakes Moore (12 Julius Terrace) design features, Māori inspired entrance (Waharoa), combined stairs/ramp to the building, glass automatic doors with 'welcome' in different languages, door at northern & southern end of building, wrap staircase around the outside of a lift on the western side of the building, universal standalone toilets either side of lift/stairs, southern end of the building built mainly of glass/windows & designed to capture the view of the significant trees/Dudley Creek/Port Hills, Solar Power, Rainwater Collection.



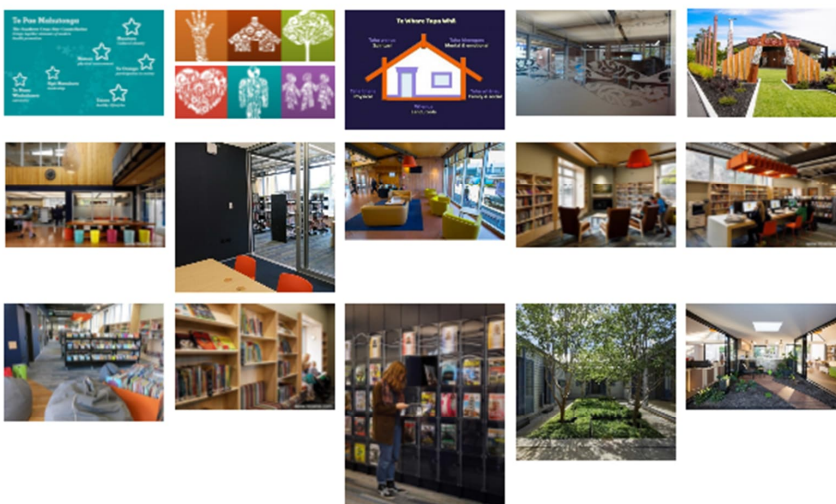
11.2 Shirley Centre | Building Ideas

Interior

Ground Floor: 'Welcome' desk at northern & southern end of building, Young Adults (front left corner) & Children's (front right corner), NZ/Genealogy (back left corner) & Newspapers/Magazines/DVDs (back right corner), Fiction Collection, Staff Desk (eastern side of the building), Self Return/Issue Desks, Computer Desks, variety of seating options/opportunities.

Learning/Meeting spaces: centre of the building, glass with sliding doors to create smaller spaces, incorporate 9. Shirley Centre | Design Considerations, 10.3 Shirley Centre | Design Inspiration: Māori Culture: Te Pae Māhūtonga, 10.4 Shirley Centre | Design Inspiration: Māori Culture: Te Whare Tapa Whā & 10.5 Shirley Centre | Design Inspiration: Māori Culture: Whakairo (Carving).

First Floor: Non-Fiction Collection, Internal Garden: sliding door sides with open roof (George Penlington 'Open Air' natural light and ventilation), Learning/Meeting spaces: see 6.4 Shirley Centre | CCC Community Facilities: Redcliffs Village Library (Project Gallery, Plans: when closed sliding doors create the meeting room), Staff Room (eastern side of the building), Self Return/Issue Desks, Computer Desks, variety of seating options/opportunities..



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12. Shirley Centre | Landscape Ideas

12.1 Shirley Centre | Landscape Ideas: Current Site Map



12.2 Shirley Centre | Landscape Ideas:

Internal Courtyard (centre of the First Floor)

Quiet/Reflective space, rain garden, central planter box, dwarf/ornamental tree with changing leaf colour through the seasons, Japanese inspired: Weeping Japanese Maple Tree, outdoor friendly seating under eaves/roof.

12.3 Shirley Centre | Landscape Ideas:

Natives Garden (by Dudley Creek)

Add more native plants to the southern boundary to attract native birds: <https://www.doc.govt.nz/get-involved/conservation-activities/attract-birds-to-your-garden/> & <https://www.doc.govt.nz/nature/native-animals/birds/birds-a-z/>

12.4 Shirley Centre | Landscape Ideas:

Wellbeing Sensory Garden (front left)

New Tree planted at Opening Ceremony for the new Shirley Centre:

"Dudley Street Oak: The trees are Quercus x heterophylla, aka Bartram's oak, which are rare in both the Christchurch and NZ context. Arguably, they also constitute the single most significant feature in the Dudley Street Character Area."

<https://givealittle.co.nz/fundraiser/chchnotabletrees/updates/ae01d924>

"Discover how certain plants can form a barrier against air and noise pollution, why green is so good for us, the way plants can help to save energy, how birdsong alleviates anxiety. With this groundbreaking book, find out how, in sometimes very simple ways, you can create an outdoor green space that nourishes your mind and body, and is good for our planet too."

"Your Well-being Garden" by Alistair Griffiths

Book: <https://christchurch.bibliocommons.com/v2/record/S37C1134651>

eBook: <https://christchurch.bibliocommons.com/v2/record/S37C1247196>

12.5 Shirley Centre | Landscape Ideas:

Basketball Area (front right)

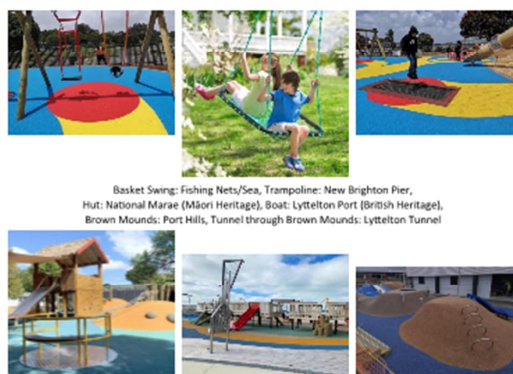
Add variety of seating options/opportunities to grass area beside half-basketball court, picnic table (outdoor workspace), youth friendly area.

12.6 Shirley Centre | Landscape Ideas:

Playground

Safety fence/enclosed area with child-proof gate, Inclusive, Accessible playground equipment, Pour Play Safety Surface (green/grass & blue/water) to depict Christchurch East, 'outdoor stage' to incorporate Christchurch City Libraries Preschoolers activities/events:

<https://my.christchurchcitylibraries.com/preschoolers-events/>



Basket Swing: Fishing Nets/Sea, Trampoline: New Brighton Pier, Hut: National Marae (Māori Heritage), Boat: Lyttelton Port (British Heritage), Brown Mounds: Port Hills, Tunnel through Brown Mounds: Lyttelton Tunnel

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1. Shirley Community Centre Rebuild

1.1 Shirley Community Centre Rebuild | Research:

- "The Shirley Primary School was erected in 1915 to the design of George Penlington, the Education Board Architect in Canterbury. The foundation stone was laid on 16th June 1915. The building is prominent within the local streetscape because of its corner site and spacious setting."
<https://quakestudies.canterbury.ac.nz/store/object/13346>

- "The centre opened as a primary school in 1916 and, after it was replaced by a larger school, the council bought it in 1977 to convert into a community centre, which was used by several community groups."
<https://www.stuff.co.nz/the-press/editors-picks/7486705/New-community-centre-planned-for-Shirley>, 16 Aug 2012

- "Popular community facilities closed because of earthquake damage will be targeted first for repairs under a Christchurch City Council action plan aimed at restoring community life to normal. The plan, still to be approved by councillors, prioritises repairs to about 1000 quake-hit council assets using a ranking system that gives preference to high-use facilities currently closed."
<https://www.stuff.co.nz/the-press/news/7580623/Priority-list-for-popular-community-facilities>, Aug 30 2012

- "21: Shirley Community Centre, 10 Shirley Rd, Shirley, 8013, Recommended Required Work: Replace. Section 38 (claim insured value)"
<https://www.ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/CommunityFacilitiesTranche1.pdf>

- "At their meeting of 31 August 2016 the Shirley/Papanui Community Board considered a process for the rebuild of the Shirley Community Centre. The Council has allocated funding of \$2.57 million to cover the capital costs of the rebuild of the Shirley Community Centre. This project is in Tranche 1 of the Community Facilities Rebuild Programme. The Board wishes to proceed with this project and suggests that a process similar to that put in place by the Council for the rebuild of the St Albans Community Centre be followed."
https://christchurch.infocouncil.biz/Open/2016/09/SPCB_20160914_AGN_690_AT.PDF, Page 8-9

- "Shirley Community Centre: Community Facilities. The capital budget for this project is being considered as part of the Long Term Plan process. Consequently, the project will not be reported upon until funding is made available or the project is cancelled. Status: Future, Target Start Date: 1 July 2019"
<https://www.ccc.govt.nz/assets/Documents/The-Rebuild/About-the-Rebuild/Social-Community-Development-and-Housing-Committee-Community-Facilities-Rebuild-and-Heritage-bimonthly-report-February-2018.pdf>, Page 32

- "Shirley Community Centre. The capital budget for this project was removed from the Long Term Plan and the project will not proceed. Removed from Programme."
<https://ccc.govt.nz/assets/Documents/The-Council/Future-Projects/Social-Community-Development-Committee-October-2018-Community-Facilities-Rebuild-and-Heritage-bimonthly-Report-attachment-1.pdf>, Page 14

1.2 Shirley Community Centre Rebuild | Comments:

Recently on the Canterbury Genealogy Facebook page: <https://www.facebook.com/CanterburyNZGenealogy/> "Do you care about the future of the NZSG Canterbury Branch?"

"10 Shirley Road was the home for NZ Society of Genealogists - Canterbury Branch [Est. 1968], for 21 years from February 1990 until the February 2011 earthquakes. We were hoping that a new Community Centre would be built on the same site to serve the local community in many ways, and possibly return 'home'."

"Our city has special needs with what we have been through in the last decade, where the community have shown how strong they can be supporting each other, and desperately need safe and welcoming meeting places to suit all needs."

https://christchurch.infocouncil.biz/Open/2020/11/PICB_20201120_AGN_4525_AT.PDF, Page 61-70

"Established in 1968, that makes the [NZ Society of Genealogists] Canterbury regional branch the oldest in New Zealand."
<https://www.odt.co.nz/star-news/star-christchurch/genealogy-passion-and-addiction-christchurch-woman>

"AMP Capital is seeking offers for the properties with an April 13 deadline, either in one lot or in two separate parcels. Most of the 31 properties are sections with freestanding houses...are on the eastern side of Marshland Rd and both sides of Golf Links Rd."
<https://www.stuff.co.nz/business/property/128116425/christchurch-shopping-mall-dumps-expansion-plans-will-sell-30-nearby-homes>

The Shirley Library & Alma Place social housing (<https://oursocialhousing.nz/locations/alma-place/>), could potentially be 'sandwiched' between The Palms two storey car parking building & what size building(s) when these sections are developed?

Shirley Library is still considered the second busiest suburban library in Christchurch, even without dedicated learning spaces (limited after school/holiday programmes) & meeting rooms.

"It [South] is the third-busiest suburban library, behind Fendalton and Shirley, with 4552 weekly visitors."

<https://i.stuff.co.nz/the-press/news/128047707/earthquake-repairs-spell-18month-closure-of-popular-christchurch-library>
Shirley Library has become our community centre by default, since the Shirley Community Centre was demolished in 2012, as our residents are continuing to 'vote' with their feet.

The former Shirley Community Centre was a historic building, used for Cultural, Educational and Recreational Activities. Prior to the September 4, 2010, and February 22, 2011 earthquakes, the well-established centre was used by many community groups. It was a popular and welcoming community asset situated on multiple bus routes, reaching out to the communities of Shirley, Dallington, Richmond, Edgeware, St Albans and Mairehau.

Due to the building's damage caused by the earthquakes, the facility was demolished in 2012 and has not been replaced since, in spite of the area's growing population. In 2022 the land remains empty. Our communities have waited over a decade for a replacement facility, while watching tens of millions of dollars spent on new community facilities in other areas of the city.

Our vision is a new community hub at 10 Shirley Road. We want a modern future-focused library, with learning/meeting spaces for all ages and stages of life. We want a centre that is inclusive and accessible for all. This location is a very visible historic landmark at the beginning of Shirley Road. Leaving it empty without a building, is a constant reminder of what we have lost, that we have been forgotten & have no community legacy for the future generations.

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2. Waipapa Papanui-Innes Community Board

2.1 Waipapa Papanui-Innes Community Board | Research:

"Board Priorities: (for the next two years) The rebuild of a community centre on the land at 10 Shirley Road is designed and commenced."

<https://ccc.govt.nz/assets/Documents/The-Council/Community-Boards/Plans/Papanui-Innes-Community-Board-Plan.pdf>, 2017-2019, Page 10

- <https://www.stuff.co.nz/the-press/news/103484014/christchurch-suburb-overlooked-since-the-earthquakes-community-leaders-say>, 30 April 2018

- <https://www.stuff.co.nz/the-press/news/103563627/is-shirley-christchurchs-forgotten-suburb>, 04 May 2018

- <https://www.10shirleyroad.org.nz/call-for-community-facility-grows/>, 10 May 2018

- <https://www.odt.co.nz/star-news/star-christchurch/renewed-calls-rebuild-shirley-community-centre>, 1 December 2020

"With a choice of community facilities and good amenity, a community is more able to achieve social cohesion, resilience and happiness and wellbeing. The role of a community board is to advocate for and work with the local community."

"Our priorities - What the board will do: Engage with the community over future development of 10 Shirley Road."

<https://www.ccc.govt.nz/assets/Documents/The-Council/Community-Boards/Plans/Community-Board-Plan-Papanui-WEB-Final.pdf>, 2020-2022, Page 6

"The site was currently home to a pump track and playground. That's great, but it won't meet the needs of the whole community," Shirley Recreational Walkers leader Sue Lang. However, she did not trust the council to pull through on the project.

"A decade is a long time to wait for when you've already waited a decade."

"Innes Ward city councillor Pauline Cotter said the future of the project is in the hands of the community..."

It is possible the \$3 million funding could be brought forward if a building plan was ready and viable."

<https://www.odt.co.nz/star-news/star-christchurch/study-determine-feasibility-christchurch-community-centre>, 16 July 2021

"What the Board will do: Engage with the community over future development of 10 Shirley Road."

"Measures of Success: A place for community interactions 'hearts of community' is provided."

"Progress to date/actions taken: On 21 June 2021 the Council resolved to reinstate \$3.0 million funding formerly set aside for the rebuild of the Shirley Community Centre in FY 2020-21/FY 2021-22 to enable a subsequent annual plan to bring the funding forward if plans are progressed. The Council also added \$35,000 in FY 2021-22 for an updated feasibility study to look at other options, including incorporating the current Shirley library."

https://christchurch.infocouncil.biz/Open/2021/07/PICB_20210716_AGN_5621_AT.htm#PDF3_Attachment_33158_1

Papanui-Innes Community Board Plan 2020-22 - Implementation Monitoring, 16 July 2021

"Do you have any comments about our proposed changes to revenue, spending and borrowing?"

"Do you have any comments about our capital programme?"

https://christchurch.infocouncil.biz/Open/2022/04/PCBSC_20220404_MIN_7953_AT.PDF, Waipapa Papanui-Innes Community Board Submissions Committee 04 April 2022, Page 4 & 5

*There is no mention of the Board asking Council to bring the funding forward for the rebuild of a building on 10 Shirley Road.

2.2 Waipapa Papanui-Innes Community Board | Comments:

The Waipapa Papanui-Innes Community Board received less than 80 submissions to their recent 'Have Your Say' consultations:

- <https://www.10shirleyroad.org.nz/your-ideas-wanted-for-10-shirley-road/>, 58 submissions

- <https://www.10shirleyroad.org.nz/shirley-community-reserve-temporary-pump-track/>, 71 submissions

The "Where is our Community Centre" petition (<https://www.10shirleyroad.org.nz/where-is-our-community-centre-petition/>) that was presented to Council as part of the Long Term Plan 2021-2031, received over 1,200 residents signatures/comments.

'Shirley Road Central' verbal submission: <https://councilive.ccc.govt.nz/video/10113>.

*What progress has been made on the feasibility study for the Shirley Community Centre/relocate & upgrade Shirley Library?

Proposed Shirley Community Reserve Landscape Plan

As a member of the 'Shirley Road Central' group, I was unaware of the suggestion for 'temporary' public toilets on 10 Shirley Road. I showed my 14 year old son Ben a photo of the 'temporary' toilets at Westminster Park & asked him if he would use them: "No, it would be dirty, covered in graffiti, used for drugs & sex." The next day he had his Māori class at Hagley. When I picked him up after school, he said to me: "You realise you would be disrespecting the land at 10 Shirley Road, if those toilets were installed?"

Ben said "It's been a place of learning [and still is for Shirley Playcentre]." He knows the history of 10 Shirley Road.

"You take your shoes off, before you enter this place, as a sign of respect...you don't use it to take a 'dump'!"

"Whenua [land forms the foundation] is the place where you stand. It is your connection to the land - a source of life, nourishment and wellbeing for everyone. You can also think about whenua as your place of belonging - that means the spaces where you feel comfortable, safe and able to be yourself." <https://mentalhealth.org.nz/te-whare-tapa-wha>

Ben's comment reminded me of the grandfather I met at our Skip Day event. He had brought his grandson down to 10 Shirley Road, to show him where he went to primary school. After I talked to him about the petition, he said "I hope the Council listen when you present this petition, this site needs to be honored as a place of learning, as part of our communities history."

Why duplicate facilities that are 500m away on Jebson Street (behind Shirley Primary School), next to the Shirley Community Gardens? Public toilets are also available at The Palms & Homebase.

- Christchurch City Council SmartView | Public Toilets: <https://smartview.ccc.govt.nz/map/layers/toilets#/@172.65369,-43.50847,15>.

If the Board/Council are going to spend money on 10 Shirley Road, at least make it useful/'permanent'/sustainable:

- Christchurch City Council SmartView | EV Charging stations: <https://smartview.ccc.govt.nz/map/layers/evstations#/@172.65369,-43.50847,13>. (EV Charging stations are already available at Parklands & New Brighton Christchurch City Libraries).

My concern is the Board is considering wasting more money putting another 'temporary' sticky plaster on the wounds of our communities, who still feel forgotten after the earthquakes. The Board needs to advocate at Council, for what their residents have repeatedly asked them for: the building of a new centre on 10 Shirley Road.

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3. Christchurch City Council - CPTED, LTP 2021-31 Activity & Asset Management Plans

3.1 Christchurch City Council - Crime Prevention Through Environmental Design (CPTED) | Research:

"Parks, reserves and routes alongside waterways are often perceived as being unsafe areas, especially after dark. Providing a range of recreational opportunities and spaces in order to ensure activity throughout the day and a range of users. Pathways can be made to feel safer by ensuring the provision of adequate sight lines along the route & by avoiding areas of potential entrapment or concealment along the pathway. Use of parks at night should be discouraged and only paths that are essential designated routes should be lit. Particular care should be taken when considering the area around toilet facilities...ensuring good visibility, with toilet doors opening directly onto public space and planting kept low. Careful choice and location of seating can help to make public open spaces more popular and increase safety. Planning seating layouts to encourage social interaction and casual surveillance."

<https://www.ccc.govt.nz/assets/Documents/Culture-Community/Community-Safety/CPTEDFull-docs.pdf>, Page 16-23

"...the seven qualities of safe places (access; surveillance and sightlines; layout; activity mix; sense of ownership; quality environments; and physical protection), also set out in the guidelines, are the core considerations of CPTED."

"Changing the physical features of a place in order to promote safety and reduce opportunities for crime is more cost effective over the lifetime of that place, than applying management or technology solutions that require ongoing expenditure to support them."

<https://www.ccc.govt.nz/assets/Documents/Culture-Community/Community-Safety/TheRoleofCPTEDinPost-EarthquakeChristchurchArticle.pdf>

"CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the incidence and fear of crime, as well as an improvement in quality of life. CPTED reduces criminal opportunity and fosters positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment." "What are the National Guidelines? 1. Access: Safe movement and connections, 2. Surveillance and sightlines: See and be seen, 3. Layout: Clear and logical orientation, 4. Activity mix: Eyes on the street, 5. Sense of ownership: Showing a space is cared for, 6. Quality environments: Well designed, managed and maintained environments, 7. Physical protection: Using active security measures"

"Integrating safety at the outset of a development's design brings long-term social and economic benefits. Getting it right first time saves future costs of correcting or managing badly designed development. Safe popular places with high pedestrian counts are better for business, reflected in higher turnover, employment, profit, rents, capital values and rates."

<https://www.justice.govt.nz/assets/Documents/Publications/cpted-part-1.pdf>
<https://www.justice.govt.nz/assets/Documents/Publications/cpted-part-2.pdf>

"We are proposing a shift to integrated service delivery arrangements whereby Council physical services are grouped together in convenient locations for citizens to access - a Citizen Hub with no wrong doors."

<https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/Citizen-Hub-Strategy.pdf>

3.2 Christchurch City Council - Crime Prevention Through Environmental Design (CPTED) | Comments:

"Take care of our children. Take care of what they hear, take care of what they see, take care of what they feel. For how the children grow, so will be the shape of Aotearoa." Dame Whina Cooper

- The 10 Shirley Road site has the Shirley Playcentre, children's playground & the Shirley Primary School across the road.

- Public toilets that aren't connected to another facility are a 'high risk' situation, for unsupervised children.

- This is an opportunity to educate the community, that there are already public toilets in the area. New signage [history of the site] has been suggested by our 'Shirley Road Central' group, it could have QR code links to the CCC SmartView website?

- If residents are already concerned about the level of weeding maintenance, would they also be unhappy at the state of the toilets & request an increase to the frequency of cleaning, more operating costs?

- 10 Shirley Road is surrounded by the Dudley Character Area & house prices have increased, therefore rates are increasing:

https://smartview.ccc.govt.nz/map/layers/ratingunits_value#/@172.65369,-43.50847,16

My concern is that local residents are required to adhere to the Dudley Character Area Design Guide & they won't be happy their rates are being spent on a 'temporary' toilet (that could detract from their house values), instead of a 'permanent' centre.

- As the 'Shirley Community Reserve', the 10 Shirley Road site is mainly used by Shirley Primary School parents/children at drop off/pick up times of the day. 'Quick fixes' like the pump track & multi purpose table, do not cater for our preschoolers & adults that are at home during the day. Our children/youth are at our (recently/currently being redeveloped) local four schools during the day, with access to sports fields & new playground facilities. The funding that has already been spent to 'activate' 10 Shirley Road, could have been used for planning/designing a new centre.

- As the 'Shirley Community Centre', the 10 Shirley Road site was used by some residents of the surrounding communities, with a few activities hosted by the community groups in 'their' rooms, using the space during the day & at night.

- As the 'Shirley Centre', the 10 Shirley Road site could include the relocated/upgraded Shirley Library with dedicated Learning Spaces/Meeting Rooms. This space would be used more widely by residents of the surrounding communities & would be the easiest library/citizen hub/centre to access with bus stops to some of our major bus routes on Shirley Road. The dedicated Learning Spaces & Meeting Rooms would allow for after school/holiday programmes, community education & opportunities for residents to engage with support services. With the investment by developers to build infill housing & the increase to social housing in these communities, a new centre is not a 'want', it is a 'need' now for our growing population.

- "The reinstatement of the four well-beings is formal recognition that councils have a significant role to play in lifting the quality of life of our people, and the health of our environment," says LGNZ President Dave Cull.

<https://www.lgnz.co.nz/news-and-media/2019-media-releases/reinstated-well-beings-endorse-councils-community-focus/>

3.3 Christchurch City Council - Long Term Plan 2021-31 Activity and Asset Management Plans | Research:

10. How much capital expenditure will be spent, on what category of asset, and what are the key capital projects for this activity? 2005/3, Shirley Community Centre, 2029/30 = \$245,000, 2030/31 = \$3,461,000, Total = \$3,706,000

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/LTP-2021-final/LTP-2021-Final-Activity-Plan-Community-Development-and-Facilities.PDF>, Page 21

- <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/LTP-2021-final/Asset-Management-Plan-AMP-Community-Facilities-LTP-2021-2031.PDF>

- <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/LTP-2021-final/Asset-Management-Plan-AMP-Libraries-LTP-2021-2031.PDF>

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4. Christchurch City Council - Integrated Planning Guide

4.1 Christchurch City Council - Integrated Planning Guide | Research:

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

The evidence base linking individual and community health to where we live, work and play is strong and growing. We know that all plans, policies and developments can potentially affect the physical and psychological health of people for good or ill. (Page 6)
The design of our environments can influence, directly and indirectly, the health and wellbeing of individuals and communities. Investing in the health of the population will also lead to comprehensive benefits not only for individual wellbeing but for productivity, social connectedness and economic growth. (Page 12)

Te Pae Māhūtonga supports our vision of a thriving, prosperous community through the imagery of the Southern Cross, which represents the health promotion goals of environmental protection, healthy lifestyles, active participation in civil society and secure cultural identity. (Page 15)

Equity: While equality is the effect of treating all people in the same way, equity refers to more than just equal access or support. Equity recognises that people with different levels of advantage require different approaches and resources to get equitable (fair) outcomes. Equity is focused on ensuring that efforts and resources are used wisely to improve outcomes for those most in need. Providing more opportunities for educational success, addressing income inequities and unemployment and improving housing standards are all measures that directly improve health outcomes. (Page 25)

Community resilience: When communities are resilient, they gain benefits above and beyond disaster management, such as social capital and cohesion. Planning for resilience can also result in spaces for public use and environmental protections. (Page 26)

Cultural diversity: A strong sense of cultural identity is recognised as a key factor supporting an individual's health. Living in an environment of inclusion, acceptance and tolerance enhances mental health and promotes social cohesion between people within a multicultural community. (Page 28)

Neighbourhood amenity: Well-designed public amenities encourage local residents to use them and increase social and emotional wellbeing and connection. How does the project/site connect with other nearby amenities? Does the project respect and contribute to neighbourhood identity? Does it maintain and future-proof any heritage features? (Page 29)

Public services: Good-quality, accessible public services (particularly social, educational, recreational and health facilities) have a positive effect on wellbeing. Does the project present opportunities to improve access to public services and facilities? Does it present opportunities to co-locate community services, facilities and businesses? How will the future housing stock affect infrastructure needs in the area? How might this impact in turn affect long-term prioritisation of infrastructure? (Page 30)

Community safety: Reducing crime rates can enhance people's physical and mental wellbeing, as well as enhancing social cohesion. Does the project present opportunities to use better planning to improve community safety? Can you identify opportunities to enhance the design of streets and neighbourhoods through improving infrastructure? (Page 31)

Active lifestyles: We know that the environment heavily influences a person's lifestyle and activity levels. Ready access to open spaces and safe walking and cycling routes enables people to exercise regularly. Does the project support active transport modes? Are the spaces or sites accessible to all? Consider needs related to, for example, mobility scooters, prams, language, and visual and intellectual disabilities. Does the project improve opportunities for play and exercise? Is it easy to walk around a site or locality? Are there direct, attractive walking routes to building entrances? Are there clear links to public transport routes? (Page 32)

Transport: Active transport options such as cycling and walking have a range of environmental benefits, including that they produce no air pollution, noise pollution or greenhouse gases. Does the project make the most of opportunities to promote active and public transport? Have you considered accessibility for all (including people with disabilities, youth, older people, families with young children, and lower-income earners)? (Page 33)

Housing stock: Housing that is affordable, secure, dry and warm is critical for ensuring good health outcomes. The housing options available in a community will also influence peoples' economic opportunities, costs of living, and how much time they spend commuting each day. Does the project support and promote universal design building that is affordable, energy efficient, sustainable and of high quality? Will the project improve existing housing and living conditions? (Page 34)

Natural capital: The natural resources, land and ecological systems that provide life-support services to society and all living things are our natural capital. Does the project consider optimal ecological requirements for wildlife and maximise the experience of natural heritage in the region? Does the project present opportunities to improve or increase access to recreational and natural areas and parks? Does the project recognise the importance of the natural environment to Māori and other communities, such as kaitiakitanga principles? How does the project improve the connection of residents and tourists with the natural environment? (Page 36)

Resource sustainability: The quality of air, water and soil, and the productivity of land underpin the health and prosperity of our society. The quality of environmental and green space is positively associated with health. How does the project promote sustainability best practice? Does the project minimise the use of non-renewable resources and energy, encourage waste reduction and promote reuse and recycling? Does the project optimise opportunities to improve air quality (e.g., through supporting residents to install modern heating, insulation, and solar and wind technologies)? (Page 38)

Economic development: Prosperous businesses, good-quality employment and job security can increase health and wellbeing as well as making it easier to follow a healthier lifestyle. Does the project present opportunities to encourage new businesses or ways of supporting existing businesses? Does the project encourage business opportunities for residents and local businesses? Can the project include opportunities for training and employment? Can the project stimulate the local economy by giving preference to the use of local skills, materials and businesses? Can you identify innovative business opportunities (e.g., products focused on resilience and sustainability such as water reuse and solar energy systems)? How are you promoting the project or area (e.g., to residents and visitors; creatively using both traditional and social marketing; and linking to active and public transport routes)? (Page 39)

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5. Christchurch City Libraries - Architecture & Design Study

5.1 Christchurch City Libraries - Architecture & Design Study | Research:

"User perceptions of library buildings: Architectural and design element preferences in the public library"

By Debbie Fox, Christchurch City Libraries

<https://lianza.org.nz/wp-content/uploads/2020/07/NZLIMJ-Vol-54-Issue-4-Fox.pdf>, Vol 54, Issue No. 4, July 2014

"The research findings generated a number of themes: a preference for modern design; a predominant concern for functionality over design; an emotional response to some design elements; a strong desire for multi-use spaces; the need for flexibility in design elements; a heightened consciousness of building safety; incorporation of green technologies; connectivity with the outdoors; the desirability of light, airy and welcoming spaces...the importance of libraries to communities and the need to ensure design meets the needs of, and reflects the identities of, those communities."

"By establishing that the library is important to the community as a social gathering place, the importance is established of the physical manifestation of what we call the library. A building that is important to the community should have community input into its design. Furthermore it seems obvious that if this physical entity is to survive, let alone be successful in any guise, then it must meet the needs of its community."

"The study found that not only were the libraries important and highly valued in their communities but also that the buildings themselves reflected the community's individuality. Many library leaders have advocated increasing the civic society role for public libraries. Under this new rubric, new designs and renovations often include meeting spaces and flexible layouts in order to accommodate local community interests in using the library as a public commons (May & Black, 2010, p. 6)."

"Loder's 2010 study of 'green' libraries also revealed that not only has energy conservation become important in designing (academic) libraries but that increasingly spaces are being designed for users rather than books."

"...looked at such issues as user comfort in areas ranging from climate and acoustics, to the visual nature of the space even acknowledging that the use of different colours has a psychological effect on the user (Hohmann, 2006, para. Comfort)."

"...planners became aware of the strong community interest in environmental concerns - location, walkable cities, tree preservation etcetera. In direct response, the architects proposed registering the building for the LEED certification programme and sustainable technologies were incorporated into the building's design (Schaper, 2003, p. 63)."

"confirmation of the social importance of libraries: libraries as place, as social hubs, and the educative value of libraries in a community."

"Links to public transport were also mentioned by a couple of respondents especially as a means of ensuring that everyone has access to the library, regardless of whether they have their own transport or not."

"There was a very strong feeling amongst most participants of the need for libraries to provide wifi, sockets to enable users to charge mobile devices as well as the provision of areas/benches for those who wish to work on their own laptops...this was an especially important service for the young and for community visitors such as tourists or travelers."

"...connection with the outdoors whether by direct access or via a window was seen as having a positive effect on the wellbeing of library users."

"desire for multi use spaces was also tied into the effects of the earthquakes in that (a) there is now a shortage of meeting rooms as so many community centres have been destroyed...include as many different facilities into a building complex to serve the community and to make good use of available land."

"Opinions varied as to whether these spaces should be enclosed or separated in some way with some participants stating that they believed it was important not to enclose these children's and teen spaces as it helped with socialization—modeling appropriate behaviour."

"...the need for a variety of furniture to be provided - a direct correlation to the desire for multi use spaces as in many instances each of these different space and activities requires different types of furniture for example a mixture of practical, upright chairs and desks for study and computer use whilst also making provision for sofas and softer chairs in reading areas."

"...the use of solar panels, recycling of rain water to flush toilets, using timber from managed plantations, less concrete to minimise the carbon footprint..."

"...part of the library's educative value in society to have these technologies available so that Christchurch people could see them in action possibly when considering them for use in their own home or business."

"Although not directly associated with user design preferences the confirmation of the social importance of libraries—libraries as place; as social hubs; and the educative value of libraries is nevertheless important as it reinforces the importance the community places on libraries and therefore the need to ensure building design meets the needs and desires of these communities."

"Another feature of the social importance attached to libraries is the educative function they provide to their communities...the part libraries play in engendering a love of books and thereby making a contribution to literacy."

"Libraries are integral to developing strong communities, being places where cultural diversity is celebrated and communities are engaged, inspired and informed (Canterbury Earthquake Recovery Authority, 2012, p. 79)."

"Too often architecture is seen as real estate and property, but it is a cultural product. All of these buildings that we have lost, they are our history and informed our identity and our understanding of what it is to be Christchurch (Gates, 2012, p. A.3)."

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6. ReVision Youth Audit Shirley Library

6.1 ReVision Youth Audit Shirley Library | Research:

https://christchurch.infocouncil.biz/Open/2021/12/YTAC_20211201_AGN_5468_AT.PDF (Page 20-37)

"The Shirley Library performed below average, in the Youth Friendly Spaces Audit, scoring a total of 64.5% and producing a Net Promoter Score of -50...The audit was completed by 6 diverse auditors ranging in age from 12 to 18."

"A common theme was that young people would really love to see some more activities for youth. Young people don't want to have a space that is at the back corner of the library. A young person suggested that they would change the layout to be more obvious where the youth space was and would make it larger. Another auditor really wanted to have a space that was at the heart of the library and was slightly removed at the same time. Young people were also perplexed as to why the PlayStation was right next to the children's books and felt that the PlayStation along with the accompanying bean bags should be moved into the young adult area. Another common recommendation that young people felt would make the place livelier would be to add more plants and greenery. Not only would this create a "better vibe" as one auditor said, but the young people felt that it would make the Shirley Library feel even more homely."

"When asked whether the Shirley Library felt like a safe place, one young person said, "it can be a safe place if you need to get away from stuff and read a book." Another young person mentioned that they felt safer in the space when there were less people around. When asked how they felt on arrival, one young person highlighted how they felt like they weren't meant to be there as they couldn't see anyone their age. Young people generally felt safe arriving at the Shirley Library as many were familiar with the route to get there; it was only when they had to leave when it was dark that they felt unsafe...everyone else who left either by public transport or foot/bike expressed feeling unsafe. A couple of young people highlighted how dark the mall and library car park were and this increased how unsafe they felt leaving the Library."

"On a positive note though, the young people highlighted that the librarians were always very friendly and that they felt comfortable to approach them if they ever felt unsafe and/or needed to express concern."

"The young people expressed that getting to and from the library by public transport was relatively easy. However, they felt that the Library could be better sign posted."

"For those that biked, the consensus was that there weren't enough bike stands (only one) and the bike stands that were present were not modern bike stands that ensure your bike is safer."

"The young people felt that there could be more toilets available for users in the library and also some gender neutral options that weren't the disabled toilets. They would recommend providing more toilets and more inclusive options like at Tūranga Library."

"Young people expressed that they felt that there was good information about other services, however, felt that information about the 'youth clubs' could be better advertised and more easily accessible."

"The suggestion of more chairs and comfy places to sit such as more bean bags etc. was also raised again within this discussion around resourcing. This highlights a strong consensus that the Shirley Library should have more places for both young people and all library users to sit. In terms of books, young people were in agreement that there needed to be more new books circulating in from other libraries and more books for them as young adults."

"When asked if the space reflected their culture many of the young people said that it doesn't feel multicultural and that they would love to see more Te Ao Māori and Te Reo Māori around the space."

"The average net promoter score is low and suggested that young people would not recommend the space to others."

6.2 ReVision Youth Audit Shirley Library | Comments:

"The Youth Audit Tool is an asset created by the youth sector of Christchurch, and offers a low-cost, robust methodology for capturing youth voice in the development of places and spaces around the city."

https://christchurch.infocouncil.biz/Open/2021/12/YTAC_20211201_AGN_5468_AT.PDF, Page 13-19

As a parent of a teenager (diagnosed with ADHD, Autism & Sensory Processing Order), I'm concerned that the 'Canterbury Youth Audit Check Card' (Page 18) doesn't include youth who are neurodivergent or have disability issues.

We currently live 5 minutes away from Shirley Library in Richmond. Ben now refuses to go into this library as the environmental design & interior layout is overwhelming & triggering for him.

I'm a researcher/designer, I grew up going to my local library weekly & as a teenager the Central Library was my second 'home.'

I've stopped going to the Shirley Library, as I find getting into the Palms car parking building stressful. There are usually no parks available outside the library. It is easier to find a park on the first floor, but then you have to go through the mall to get back out to the library in the car park. I currently have chronic pain & lugging library books is exhausting, so I now prefer to go to Fendalton or South Library, as they are standalone libraries in destination spaces: park settings with easy accessible car parking.

I agree with the 'Youth' comments above.

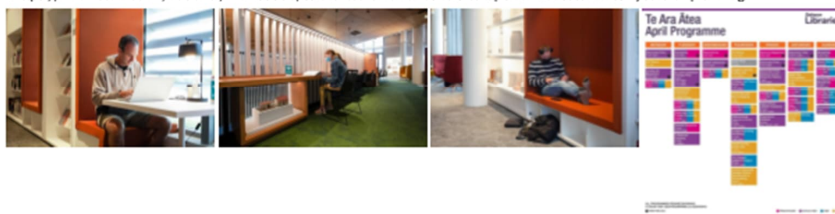
I've been advocating since 2018 for the Shirley Library to be relocated to 10 Shirley Road & upgraded to include dedicated learning spaces & meeting rooms, a fit for purpose citizen hub that has a 'place' for everyone.

The best suburban library that has got the balance right in my opinion is the Sumner Library. The first time I walked into this library, I said it feels like 'home'.

Since my son was diagnosed, I have spent many hours researching the impacts of environmental & interior design. When Ben was younger, I would regularly 'audit' places we would go. It was easier to take him to 'safe' places that didn't trigger him. But as he grew & better understood what triggered him, I would take him out to different places & they became learning experiences. Opportunities to teach him how to cope in different environments & what 'tools' he could use to help him be less triggered.

My latest research & ideas are in the attached ShirleyCentreConcept2021JoannaGould.pdf, which includes info on creating inclusive environments for all ages/stages & abilities.

<https://www.stuff.co.nz/national/127139996/te-ara-tea-cultural-centre-to-open-in-rolleston-after-years-of-planning>



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7. Learning Libraries Concept

7.1 Learning Libraries Concept | Research:

"Wide variations in teaching across early childhood education and schools – sometimes within the same school – amounted to a 'systemic failure' which meant too few students acquired the basic literacy skills they needed to live a healthy and engaged life... Unequal access to 'high-quality interventions' for struggling students compounded the problem, along with disagreement in the sector about 'what constituted effective literacy instruction', the literature review said."

<https://www.stuff.co.nz/national/education/128083461/systemic-failure-in-the-way-children-taught-to-read-and-write-in-nz>

"What are some problems? It takes far too long to access support, and when you do get it, there is not enough of it, and it's not quite right. If you have a teen who is suicidal, that is urgent. To ring up and hear 'it's not bad enough' sends the message that the person has to increase harm to themselves in order to be seen as truly in need."

"For those who manage to hold things together until they see someone, and then by some miracle be accepted into the service – the help can be sporadic, not a good fit, and often medication is given instead of other treatments which may be more effective."

"While the skilled individuals working at the coalface do their utmost to provide help to the most needy, the system creates barriers. The model itself is built on the idea that mental illness occurs 'within' a young person, and therefore treatment is directed at them and not their environments, such as home and school."

"Sometimes, services are denied because 'it's behavioural', or 'it's the result of trauma' – as though these preclude mental illness, rather than being part of the constellation of difficulty. What we know is that the very environmental and economic disparities that lead to poorer mental health also prevent access to good treatment."

"Families are desperate. If we are going to provide high-quality care through our public system then our model of mental illness needs to change. Wellbeing is not individual, it occurs within family, hapū, community, schools and neighbourhoods, and develops over generations. Children develop well, and respond well to treatment, when their whānau are involved and listened to, when they are well-resourced and when they have choice and control."

<https://www.stuff.co.nz/opinion/128205045/its-time-to-rethink-our-mental-health-system-especially-for-children>

"Bipolar is a life-long mental health illness marked by depressive and manic episodes. One in every 20 New Zealanders suffer from bipolar disorder in their lifetime; one in 100 with a severe form of the illness. Medication and access to professional mental health care was 'key' in helping a person with bipolar...bipolar was a very complex illness, and for both the person suffering it and their family it could be 'very isolating.'"

<https://www.stuff.co.nz/national/health/128198343/christchurch-man-donates-500000-to-bipolar-research-in-memory-of-his-wife>

"There's much more to hauora than being physically fit – our wellbeing is also affected by our mental and spiritual health, the strength of our whānau and our relationship with te taiao. Te Whare Tapa Whā (<https://bit.ly/3vNnqPB>) describes health as a whareniui with foundations and four walls each representing an area that contributes to our wellbeing. We can use this to check in with ourselves or to find out where we need to strengthen."

<https://www.takai.nz/>

Te Ao Māori grounding for wellbeing mahi: "If we had a consistent model that they started in Year 1, and see other students all using the same language or the same information, they could leave us as young adults having a good understanding of their wellbeing and how to manage it." Karla Morton, Head of Mathematics, Ellesmere College

"My Year 6 class understand what wellbeing is now, whereas before it was just a word we've talked about a lot. Te Whare Mauri Ora is all new language, but the children understand how it links with their lives and the school values and to what happens each day." Nicole Thornton, WST, Southbridge School

"This year the kōhūi ako team is delivering a programme developed by Wiremu Gray called Te Waka Mauri Ora and it's a journey of resilience. The Waka programme aligns with the concepts of Te Whare Mauri Ora. The kōhūi ako team customised the programme with Wiremu to develop the appropriate language to suit all age ranges."

"We've come through this journey to get to this point, everybody can see the benefits and we all know the benefits might not be here on Thursday. It might be when the students are much older that they are able to manage their wellbeing. Whenever it is, I think that's a massive, massive outcome." Karla Morton, Head of Mathematics, Ellesmere College

"Wiremu Gray is a counsellor dedicated to young people and he's humbled by the impact his bicultural wellbeing model Te Whare Mauri Ora has had in schools. His whakapapa is Ngāi Tahu and Ngāti Porou...In 2017 he developed his own wellbeing model based on Te Whare Tapa Whā, PERMA V, 5 ways to wellbeing, and his lived experience...Te Whare Mauri Ora incorporates health and wellbeing but also factors in mātauranga on Te Ao Māori, Māori knowledge, world views, tikanga and Māori beliefs and cultural narratives...It values the mana, gives it a New Zealand flavour, and is bicultural."

<https://gazette.education.govt.nz/articles/te-ao-maori-grounding-for-wellbeing-mahi/>

"People who have lived most of their life being the minority have most likely often felt ostracised; they will be looking to feel safe every time they join a new group. What they see and hear in the first five minutes will either make them feel safe or trigger barriers to protect themselves. To improve outcomes for learners of all backgrounds, research shows you should create culturally responsive learning environments that focus on inclusion and equity."

<https://techenabledlearning.nz/guides/culturally-inclusive-classrooms/>

7.2 Learning Libraries Concept | Comments:

"Life is Inclusion. The way we talk, the language that we use, what we do to help others, how & what we teach, the words we use daily, the way we connect & help others belong, the barriers we break down, the infrastructure we create, the partnerships & communities we build. Inclusion is life." <https://www.diversitykids.com.au>

We can't keep waiting for a new building to be built, because what could happen inside this building, is needed now: a citizen hub for community connections, community directory, sharing resources, promoting activities/events/organisations, community education...So instead of waiting for a 'physical' building to be built, we are creating an online community first, to connect communities around Shirley Road: Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau.

Directory: <https://www.shirleyroadcentral.nz/src-directory/>

Activities: <https://www.shirleyroadcentral.nz/src-activities/>

Support Services: <https://www.shirleyroadcentral.nz/src-support-services/>

Why 'Shirley Road Central?': <https://www.shirleyroadcentral.nz/shirley-road-central/>

For more ideas & latest research/articles/posts/organisations: <https://www.facebook.com/ShirleyCentre10ShirleyRoad>

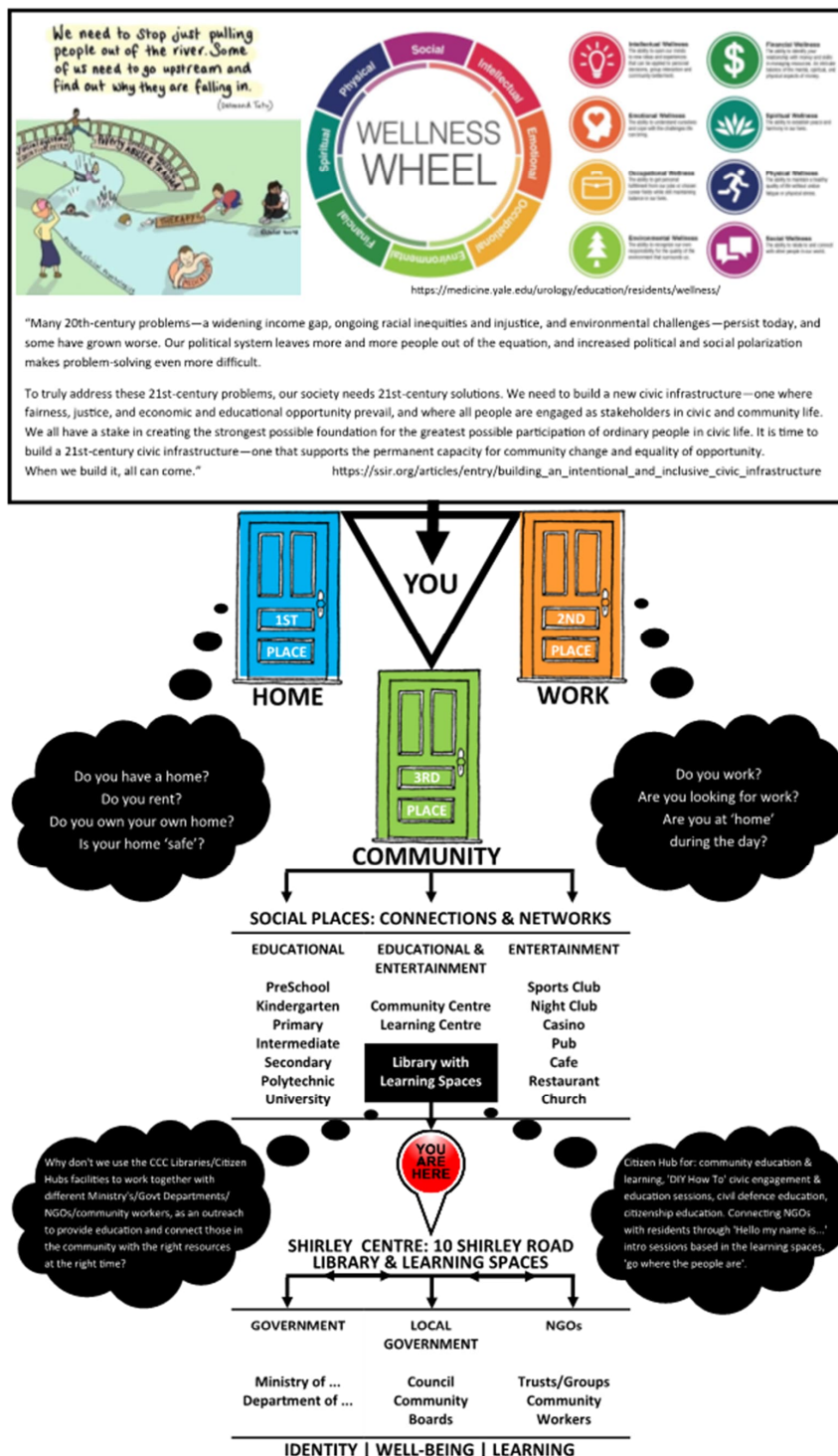
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9. Instore Demonstration Concept

9.1 Instore Demonstration Concept | Research:

"Promotional technique whereby the use of a product is demonstrated in a retail outlet. The in-store demonstration is used most often in large department stores, supermarkets, or mass-merchandise outlets that exhibit a heavy consumer-traffic pattern. Often, manufacturers will offer product discounts to dealers who will do in-store demonstrations."

https://www.allbusiness.com/barrons_dictionary/dictionary-in-store-demonstration-4962689-1.html

"In-store demos are a fun, unique, and engaging way to introduce new products to shoppers through product demonstrations or sampling. They can help you attract new customers, build personal relationships and trust, and increase sales and loyalty."

"In-store demonstrations provide a bevy of benefits that can help you engage your customers and improve your products and service. In-store demos empower you to: Test new brands or products. Enhance in-store experience. Improve customer loyalty. Increase sales. Gather customer feedback."

"Connecting with shoppers one-to-one or one-to-many—whether it's to educate them about how your products are made or explain the benefits of using them—is a surefire way to build stronger and longer-lasting relationships. The more opportunities you create to engage with people, the more likely they are to feel a connection with you and your business, which can help improve customer loyalty."

"Brand ambassadors or representatives are a great way to increase brand awareness and engagement with shoppers. Whether you have brand ambassadors in your store during a demo day or hire them to hand out samples at another location or event, having more people to educate potential and existing customers about the products you sell will help grow your brand."

<https://www.shopify.com/nz/retail/in-store-demos>

"A successful campaign will deliver strong sales during the demonstrations and a sustained increase in sales after the campaign is finished."

"Shoppers expect a deal when they approach a demonstrator, so try to tie in your demonstrations to a price promotion, or at least a coupon."

"If your demonstrators have a stand, have them sell the product directly from the stand and position themselves near a product display if possible. If they don't have a stand, they need to be in a busy foot traffic area close to the product."

"Think of your stand, tray, uniform, brand ambassador etc. as a live billboard. You must capture shopper interest and convey brand and key messages in a glance. Once you have hooked a shopper's interest it is far easier to get them to engage and buy."

<https://stoppress.co.nz/partner-articles/how-get-great-results-your-store-demonstration/>

9.2 Instore Demonstration Concept | Comments:

From an early age, my Mum would take me & my four siblings on weekly trips to the library. I learnt it was ok to ask for help from the librarians, they were the 'information specialists'. As I grew I learnt to research the library catalogue by myself, the non-fiction section opened up a world of learning for me & still does today.

When I became pregnant with my son, my doctor referred me to the Early Start Project. For the first five years of my son's life, we were provided with wrap around services, thanks to our support worker, Margaret. Whatever help I needed, if she couldn't help me, she would connect me with another organisation/service that could.

"We can't go over it. We can't go under it. Oh no! We've got to go through it!" We're Going on a Bear Hunt by Michael Rosen Ben's favourite book as a baby, became my life motto during his childhood.

I know what it's like to be on a 'waiting list' & wondering when 'help' will arrive. I know what it's like to 'not meet the criteria, sorry we can't help.' I know what it's like to be judged... "don't judge a book by its cover."

Over the last 15 years, I've engaged with 50+ organisations for support & the opportunity to learn the life/coping skills I needed. My husband has bipolar, my son was diagnosed with ADHD, Autism & Sensory Processing. I was diagnosed with RSI in my early 20's, then CRPS. In 2017, I was diagnosed with chronic pain, which is why I'm so passionate about well-being now.

"You don't know what you need to know, until you need to know it."

"I wish I had known about that organisation sooner" & "I wish they taught that at school", are thoughts I've had over the years.

After overhearing conversations between employment support workers/tutors with their clients in our libraries & observing how different customers react to instore demonstrations, I came up with this concept to integrate support services into our library learning spaces.

Instore demonstrations work with the flow of people in a supermarket & are positioned accordingly. Shoppers usually have one of three reactions: 1. Participate (stop & engage with demonstrator), 2. Engage (walk passed & take what is handed to them by the demonstrator), 3. Observe (watches & listens by shelves close to the demonstrator)

The same principles would work if we integrated support services into our library learning spaces:

1. Participate: support services can invite residents to learn more about their services or hold weekly/monthly meetings.
2. Engage: support services 'demonstrators' become a familiar face, in residents local 'safe' place, more accessible 'bumping' space.
3. Observe: residents are now aware of this support service, they might not need their help at this time or they might remember this support services & refer someone else to it. Residents might not be comfortable approaching 'demonstrators' in a public place & may reach out to the support service in private. Some residents who have trust issues, will need to see the support service or 'demonstrator' more than once, before they decide it is 'safe' to 'participate' or 'engage'.

"We cannot force someone to hear a message they are not ready to receive. But we must never underestimate the power of planting a seed."

"One day a man was walking along the beach when he noticed a boy picking something up and gently throwing it into the ocean. Approaching the boy, he asked, "What are you doing?" The youth replied, "Throwing starfish back into the ocean. The surf is up and the tide is going out. If I don't throw them back, they'll die." "Son," the man said, "don't you realize there are miles and miles of beach and hundreds of starfish? You can't make a difference!" After listening politely, the boy bent down, picked up another starfish, and threw it back into the surf. Then, smiling at the man, he said "I made a difference for that one." By Loren Eiseley

Christchurch City Council Draft Annual Plan 2022/23 | Joanna Gould | April 2022 | Page 9 of 9



Joanna Gould |
W: www.10shirleyroad.org.nz/ | F: www.facebook.com/groups/www.10shirleyroad.org.nz/
W: www.riseuprichmond.nz/ | F: www.facebook.com/groups/207060349907745/
W: www.getcreativechristchurch.nz/ | F: www.facebook.com/getCreativeChristchurch/



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Submitter Details

First name: Justin

Last name: Cope

If you are responding on behalf of a recognised organisation please provide organisation name:

Canterbury Handball; Canterbury Floorball

Your role in the organisation and the number of people your organisation represents:

Board Member. 300+ (combined organisations)



Would you like to speak to the Council about your submission?

Yes

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).



Submission:

Thank you for the opportunity to submit on the 2022/23 Draft Annual Plan.

Submitters: This is a joint submission on behalf of Canterbury Handball and Canterbury Floorball.

Submitting against: Proposed changes to fees and charges (pg. 216). New charge for futsal/handball/korfball/floorball full sized court – adult (\$106.00/hr), child (\$80.00/hr).

Handball and floorball are all developing sports in Christchurch. We provide playing opportunities for adult players and children as part of organised senior, junior and schools competitions. We also offer our sports as school holiday programme and as community sporting opportunities.

Our two sports share a common regulation court perimeter dimension (40mx20m) although with different internal line marking configurations. We also share the same court configurations as korfball and futsal. This regulation court size is considerably larger than other sports, for example basketball (28mx15m) or netball (30mx15m). When played indoors, depending on the venue configurations this generally requires the court to span an area of at least two of these smaller courts.

We are very excited that the CCC has provided for three community courts at Parakiore which are near regulation size for our sports, as well as for futsal which also requires this larger court dimension. Our understanding is that three of the community courts at Parakiore will have permanently marked lines for futsal and one each for handball, floorball and korfball.

We are concerned however, that the single court fee for a handball/korfball/floorball court is double the proposed fee for a basketball court (\$53.00/hr for adults). This decision is obviously based on the Parakiore court configurations having the handball/korfball/floorball courts spanning two basketball courts.

This might seem pragmatic (i.e., double the court, double the price), but we see it as inequitable, and damaging to our continuing growth and appeal. The number of players per team in our sports are the same, or similar to other team sports such as basketball, netball or volleyball. However, this proposed charge, if worked out as a cost per participant is essentially doubled for our sports compared with others. We see this as a penalty for the unavoidable fact that our sports require more space.

Of course, our sports can be downscaled to be played on a smaller court i.e., a basketball court. This is fine for beginners or young players but not for adults to get a proper playing experience. An additional hindrance is that if we play on a basketball court, then there will be no appropriate line markings, again reducing game experience or adding additional costs if temporary lines are required.

By far the largest cost for our sports is court hire. Generally, this cost needs to be passed on to participants. As developing sports, we need to try and keep the cost of participation as low as possible. After all, there is no better way to discourage new players from taking up or continuing a sport than the costs being prohibitive. Subsidies by way of grant funding can only go so far.

As only one of the three community courts at Parakiore will be fully marked out for handball, floorball and korfball (or at other CCC facilities where there are no lines at all), if we organise larger events that need use of all three courts, we will incur significant additional costs for temporary line marking.

The use of a wonderful new facility like Parakiore, or indeed opportunities to use other CCC facilities where space has been freed up by the increased capacity that Parakiore provides,

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has given us a lot of optimism about being able promote and grow our sports and to provide more opportunities for kids and adults alike to become, and continue to be more active. However, this optimism has been dampened by the potential significant cost of court hire proposed in the Draft Annual Plan. These fees would likely rule out the regular use of the CCC facilities for things like weekly trainings for club teams, or schools' competitions as the costs will prove prohibitive. Use might be restricted to higher level senior competitions and one-off events.

We are also aware through conversations with Korfbal Canterbury, who are likewise experiencing considerable growth, that they share similar concerns.

Annual Plan Change Sought: That the fees for the hire of a full-sized futsal/handball/korfbal/floorball be \$53.00/hr for adults and \$40.00/hr for children in line with the charge for a single basketball court.

Thank you again for the opportunity to submit.

Justin Cope (Canterbury Handball)

Cherie King (Canterbury Floorball)

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Shirley Community Centre, 10 Shirley Road, Christchurch.

The original large brick building was constructed in 1915 as Shirley Primary School. It was built to the design of Education Board architect George Penlington. After Shirley Primary school relocated to new buildings across the road in June 1977 the original school building became the Shirley Community Centre.

As a historic building, it was used for cultural, educational and recreational activities. Prior to the September 4, 2010, and February 22, 2011, earthquakes, the well-established centre was used by many community groups to host workshops, classes and fun activities. It was a popular and welcoming community asset situated on multiple bus routes, reaching out to the communities of Shirley, Dallington, Richmond, Edgeware, St Albans and Mairehau. Due to the building's earthquake damage, the facility was demolished in 2012 and has not been replaced since, in spite of the area's growing population.

The closure of the Shirley Community Centre and the Ministry of Education's closure of schools have had a major effect on community morale.

In 2022 the land remains empty. Our communities have waited over a decade for a replacement facility, while watching tens of millions of dollars spent on new community facilities in other areas of the city.

The decision to not rebuild ours has disadvantaged our community and continues to do so.

Our vision is a new community hub at 10 Shirley Road. We want a modern future-focused library, with learning/meeting spaces for all ages and stages of life. We want a centre that is inclusive and accessible for all. This location is a very visible historic landmark at the beginning of Shirley Road. Leaving it empty without a community centre, is a constant reminder of what we have lost, that we have been forgotten & have no community legacy for the future generations.

Last year a petition of 1200 signatures was presented to the Christchurch City Council asking for the Shirley Community Centre to be reinstated. CCC agreed to conduct a feasibility study. Where is

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it at a year later?

Funding in the draft plan is set at 2024/25 or later, but in the LTP it is set for 2030, this funding needs to be brought forward, as the continued increase in both Social Housing and infill housing in the area is also increasing the population who do not have access to the types of activities that other suburbs have.

Currently Shirley library is the 2nd busiest suburban library in Christchurch but does not have the space to provide for the Community as other Suburban libraries do. Our children are missing out on after school and holiday programs as this Library has no dedicated learning spaces.

The recent Youth Report for 10 Shirley Road stated clearly youth of the area would like a structure providing a safe relaxing space with free Wifi and a dedicated seating area. A place that would facilitate event activations such as sport clubs, social events or crafternoons and include access to support services. Currently there is nowhere else suitable in this area. They also felt that Shirley Public Library was not a very welcoming space. It is very spartan compared to other libraries in Christchurch.

There are many isolated elderly people in this community who mourn what was lost in 2012 and don't understand why the Community centre hasn't been rebuilt as was promised after the Earthquakes

The North Richmond, Shirley, Mairehau, Dallington and Edgeware communities have had little investment in community facilities over the years since the Earthquakes, yet there have been many developer's contributions. This money should be reinvested in the communities where the development takes place.

Please move the funding for this facility forward from 2030 to 2024/25

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Our Draft Annual Plan 2022/23

Submitter Details

Submission Date: 18/04/2022

First name: Jennifer Last name: Dalziel

If you are responding on behalf of a recognised organisation please provide organisation name:

Shirley Road Central

Your role in the organisation and the number of people your organisation represents:

Chairperson, (previous petition presented with 1200 signatures)

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Attached Documents

File
anual Plan 2022

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Submission to the CCC Annual Plan 2022/23

Name: St Albans Pavilion & Pool Inc (SAPP)

Address: [REDACTED]

Phone number: [REDACTED]

Email: swim@edgewarepool.co.nz

Age: Under 18 years, 18-24 yrs, 25-34 yrs, 35 -49 yrs, 50-64 yrs, 65-79 yrs, over 80

Gender: Male Female Gender Diverse

Ethnicity: NZ European, Maori, Pacific Peoples, Asian, Middle Eastern/Latin
American/African, other European, other.

Would you like to speak to the Council about your submission? Yes No

I/we support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool, because:-

Please see attached submission document

Signed Lynne O'Keefe, Board member

Send to: Freepost 178, Annual Plan Submissions CCC, P O Box 73017, Christchurch 8154
Email to : cccplan@ccc.govt.nz or drop into Kohinga St Albans Community Centre 1049 Colombo St.
Any queries: swim@edgewarepool.co.nz
Closing date for submissions: April 18th

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Submission to CCC 2022/23 Annual Plan

Thank you for the opportunity to make this submission on behalf of the St Albans Pavilion and Pool Inc (SAPP).

This submission is prefaced by a brief recap of events that have lead to this 'imbroglio' as Mike Yardley so eloquently put in his Stuff article March 1 2022.

BACKGROUND

The Edgeware Pool opened in 1934 hosting the NZ Swimming Championships. It was operated by the community until 2002 when it was taken over by the CCC, a decision taken at that time citing health and safety responsibility. This arrangement was only to last 4 years. In 2006, the Council, against the communities wishes demolished the pool.

Since the formation of SAPP a lot has been achieved: land ownership, resource consent granted, concept plans finalised, quantity surveyor costings, business plan and a geotech investigation is underway. Cash and pro bono work has so far expended around \$250,000.

DESIRED OUTCOMES

With your support SAPP will be in a stronger position to deliver the outcomes we see as important to our community.

1. Every Citizen a Swimmer

Swimming has no age barrier. We must endeavour to provide all of our community with the chance to learn swimming skills. One week a year of swimming lessons, currently provided by local St Albans schools, does not provide our children with even the basic skills required to equip them for lifelong water safety.

In a letter of support from New Zealand Water Safety, their Strategy includes the goal: *"Every New Zealander has the opportunity to develop water safety knowledge and survival skills"*. The letter continues, *"We believe community access to a pool is vitally important so children and adults can learn to enjoy the water safely and with confidence."*¹

Fiona McLachlan in her PhD thesis writes *"Public swimming pools are widely accepted as a social institution which has been part of the cultural landscape in Aotearoa/New Zealand since the late 1800s."*² We are an island nation. Water is in

¹ Water Safety New Zealand Letter of Support February 2021

² McLachlan, F. (2012) Poolspace: a deconstruction and reconfiguration of public swimming pools. PhD.

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our DNA, but given the unacceptable drowning rates we must learn to appreciate its dangers.

2. Community Benefits

The Edgeware Pool complex will bring a new dimension in community engagement. With the support of the local school communities, and as in 1934 will draw on the wider community to be engaged in the operation of the pool through volunteer roles.

The location of Edgeware pool is on two bus routes, a major cycleway in a north/south direction, awaiting an improved east/west connection, and within walking distance of the St Albans School and St Albans Catholic School makes it ideally placed to bond the community. It supports our climate goals perfectly and embraces localism.

3. New Facility to Serve Growing Population

You will be well aware St Albans is experiencing a huge increase in population, and requires community amenities to match this growth. It is the second fastest growing suburb in Christchurch. Est 49,000.

The current pandemic shows us the need for outdoor facilities. In a recent Stuff article, Siouxsie Wiles says *"Moving more things outdoors and making our indoor environments safer will help. This is not something that can be left to individuals but will need both public and private investment in our country's infrastructure."*³ The Edgeware Pool is exactly the type of infrastructure Siouxsie is talking about.

CONCLUSION

It is always challenging for 'not for profit' community organisations to attract funding for CAPITAL WORKS, however the group through sheer determination has self-funded various reports and expenses, such as geotech and rates, although Covid has made this more difficult over the past two years.

The Council grant of \$3M will provide a much higher level of confidence needed in order to approach major funders for this project. As there is so much community support, the residents should not be expected to fund the majority out of their pockets because they will be the ones running it.

SAPP hopes that you will be persuaded to support this project because Edgeware pool represents a renewed vision for our community.

³ <https://www.stuff.co.nz/opinion/300548759/covid19-we-need-a-national-ventilation-scheme>. 28 March 2022

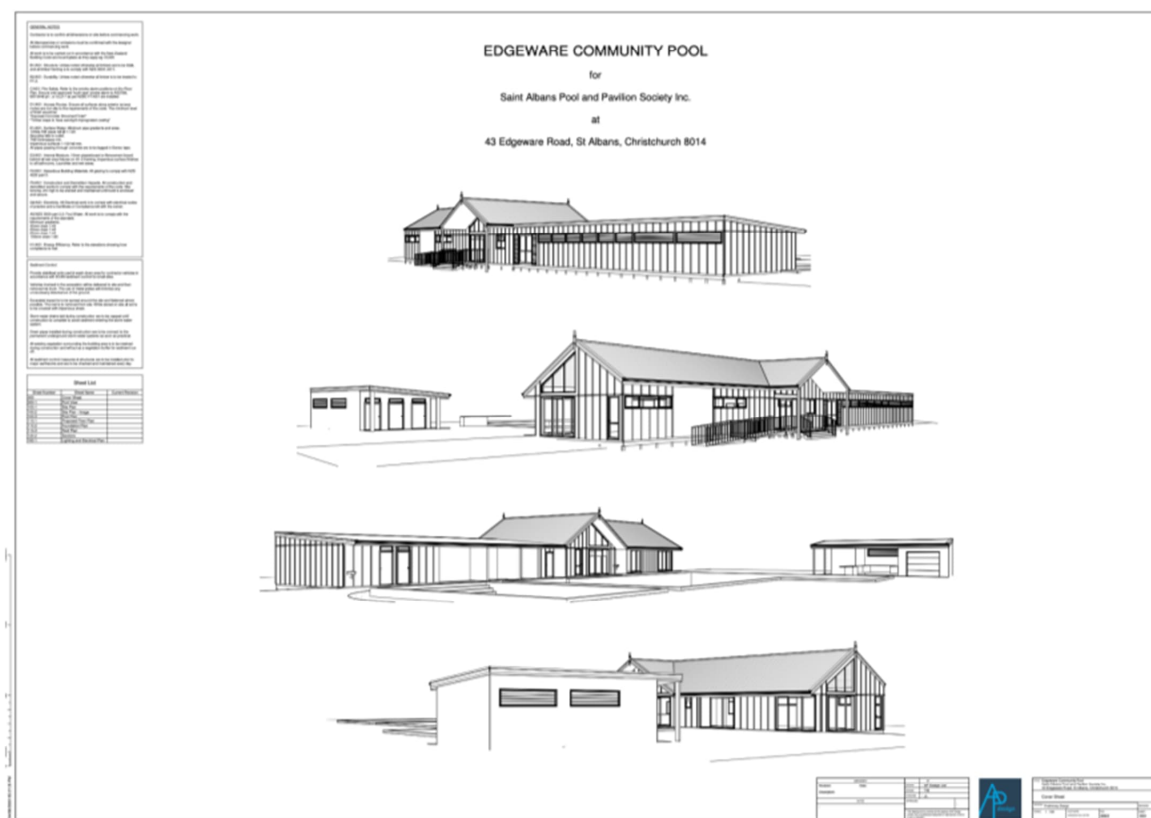
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Concept image of Edgeware Pool



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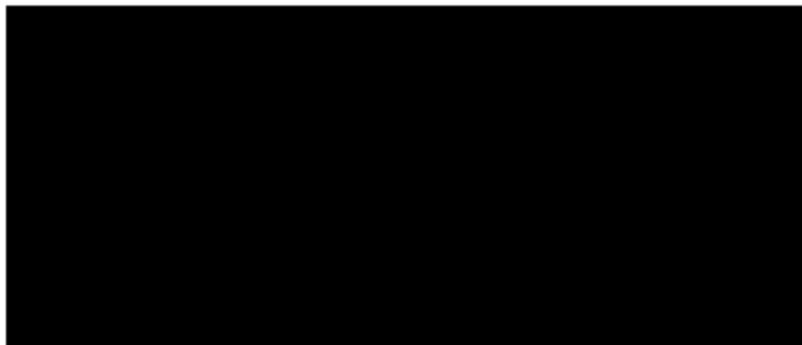


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Submission to the CCC Annual Plan 2022/23

Name: Lynne O'Keefe



Would you like to speak to the Council about your submission? Yes No

I/we support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool, because:-

I grew up surrounded by water, the sea and rivers. I was given the confidence to be safe in the water because of the lessons and easy access to a pool when younger.

I want to see my grandchildfren given the same opportunity.

A whole generation has missed out on having a local community pool and it is time we addressed this.



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I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME
Kirsty Muckelbauer
Chris Munk
Paula Green
Tina Loch
Foramary Milburn
Graig Kennell
Brenda Hyatt
Jimmy
Joslin
Ashia
Kean
Shayne
Brenna
Gary

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I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME	PHONE	ADDRESS	EMAIL
Melie Filiat			
David Robinson			
Shelley Broad			
Andrea Quade			
Kate Simms			
Kathy Lee Kathy Lee			
HAROLD GIBBENS			
Andrew Molder			
Rachel Bates			
Paulo Ireland			
Sarah Cotton			
Vanja Richardson			
S. Mc Donnell			

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I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME
Margaret Conn
Peter Cook
Jo Aitchison
Jeremy Bennett
Jacky Cook
Rupete Dobson
John Greenwood
Gemma Smith
Lakshika Dissanayake
K. Simwood
Peter Brown
Les DAVIS
Robini Sharp
Margaret Conn

page 3 27
14
41

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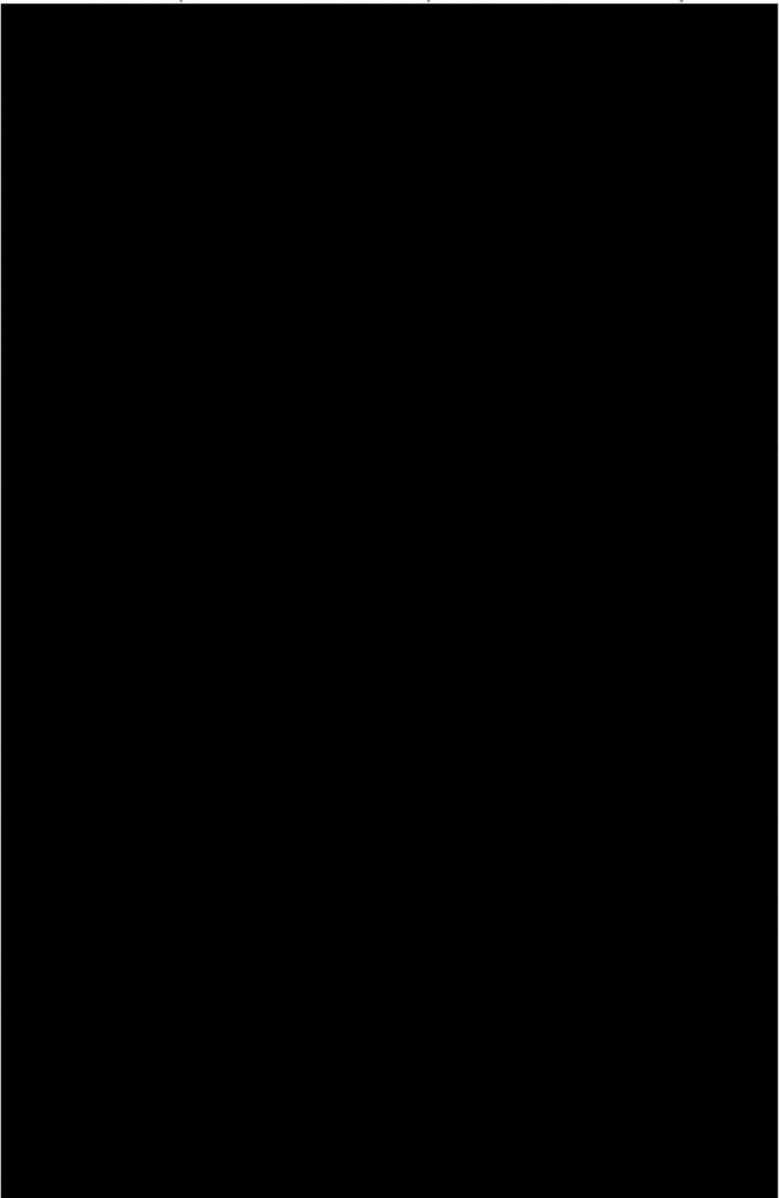
I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME	
Karen [unclear]	
K. Cavanagh	
* H. Dyksma	
Sam Walls	
IS DOING HER OWN SUBMISSION → P. [unclear]	
Barbara Tilly	
Kayley Taylor	
J. Sturton	
M. Holmes	
D. Givens	
C. Renton	
K. Williams	
C. Parker	
N. Stephens	

Page 4 $\frac{41}{13}$
54

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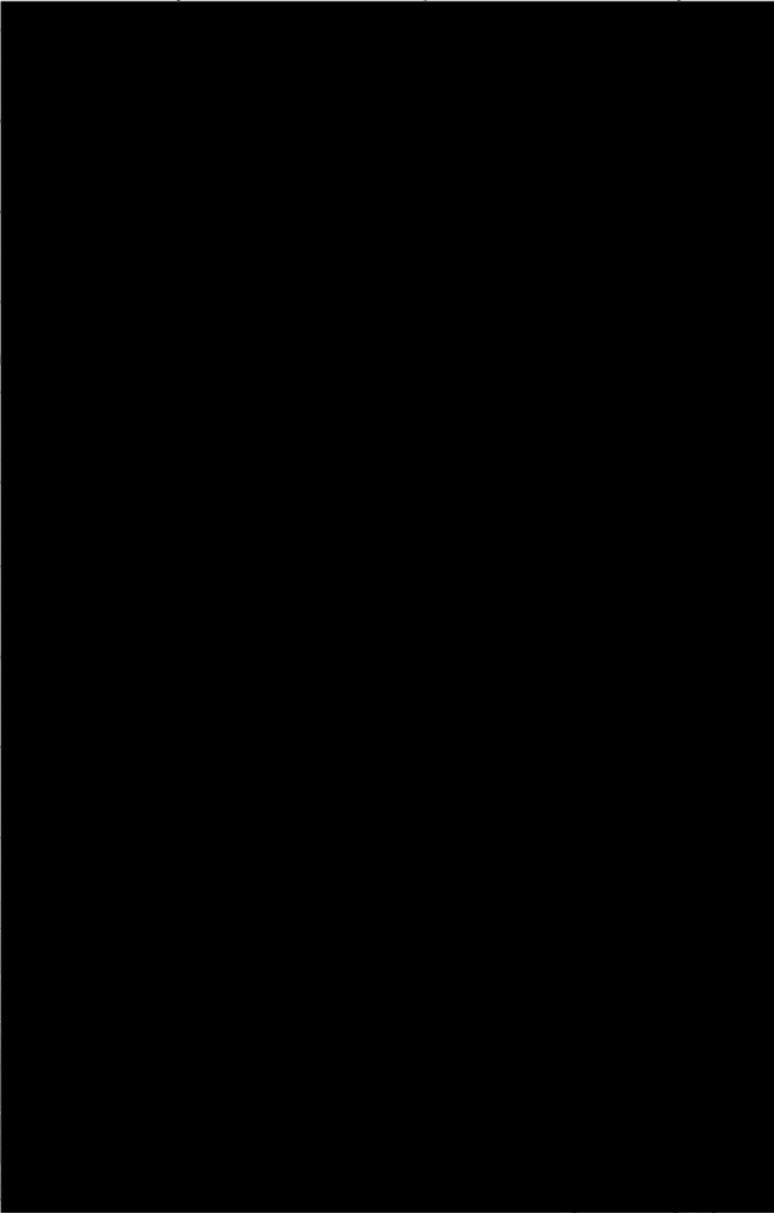
I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME	PHONE	ADDRESS	EMAIL
Emily Coulson			
Nyilone Paton			
Angela Byrne			
Alex Purcell			
Bernadette Cooney			
Virginia Strickland			
Mary Warne			
Whitney Sunderland			
ALLAN THOMAS			
JOZZ NIELL			
Matthew Plews			
Joyce Firth			
Polly Achrord			

Page 5
57
13
67

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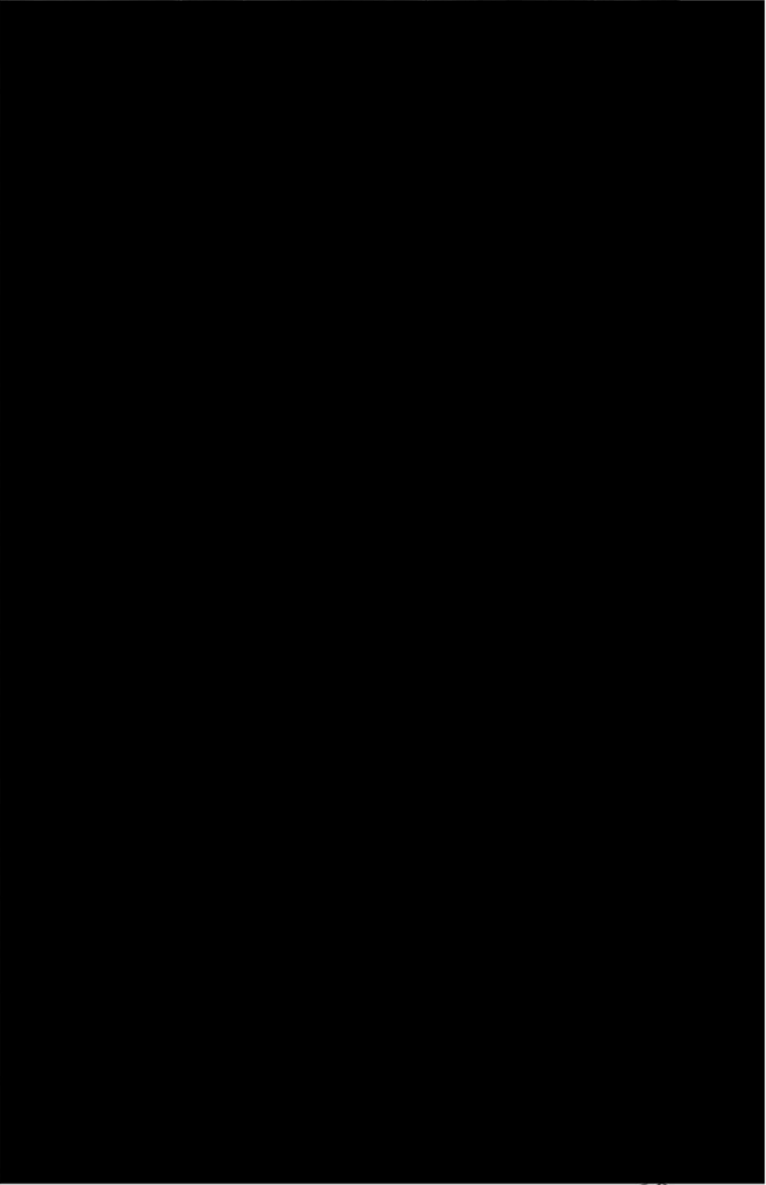
I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME	PHONE	ADDRESS	EMAIL
Alister James.			
René Lewandowski			
Jan White			
MARY WHITE			
Barry White			
Don Thomas			
Tim Greene			
Dan & Meg			
Tina Waterhouse			
Brian Williams			
Nicola Tiffen			
J. Gillis			
Jackie Moore			

page 6 $\frac{61}{13} = 80$

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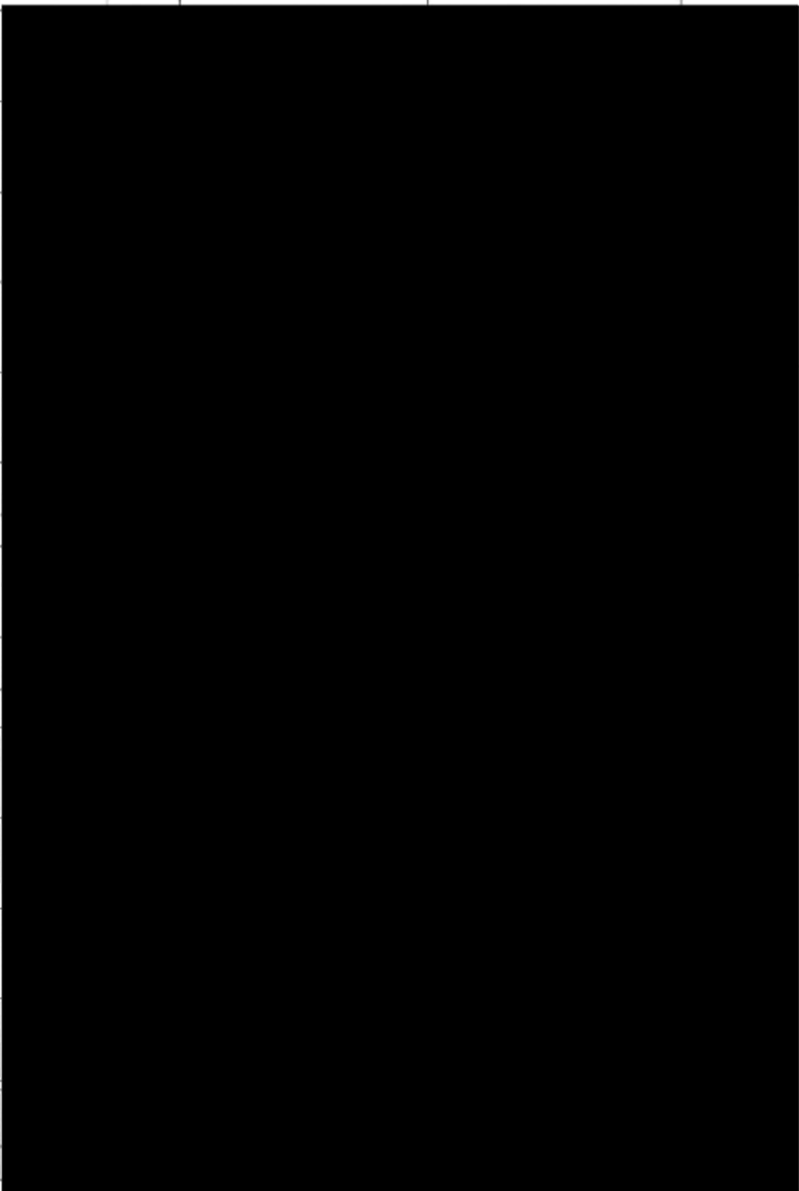
I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME	PHONE	ADDRESS	EMAIL
Liz Collins			
Geoff			
Eden			
Emma Beed			
Nell Rice			
Ben O'Denny			
Angela D Connell			
Sio Bignall			
Stewart			
DAVID			
John Buckle			
Maria Hirner			
Hanni Carter			

page 7 $\frac{80}{13} = 93$

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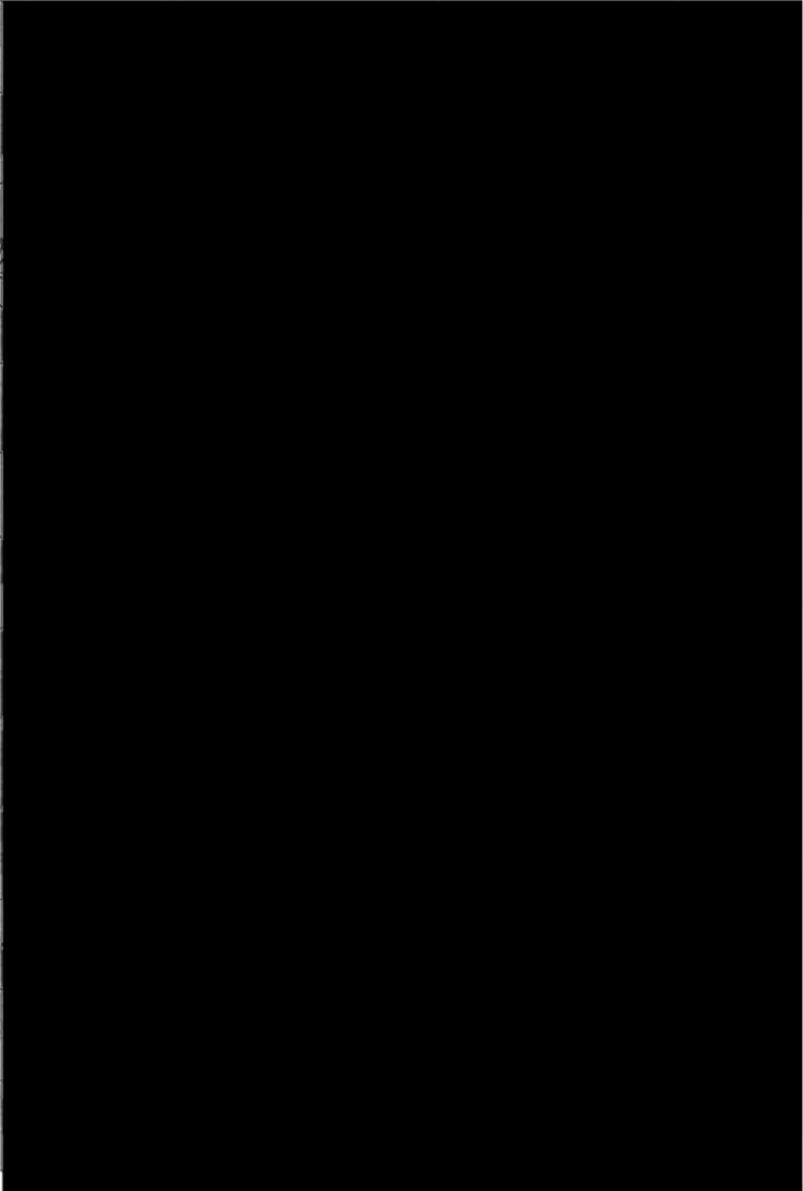
I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME	PHONE	ADDRESS	EMAIL
Emma			
Alison			
Jan			
Brian			
Sarah			
Michael			
PETE KING			
Ghaz			
Heather			
Jo			
Michael			
MIRIAM O'CONNOR			
Katrina			

page 8 $\frac{93}{13} = 106$

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I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME	PHONE	ADDRESS	EMAIL
Sunitha Gautam			
Nick Williams			
Aita Gopal			
ANNA Sutton STOON			
Sharon Pere			
Ed Croftell			
Christy Blackmore			
Jenny Croftall			
Philip Croftall			
LYNDY KENNEDY			
LOUISE HOLMES			
NINA STRIEGER			
G Adams			

page 9 $\frac{108}{13} = 119$

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I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME	PHONE	ADDRESS	EMAIL
Nayley			
Doreen			
Ramon			
Ella			
Greg			
Nick Cole			
Deb Hamilton			
Stewart Dave.			
Alan McCarty			
Andrew Mitchell			
DANIELA SEIXAS			

page 10 $\frac{119}{11} = 130$

403

I support the CCC proposal to contribute \$3m to the Edgware Pool project in the 2022/23 Annual Plan				
Name	Phone	Address	Email	Comments
Kay Miroque				
Adrienne Telford				
Jacqueline				
Diana Patka				
Marion Fairbrass				
Megan Hodges - Moor				
LORRAINE BUNTING				
Leigh Tignall				
Brian Lang				

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11

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I support the CCC proposal to contribute \$3m to the Edgeware Pool project in the 2022/23 Annual Plan				
Name	Phone	Address	Email	Comments
Paul Tomlinson				
Kate Tomlinson				
Michael O'Shea				
Jimmy Henderson				
Ron Edwards				
HENRY RYMOND				
Marty Boyce				
Michael O'Leary				
KEAN MITCHELL				

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I SUPPORT THE CCC PROPOSAL TO CONTRIBUTE \$3M TO THE
EDGEWARE POOL PROJECT IN THE 2022/23 ANNUAL PLAN

NAME
Ray Thomas
Jeremy Fox
Vince Barry
Helen S.
Karl V.
Anna B
Kay McIntosh
Bryan McIntosh
Liz Carey
David
V Ball
Annie Lines
Chris Warwick
Tim Lynskey

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14
162

I support the CCC proposal to contribute \$3m to the Edgeware Pool project in the 2022/23 Annual Plan				
Name	Phone	Address	Email	Comments
Kay Sullivan				
Dave Dinnman				
Oilly Motoi				
Maureen Lynch				
Mark O'Keeffe				
Marie Meads				
Paul McKenzie				
Katie Carey				

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I support the CCC proposal to contribute \$5m to the Edgeware Pool project in the 2022/23 Annual Plan

Name	Address
John McCann	[REDACTED]
Angie May	[REDACTED]
Jack Hume	[REDACTED]
Shane Hume	[REDACTED]
Sam Kuma	[REDACTED]
Ruthie	[REDACTED]
Christine	[REDACTED]
Tina Fide	[REDACTED]
Karl	[REDACTED]
[Signature]	[REDACTED]

I support the CCC proposal to contribute \$5m to the Edgeware Pool project in the 2022/23 Annual Plan

Name	Address
Dave	[REDACTED]
Sam Bell	[REDACTED]

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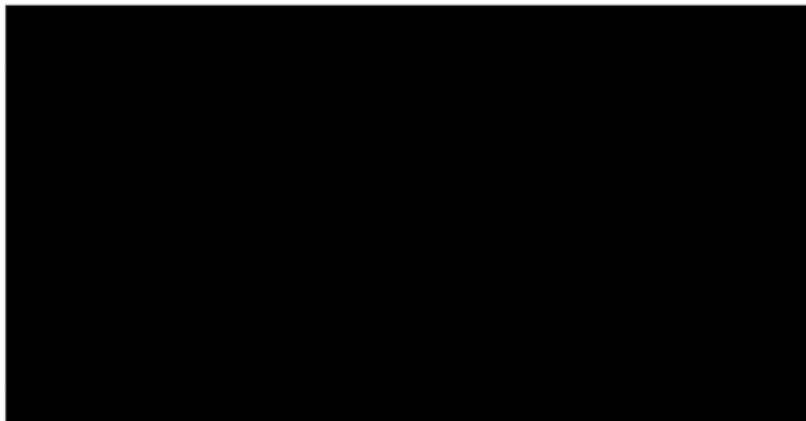
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Submission to the CCC Annual Plan 2022/23

Name: Oliver Motoi



Would you like to speak to the Council about your submission? ☒ Yes ☐ No

I/we support the Council contributing \$3m to Edgware Pool Group to rebuild the Edgware Pool, because:-

I grew up with a local pool, & it was
integral to building social skills while keep active.
In this day & age where devices are prevalent
with our children, getting them outdoors is becoming
more & more of a challenge. Don't be fools,
BUILD MORE OUTDOOR POOLS!!!



Send to: Freepost 178, Annual Plan Submissions CCC, P O Box 73017, Christchurch 8154
Email to : cccplan@ccc.govt.nz or drop into Kohinga St Albans Community Centre 1049
Colombo St.
Any queries: swim@edgwarepool.co.nz
Closing date for submissions: April 18th

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Downey, Jo

From: [REDACTED]
Sent: Monday, 18 April 2022 10:34 pm
To: CCC Plan
Subject: Edgeware Pool submission

Categories: Jo

My name is Tracey Fowler [REDACTED]
[REDACTED]

I support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool for a number of reasons.

Firstly - the Edgeware community has done an amazing job of maintaining focus and raising funds towards the replacement of its treasured pool. They have demonstrated huge commitment. The Council's contribution of 3 millions dollars will allow the pool to be built more quickly which is important given rising cost of living (increasingly expensive for people to travel across town), rapidly rising inflation, and increasing need for local exercise facilities.

Secondly - the events of the past 3 has shown us that a strong community is more important than ever. Covid has made it harder to do many things. People feel safe in their local communities. The sooner the pool can be completed and used the sooner those wellbeing benefits will be seen and felt in our community.

Thirdly - St Albans and Edgeware has suffered in many ways due to traffic/infrastructure/roading/housing changes in recent years .

Many of these changes have not been what residents have wanted and its tightly knit community has worked hard to remain cohesive and positive. The 3 million dollars provided by the council for the pool will demonstrate that the Council values and supports the Edgeware/St Albans community - indeed all small communities who put in the hard yards themselves and demonstrate that they have what it takes to rally together, focus on a goal, have a clear vision and have the potential to see it through.

Fourthly - the Council should not have destroyed the old pool in the way that they did. It was wrong. It hurt many people and showed great disrespect to the community. This is an opportunity to do things better and heal wounds.

Lastly and not least - Facilities like the Edgeware Pool contribute to an equitable society. We have many problems of inequity in Aotearoa. Equity and partnership for all were promised under Te Tiriti o Waitangi, and it behoves us all seek ways to uphold these promises - at every level of society.

And finally lastly lastly - I am a longterm Edgeware resident. I used the pool as a university student flatting in Canon Street in the 80's. I took my young children to the pool when we lived in Gosset Street in the 90's and early 2000's. I live in Trafalgar Street now and would be so happy to be able to swim again in my own neighbourhood.

I am happy to speak to the Council about my submission.

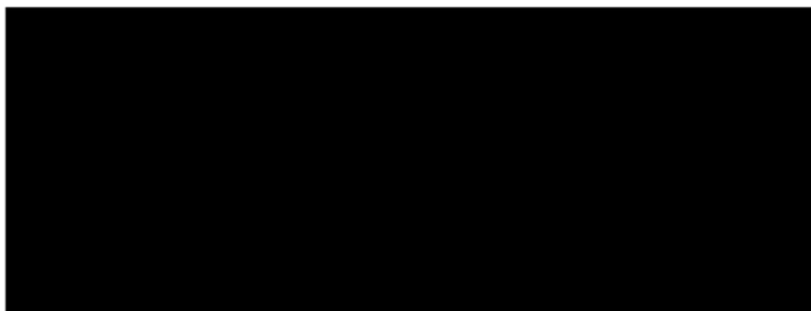
Ngā mihi nui
Tracey Fowler

Sent from my iPhone

1

Submission to the CCC Annual Plan 2022/23

Name: _____ Sunita Gautam _____



Would you like to speak to the Council about your submission? **Yes** No

I/we support the Council contributing \$3m to Edgware Pool Group to rebuild the Edgware Pool, because:-

There is a great need and demand for the local pool in this area. I have lived in the area for nearly 20 years and my two children have attended local preschools and primary school. I remember that every summer my children had to rely on their preschool/school to take them to swimming pool which often was limited. As a working parent my time was limited and lack of local pool caused us great inconvenience or sadly my children had to miss out. Edgware pool will be a great asset to our community, local primary school and local preschools. This pool is long due and this community deserves the support from council to make their dream (Edgware pool) come true. Lastly, I agree with and welcome the council supporting this community led project with the proposed \$3M.

Signed _____ Sunita Gautam _____

Send to: Freepost 178, Annual Plan Submissions CCC, P O Box 73017, Christchurch 8154
Email to : cccplan@ccc.govt.nz or drop into Kohinga St Albans Community Centre 1049 Colombo St.

Any queries: swim@edgwarepool.co.nz

Closing date for submissions: April 18th

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Item 3

Attachment B

Submission to the CCC Annual Plan 2022/23

Name: Martin Cooney

Would you like to speak to the Council about your submission? Yes

I support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool, because:-

1. *The pool is a necessary facility for the area with the nearest full pool otherwise being in Papanui. To have a 25-metre pool, a separate learners pool, and a toddlers splash pad for a site just off Edgeware Rd is a huge and necessary boost for our suburb*
2. *I am a grandparent and I know the importance of swimming to the skills and confidence of children as well as adults. There are toddler pools at Abberley Park and Evelyn Cousins that are well frequented but a pool that met the needs of older children and adults is needed to complement these.*
3. *I also know that there are lots of immigrant families in parts of the Edgeware area who are not from an island and river nation like New Zealand. It is important to have a facility like this in the area given the nearest pool is Graeme Condon in Papanui.*
4. *This would also help to remedy an ongoing and well remembered blot on a previous Council's decision making about Edgeware since the old pool, which had been such an asset in the community was demolished and not replaced.*
5. *Fund raising in the community has been ongoing for years and has led to a real community sense of togetherness but much of the amount raised while substantial has had to be used for ongoing operational costs. There have been literally years of hard work, quiz nights, raffles, submissions, and volunteering by our community to get the pool reinstated back.*
6. *There is an amazing photo of swimmers competing in the Edgeware pool with a huge crowd in Edge Cafe – and it was the NZ championships at the time. This allocation in the budget is such a boost towards realising the local dream of reinstating the pool. I remember when I first came to Christchurch and saw the signs about fund raising for a new New Brighton Pier. At the time I thought "Yeah right." Now it is somewhere I take any visitor to Christchurch.*
7. *This is a true community led initiative which if supported by the Council will make Christchurch that much better.*

Signed Martin Cooney_____

Send to: Freepost 178, Annual Plan Submissions CCC, P O Box 73017, Christchurch 8154
Email to : cccplan@ccc.govt.nz or drop into Kohinga St Albans Community Centre 1049 Colombo St.

Any queries: swim@edgewarepool.co.nz

Closing date for submissions: April 18th

Council Annual Plan
11 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Cooney, Martin

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Our Draft Annual Plan 2022/23


Submitter Details
First name: Martin Last name: Cooney

Your role in the organisation and the number of people your organisation represents:

Postal address:


Suburb:

City:



Would you like to speak to the Council about your submission?
☒ Yes
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).



Feedback

1.1 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)?
I wish to support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool

1.2 Do you have any comments about our proposed changes to revenue, spending and borrowing?
I wish to support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool

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Council Annual Plan
11 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Cooney, Martin

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1.3 We're proposing some changes to our Revenue and Financing and Rates Remission policies – do you have any comments?
I wish to support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool

1.5 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)?
I wish to support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool

1.6 Any further comments
I wish to support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool

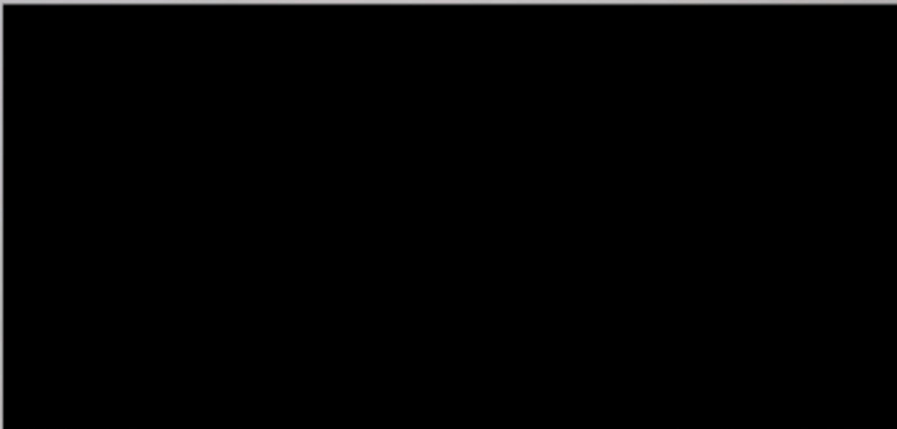
Attached Documents

File
Submission to the CCC Annual Plan 2022

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Submission to the CCC Annual Plan 2022/23


Name: Louise Holmes



Would you like to speak to the Council about your submission? ☒ Yes ☐ No

I/we support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool, because:-

St. Albans
the community needs a pool, and has had a
local pool for a long time. I cannot understand
why the last pool was demolished without
consultation with the St. Albans' locals. It
will give us a sense of pride in the community
again.

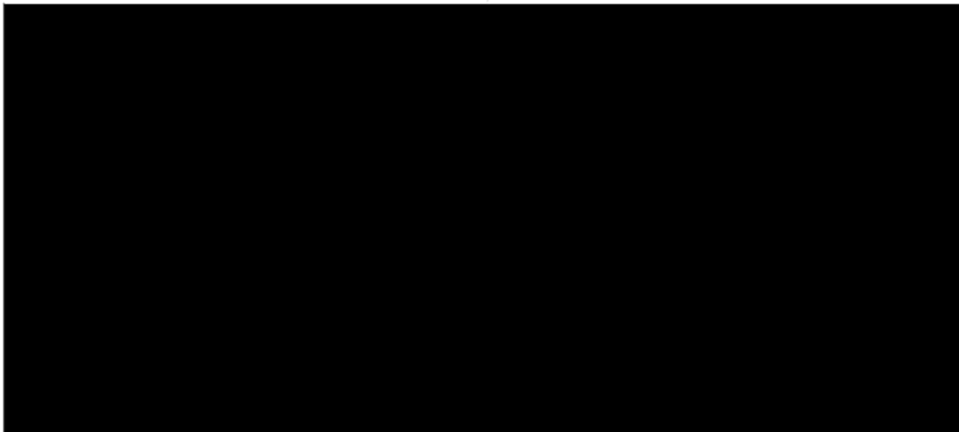


Send to: Freepost 178, Annual Plan Submissions CCC, P O Box 73017, Christchurch 8154
Email to : cccplan@ccc.govt.nz or drop into Kohinga St Albans Community Centre 1049 Colombo St.
Any queries: swim@edgewarepool.co.nz

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Submission to the CCC Annual Plan 2022/23

Name: Diana Proctor



Would you like to speak to the Council about your submission? ☒ Yes ☐ No

I/we support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool, because:-

it will provide a really beneficial outdoor gathering space where young people can initially learn the basics of swimming and then practise in a safe environment to develop water safety competencies. They can also set up swimming and life-saving clubs and water sport competitions.

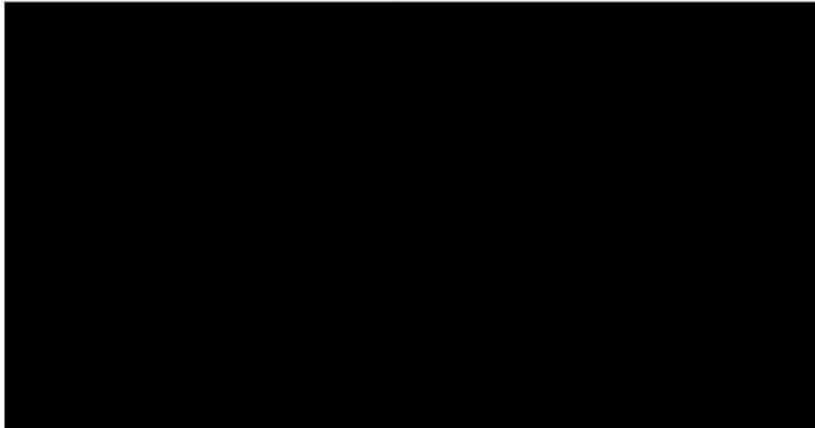
St Albans is an attractive, fast-growing but increasingly built-up suburb. Children and parents/caregivers need extra outdoor space and a positive activity such as swimming which provides both individual and team participation. A pool in the heart of accessible Edgeware Village is a catalyst for fitness, fun, greater water safety skills and community well-being.

Send to: Freepost 178, Annual Plan Submissions CCC, P O Box 73017, Christchurch 8154
Email to : cccplan@ccc.govt.nz or drop into Kohinga St Albans Community Centre 1049 Colombo St.
Any queries: swim@edgewarepool.co.nz
Closing date for submissions: April 18th

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Submission to the CCC Annual Plan 2022/23


Name: M. E. Peggy Kelly



Would you like to speak to the Council about your submission? ☒ Yes ☐ No

I/we support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool, because:-

1. THE POOL WILL BE A GREAT ASSET TO ST. ALBANS FAMILIES AS THE OLD POOL WAS
2. LOCATED WITHIN THE VILLAGE IT WILL BE WITHIN FAMILIAR WALKING & CYCLING DISTANCE FOR MOST USERS
3. WITH GREATER HOUSING INTENSIFICATION THERE IS A NEED FOR MORE SHARED AMENITIES BECAUSE INDIVIDUALS HERE HAVE NEITHER THE SPACE NOR THE VERGEM TO BUILD THEIR OWN PRIVATE POOLS IN THEIR GARDENS
4. LEARNING-TO-SWIM OPPORTUNITIES ARE ESSENTIAL TO KIWI CULTURE AND SAFETY IN THE WATER FOR PEOPLE OF ALL ETHNICITIES
5. THE REBUILDING OF THE POOL IS A LOCAL AMBITION AND IS IN ITSELF A COMMUNITY BUILDING PROJECT.
6. I SAW THE BENEFITS OF THE OLD POOL AND AM KEEN TO SEE THESE RESTORED FOR A NEW GENERATION TO ENJOY

Signed 

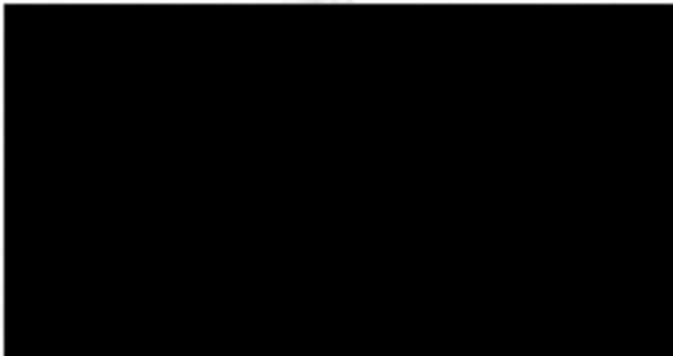
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Any queries: swim@edgewarepool.co.nz
Closing date for submissions: April 18th

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Attachment B

Submission to the CCC Annual Plan 2022/23


Name: Nicholas Allen



Would you like to speak to the Council about your submission? Yes ☒ (If necessary / helpful then yes.)

I/we support the Council contributing \$3m to Edgeware Pool Group to rebuild the Edgeware Pool, because:-

I have a neurological disability and would benefit greatly from access to a ~~pool~~ pool. Swimming is a recommended treatment / approach to fitness for my condition. However, I cannot drive and there are no pools within walking distance. A pool in Edgeware would be enormously helpful.



Send to: Freepost 178, Annual Plan Submissions CCC, P O Box 73017, Christchurch 8154
Email to : cccplan@ccc.govt.nz or drop into Kohinga St Albans Community Centre 1049 Colombo St.
Any queries: swim@edgewarepool.co.nz
Closing date for submissions: April 18th

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EDGEWARE BUSINESS ASSOCIATION SUBMISSION

We commend the recent decision of Christchurch City Council in the 2022/23 annual plan to increase the funding to \$3 million to build a new pool in St Albans.

This is an extremely important facility for the community. The positive benefits for the community are many –

- . The project will meet the needs of the many local schools in the area and their swimming programmes

- . It will provide a focal point for the community and bring families together in a healthy environment.

- . During a pandemic an outdoor facility will be advantageous.

- . The St Albans swimming club has for many years taught essential swimming skills to the community. This is critical for all New Zealanders given the awful number of drownings in recent years.

Also remembering that the previous St Albans pool was operated successfully for over 70 years by members of the Community.

- . The decision will go some of the way to compensate the community when Council demolished the beloved former St Albans pool in 2006.

Since then many members of the community have given their time and money towards building a new pool for St Albans.

The pool committee has secured the site, received Resource Consent and designed the pool and facilities.

- . The new pool will address the needs of the community where it has seen a record building and population boom in St Albans. The area statistically is the second fastest growing suburb in Christchurch.

Given the above reasons the St Albans Business Association fully endorses the Council's decision to increase the funding to \$3 million to build the new community pool in St Albans.

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Our Draft Annual Plan 2022/23

Submitter Details

Submission Date: 12/04/2022

First name: Stephen Last name: Anderson

If you are responding on behalf of a recognised
organisation please provide organisation name:

Edgware Business Association

Your role in the organisation and the number of
people your organisation represents:

Member representing the business owners in
Edgware Village

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Attached Documents

File
Edgware Business Association Pool Submission April 2022

Council Annual Plan
11 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Hampton, Nigel

Our Draft Annual Plan 2022/23

Submitter Details

First name: Nigel Last name: Hampton

Your role in the organisation and the number of people your organisation represents:

Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

Feedback


1.5 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)?

Yes - the Okains Bay New Water Supply is essential and should be not only started, but completed, in the forthcoming year. It has been (too) long awaited.

To have a non-potable water supply is unacceptable; and the irresponsibility of that is accentuated by the presence of a large and much used camping ground in Okains Bay, administered by the CCC.

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Council Annual Plan
11 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Hampton, Nigel

Please, please do it, at long last.

Attached Documents

File
No records to display.

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Attachment B

Council Annual Plan
11 May 2022

Christchurch
City Council 

Our Draft Annual Plan 2022/23 from Hitchcock, Khye organisation: The Green Lab behalf of: Director

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Our Draft Annual Plan 2022/23

Submitter Details

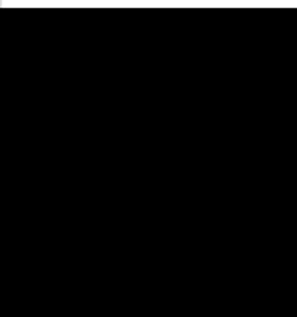
First name: Khye Last name: Hitchcock

If you are responding on behalf of a recognised organisation please provide organisation name:

The Green Lab

Your role in the organisation and the number of people your organisation represents:

Director



Would you like to speak to the Council about your submission?

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).

[Redacted phone number]

Feedback

1.5 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)?

The Green Lab would like to tautoko the community-led initiative for the performing arts precinct that includes:

- > an outdoor amphitheatre for low-cost public performances that can double as a dance-o-mat or gathering space when not in use
- > space for studios, classrooms, workshops, and exhibitions, and our co-working and community hub, understorey
- > space for low-cost food trucks
- > communal resources that increase capacity, skill sharing, youth development, and sustainability

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Our Draft Annual Plan 2022/23 from Hitchcock, Khye organisation: The Green Lab behalf of: Director

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We would also like to add our support to the proposal to close Gloucester St from New Regent St to Te Pae, to make the precinct bigger, safer, and more friendly to environmentally friendly modes of transport.

The Green Lab is very excited about the kaupapa of this project and want to be part of ensuring that there are spaces for a wide range of creative and cultural practices. We are happy to be part of this coalition of creative organisations proposing this project - between the groups involved, we have a wealth of experience and a wide network between us, and we share a common goal of making Ōtautahi a great place to live. With Christchurch City Council's ongoing support, The Green Lab is well placed to participate in the design and development toward an outdoor performance area, and to collaborate with other organisations to ensure that the outcome is of high quality.

Artists and community organisations have significantly contributed to Ōtautahi's international reputation for innovative, inclusive use of public space post quakes. We have greened the rubble and filled the gaps, painted murals, created events and activated our city. The rebuild has now come to a stage where wonderful new buildings have been created, but the loss of older spaces that once were enriched by creative practices and start ups is evident in the CBD. Over the last couple of years we've found that, without the support of generous landlords, projects and community like ours are largely priced out of the CBD. For this reason, many creative / community projects can often only operate short term. Whilst this has led to some brilliant pop-ups, the energy expended in this style of working is immense, and does not allow for the long term development of community and associated sense of belonging and identity for the city.

We believe that it's important for the city to offer community development spaces with longer lifespans that bring community together, and that the performing art precinct project will do this.

In addition, we see this opportunity as being strategic from a public health perspective - it would provide infrastructure for outdoor performing arts, working, connecting and entertainment. Being outdoors helps to lower COVID transmission and would add an option for continuity for creative and tourism industries in the event of future waves.

We really hope you'll consider this proposal as an investment in a vibrant, diverse, and creative future for Christchurch.

Attached Documents

File
No records to display.


Our Draft Annual Plan 2022/23 from Byrne, Marie

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Our Draft Annual Plan 2022/23

Submitter Details
First name: Marie Last name: Byrne

Your role in the organisation and the number of people your organisation represents:



Would you like to speak to the Council about your submission?
☒ Yes
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If yes, please provide a daytime phone number above so we can arrange a speaking time with you. Hearings will be held in May (specific dates are to be confirmed).



Feedback

1.5 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)?

Issue 1:

I would like to propose that funding for the Ferry Road, Fitzgerald to Aldwins transport corridor is brought forward from 2024/5 and beyond. (ID916) Having part of a major transport corridor such as Ferry Road with carparking encroaching on the footpath is deplorable. Can I dare suggest that this would not happen along other major

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Our Draft Annual Plan 2022/23 from Byrne, Marie

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transport routes such as Papanui Road, Cranford St, Colombo St, Riccarton Rd, Memorial Avenue? Why this stretch of road? Is it any coincidence that this area (Phillipstown) surrounding Ferry Road has some of the highest social deprivation in Christchurch, from where people are less likely to speak out as they're more concerned with surviving, keeping a roof of the heads and food on the table?

Why is ensuring that pedestrians cyclists and vehicle users are able to safely travel not a priority? The road and footpath are marked to have carparking on the footpath. Yet there appears to be little maintenance on the footpath to fix the cracks and broken concrete that naturally happens when footpaths, not designed to have cars travel on them, are used for carparking. In turn this makes the pedestrian and cycle corridor unsafe for pedestrians, cyclists and e-scooter riders. Doesn't this contradict the sentiment around the proposed increase to levels of service for the share of non-car modes in daily trips? It is those modes that are affected by the quality of the road in Ferry Road in Phillipstown.

I find it somewhat confusing that this small patch of Ferry Road is left to deteriorate even further while funding for the St Asaph to Fitzgerald Avenue stretch of Ferry Road (ID18341) has over \$1m proposed to be spent over the next two years - the same stretch of road that had a lovely new cycleway installed alongside other roading improvements over the past two years. I realise that was due to the cycleway installation - however one would assume there were some levels of roading/footpath work done at the same time.

Please - prioritise bringing improvements to this stretch of road forward - to make it safer.

Issue 2:

I would like to propose the inclusion of areas of Phillipstown, such as Olliviers and Mathesons Roads as priority areas for Slow Speed neighbourhoods and/or Road Safety Priority areas delivery package. The increase of housing density in the Phillipstown area, particularly on these two streets as character houses make way for multi unit developments has increased the volume of on-street car parking by residents. This means that the streets are increasingly only suitable for one way travel - yet the speed of some vehicles remain the same. There are parents in this area who either won't let their children cycle or escort them out of the gate safely onto the road because they do not know if a speeding car may suddenly appear. Similarly, cyclists are now taking to cycling on the footpaths because it isn't safe to cycle on the roads. This makes it hazardous for drivers exiting driveways.

Attached Documents

File
No records to display.

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Draft Annual Plan Submission CCC - April 2002



Pedestrians don't count

There is a need for a complete redesign of paths for pedestrians. Pedestrians interact with a surface by foot-strike whereas vehicles have wheels that roll over the surface. New materials are available that are more pedestrian-friendly that use recycled rubber from old vehicle tyres which also makes them environmentally friendly. But the benefit to pedestrians is major with

- a. less forces of impact,
- b. less injury from falls,
- c. can be made porous, so no need for camber and not as icy in winter
- d. Has some stretch so does not crack with tree roots
- e. Water can get to street trees better

Priority also needs to be given to pedestrians

1. At driveways, where presently footpaths give priority to vehicles crossing the footpath (approx 2 to 4 movements/day) to many pedestrians, the footpath slopes on a greater sideways camber, putting strain on hips and knees

Pedestrians need their own exclusive space. "Shared paths" only benefit those on wheels - cyclists, e-bikes, e-scooters, skateboards, ... and deter many pedestrians. Yet for health and well-being of the population as a whole, pedestrian activities are the most available regardless of age, most disabilities, financial situation, accessibility, time constraints, ...

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Our parks are being covered in more and more asphalt by increasing the number and width of paths to become transport corridors for increasing e-vehicles and cycles to the detriment of pedestrians. "Shared paths" are not pedestrian-friendly, especially for the elderly and those traveling on foot at slow speeds. As well as a means of getting from one place to another, footpaths are also used for health and well-being. But fear of being hit on a "shared path" by a vehicle traveling many times faster will deter many from using them and leave them with no alternative. Hagley Park now has "shared paths" for use by pedestrians and wheels that are over 4m wide - at that width these are roads and those on some e-vehicles and bikes are traveling about 30 km/hr which is the speed limit on inner city Christchurch roads and elsewhere.

Pedestrians need softer and more pedestrian-friendly paths and not "shared" with vehicles. In a recent Freedom of Information request, I was informed that paths are of concrete, asphalt or grit (although not as hard, is noisy, slips underfoot, and stones get in shoes) - none of which is pedestrian-friendly. Where possible natural surfaces are the most pedestrian-friendly, but when an artificial surface is required it should be designed taking into consideration the needs of pedestrians, as above.

Recently the paths in Somerfield Park were replaced completely. They did not require complete replacement, especially when they are not of pedestrian-friendly material. They encourage faster speeds by wheeled machines, including on the path which bisects the playground, creating a greater safety hazard for children. The FOI stated that it had a 'condition rating' that required complete renewal. The FOI stated that, "works are funded by a capital works budget in the Long Term Plan (2021-2031) signed off by the Council in 2021". So, replaced when it appears no one really checked if works were needed, and councilors and community board had no input. It is items like this that need not have occurred, creating a saving. Contrast this to the toilets in Somerfield Park, that would require much less cost to

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make them accessible and safer to use by removing internal walls. While CCC has great public toilet provision in many parks, there are some that need desperate improving. Safety, health and well-being priorities well down the list!

Planing of 'hard surface renewals in parks' in the annual plan (parks generally, Botanic Gardens, Hagley Park, Heritage parks, Coastal and Plains Regional Parks, Coastal Pathway, Avon River Corridor), presumably sections of cycleways including cycle connections and local cycle network that will have sections of "shared path" are likely to all be of asphalt, which is not pedestrian-friendly, but costing many millions. So why is CCC spending millions on widening and creating new paths in parks, the "shared paths" for use by pedestrians and the 47 million to be spent long-term on roadside footpaths, with asphalt?

Instead of spending millions on pedestrian surfaces which are not pedestrian-friendly, but likely to cause pain and suffering in knees, hips and other parts of our bodies, please first consider that pedestrians do not have wheels and so plan to replace asphalt with pedestrian-friendly surfaces, especially in our parks. While the cost will not permit all asphalt footpaths to be replaced, consider a pedestrian-friendly network, with softer surfaces and no "shared paths".

CCC has dog parks, but there also needs to be dog-free parks for pedestrian safety. I would like to suggest the area around Nga Puna Wai including the lake and paths to be dog free. It is too late to suggest that they be kept on "effective control" when someone is bitten. There needs to be areas where athletes and the public generally can run, jog and walk without being bitten. A bite on the leg can ruin an athlete's hopes. Very often in parks where it is signposted that dogs must be on a lead they are not.

In the Port Hills, mountain biking has not always been separated from pedestrians. Now there are plans to introduce a new mountain-bike

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track to exit downhill onto Rapaki Track where it is quite narrow for the volume of users, introducing a conflict that may cause injuries, but will also deter some pedestrians. No safety appraisal was done before consultation and now the Resource Management application. Instead of creating a separate track for the most vulnerable users of Rapaki Track (pedestrians), alternative tracks have, or are going to be built for mountain-bikers to have options, thereby encouraging more mountain-bikers to the area. Track counters only count metal movement so pedestrians are not counted. Yet the counts are presented as numbers using Rapaki Track. Again no consideration of pedestrians. The initial justification for a mountain-bike track on Montgomery Spur was that there were no tracks that were transitional from the plains to the hills for mountain-bikers. But this was before the Adventure Park and the mountain-bike track presently on Montgomery Spur means that pedestrians must have to constantly be aware that they may step into the path of a mountain-bike. The new path will increase the conflict.

The Port Hills tracks are best when as natural as possible. The Crater Rim track changed little in 40 years but lately there has been intervention to urbanise it with grass cover removed and shingle added. Natural stone steps have been replaced with wooden steps that are dangerous to negotiate compared to the natural steps and reduce the natural environment experience. Why can mountain-bike tracks have different grades, but pedestrian paths seem to have to be brought to 'great walks' standard on the Port Hills?

Many of the pedestrian paths or "shared paths" have flax planted close to them, such that the leaves hang over the path. If a pedestrian steps on a leaf with the foot furthest from the plant, the leaf will be tight, when the other leg takes a step and the flax leaf becomes an unexpected trip hazard, likely causing a fall and injury. Pedestrians obviously were not considered in the planting design close to paths.

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New Zealand has a health and well-being crisis. For many people their health and well-being is improved with exercise, with pedestrian activities being the most available. But CCC has been ignoring the impact inadequate infrastructure has on health and well-being. And as the years pass, it is being made worse. The cycle plan has affected pedestrian provision greatly, with the assumption that if you cater for wheels that will also be ideal for pedestrians. The advent of e-machines has seen the impact on pedestrians being ignored. How is it acceptable for e-scooters to use footpaths just because their wheels are small, with no thought of blind corners, speed, passing very very close (on roads vehicles have to give cyclists 1.5m), so silent to not know they are approaching from behind and being parked anywhere including obstructing the footpath for days?

Elsewhere there is a cycle counter displayed, but again pedestrians don't count. At traffic lights, what other means of transport does not have straight through traffic on both sides of the road without the need for the lights to be activated on both sides? And why do pedestrians, who are the slowest means of transport, be requires to negotiate a zig-zag to cross the road at some intersections. Elsewhere, cyclists can cross diagonally, whereas pedestrians are expected to cross in two places to get to the same place. How about count-down seconds displayed, for those on foot who would manage the diagonal crossing faster than some cyclists? Again, pedestrians don't count.

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
45257	<p>I don't think you have thought this through properly ,you are better to work with owners and treat each case individually.</p> <p>we already pay for commercial 4 times what Australia pays in rates, so you are saying with this increase it would be then 8 times what Australia pay .</p> <p>This is robbery ! you are totally out of Touch .</p>	<p>It depend on where the owners are up to with their building plans and how much you expect them to invest in tidying up sites , this money could be wasted if they are working on plans,this money is better invested in plans than tiding up a site.</p> <p>A lot of owners with vacant land , have been held up with adjoining damaged buildings ,whom in same case are still awaiting resolving insurance claim or finding the capital to repair.</p> <p>we have been developing other sites and cant do them all at once . This needs to be taken into account before penalising owners with increased rates.</p>	<p>I think you need to think hard about increase commercial rates any more than they are or you will find that the people of Christchurch will say enough and you will have Rates revolt . (as has happened before years ago in merivale) This has already been discussed by property owners of CHCH ,you need to find ways to decrease rates. The CCC need to cut its staff and costs . We have some commercial tenants in the CBD that can only afford to pay rates ,we don't get rent , due to the covid situation.</p> <p>The council want property owners penalised if they dont keep sites tidy .</p> <p>UNyet the CCC are guilty of that themselves ,Grass on road sites up the waist height , large trees that are leaning and need removing ,foot paths subsiding ,uneven foot paths ,drains that are blocked ,safety rails that are leaning and need fixing , mosquitoes issues due to blocked CCC drains,iron drain hatches needing repairs, road drains cracked , also with holes in them ,weed growing out of cracks and CCC ignore requests or do patch jobs, and this is in my street only in Cashmere . The bigger the Council has got and the more staff it has hasn't helped and our basic services have got worse over the last 30 years.</p>	<p>Again you have no idea of the commercial reality . This wont encourage them ,it will mean they will have less money to repair the buildings . Again if you are really interested in helping with these empty sites getingt developed and the buildings repair ,use some of your over 2000 staff to work with the owners and when they do build or renovate ,charge them fair resource consent fees and consent fees (not \$350 an hour).</p> <p>You can use a carrot or a stick ,a stick is bullying and doesn't work .</p> <p>In saying all of that ,you do have some amazing staff in the CCC that an amazing job.</p>	Dean Marshall	KPI ROTHSCHILD GROUP , MARSHALL GROUP , ALSO CITY OWNERS REBUILDING ENTITY	DIRECTOR
45950 (Atch)	Please find attached submission	Please find attached submission	Please find attached submission	Please find attached submission	Jamie Robinson	91 Victoria Street Limited	on behalf - Duncan Cotterill
45847 (Atch)	See attached submission.	See attached submission	See attached submission	See attached submission	Nicki Carter	Nectar Limited	General Counsel

Submission #45950



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14 April 2022

Principal Advisor Urban Regeneration
Christchurch City Council

Via "Have Your Say" Website

Attention: John Meeker

Dear John

Objection to proposal to increase rates on vacant central city land

1 We act for 91 Victoria Street Limited (**91 Victoria**), which has received notice from the Christchurch City Council (**Council**) of its intention to increase the rates payable on vacant central city land sites. The Council has provided an opportunity for feedback, and this letter is a **submission in opposition** as part of that process.

2 91 Victoria owns several properties in Christchurch, relevant for the purposes of this submission is the bare land site at 87 Victoria Street.

3 The issues identified in the "Have Your Say" consultation boxes are addressed below.

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?

4 This proposal is **opposed**.

5 There are four key issues which 91 Victoria considers relevant to its opposition to the proposed rate increase, as follows:

5.1 The Christchurch City Council is currently seeking feedback on the rules it proposes to enable greater intensification, particularly in the Christchurch Central Zone. This intensification requirement is driven by national legislation, and indicates a shift in how our central cities will (and should) be developed. The outcomes of this Plan Change will have a significant impact on the development options available for this site, and it is unreasonable to be pressuring landowners into development now, when full development potential cannot be obtained under the current district plan rules.

5.2 Covid-19 has created uncertainty regarding development options. With changes in travel, how people live and do business, and increase in building supplies (at best – unavailability at worst), 91 Victoria is re-evaluating what is the best development for the site. Proposals for hotels or office space need to be considered in light of the 'new normal' imposed by Covid-19.

5.3 The proposed increase in rates is significant, particularly in addition to the base rates already paid. It is critical for the cohesive and productive development of Christchurch that these sites retain potential, and development must remain economically feasible. Currently, some of the proposals 91 Victoria is considering are 'break-even', the proposed rates increase would make them unviable.

5.4 Consideration needs to be given to vacant land sites in unique situations. The property at 87 Victoria Street neighbours the Victoria Mansions, and the intention of

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Submission #45950

91 Victoria is to undertake a cohesive development across the properties. Decisions in relation to the Victoria Mansions site has been delayed (for various reasons, including insurance claim issues and the heritage values of the property). Any proposal needs to be in consultation with heritage experts, and is subject to additional consents, which causes additional delays. 91 Victoria considers that an interconnected development will provide the best outcome for Christchurch (and future users), however increased rates pressure may mean that option for development has to be discarded.

What do you think about the proposal to introduce a new rates remission for land kept in an improved and maintained state?

- 6 91 Victoria considers that this is critical, if the rates increase is to be imposed. 91 Victoria has had a productive discussion with Council and understands that there is a route for rates remission, however it also introduces additional cost. 91 Victoria agrees with the proposal that the remission can apply to hoarding, in situations where public access and improvement to a site isn't appropriate.

Where else do you think this could be applied and why?

- 7 91 Victoria considers that rates remission should also be available at Council discretion, for sites with unique circumstances. As outlined above, the presence of the neighbouring heritage building has caused significant delays, and the Council should be empowered to grant relief to this site from increased rates.

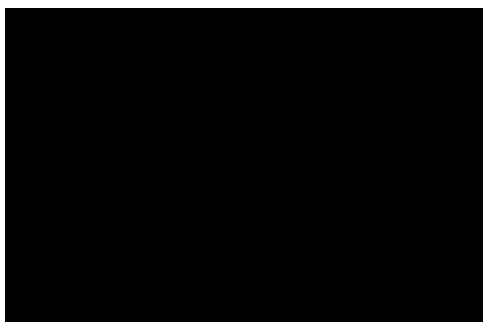
Do you think that the Council should investigate options for increasing rates on derelict central city buildings, to ensure they contribute fairly to overall rates and to encourage them to commence repair work?

- 8 No. Many of the derelict central city buildings are heritage buildings, with many other complicating factors, in particular buildings identified as being an 'earthquake prone building' (such as the Victoria Mansions site). Unlike a vacant site, there is no easy 'fix' for these, and to impose rates increases may result in abandoned buildings, rather than repaired ones.

Hearings

- 9 91 Victoria would like the opportunity to speak to the Hearings Panel about this submission. Contact details are below.

Yours sincerely



Submission #45850

Submission: Proposed City Vacant Differential Rate Category for vacant land in the Central City Business and (South Frame) Mixed Use Zones

We are making a submission on behalf of Jason Sumner Limited. As a landowner, we are deeply invested and connected to our city. It is important to us that our site is developed for the best long term use for the site, and that the development is enduring and contributes to the vibrant fabric of our city. Development of a site requires significant capital investment and an identified and required use with active occupants. In other words, development is demand driven. A project cannot be funded unless there is demand.

We believe that the timeframes for development need to also be put into context of a regenerating city that has also had to contend with the disruption of Covid for the last two years. Eleven years since an event of the magnitude of the Canterbury earthquakes of 2011 is not a significant amount of time given what is involved for the complete regeneration of a central city. We believe that it needs to be taken into account that in the years immediately after the earthquakes, the central city was cordoned off and red zoned and also there were ongoing aftershocks. Further, there would have been earlier demand for investment and development of privately owned vacant sites if the key anchor projects: the convention centre, the multi-use arena and the metro-sports centre had been commenced and completed earlier.

We strongly disagree with the proposed rate differential for vacant sites.

It has been stated publicly by an elected member that increased rates for vacant sites is a saver for the rate payer (which we assume is intended to be a saver for other ratepayers) and an inducement for the development of our city. Further, it has been stated that the additional money generated from the differential rate can be used to bring people back into the city.

As rationale for the policy, it is stated that the visual appearance of vacant sites can look uninviting to pedestrians and can influence negative perceptions of central Christchurch, and that this perception can discourage new investment in nearby sites. The policy does not apply to derelict buildings and we believe that the different treatment of vacant sites and derelict buildings unfairly penalises vacant sites.

We believe that the proposed differential rate is unreasonable and unlawful. It is noted that:

- Increasing the rating differential on vacant sites does not act as an inducement to develop the site. The increased rating differential is a penalty.
- Demand is required for site development and adding a rating differential on a vacant site is not going to generate demand. It may however result in a sub-optimal use of the land or development. We question whether an adequate assessment of the affects of the proposed policy has been undertaken.
- Use of additional funds collected from the rating differential to bring people back into the city targets a very small group of landowners with increased rates to benefit a far greater group of ratepayers. We also question what initiatives have been identified to create demand by bringing people into the city from the increased rates collected via the rating differential for vacant sites.

Submission #45850

Submission: Proposed City Vacant Differential Rate Category for vacant land in the Central City Business and (South Frame) Mixed Use Zones

We are making a submission on behalf of Nectar Limited. As a landowner, we are deeply invested and connected to our city. It is important to us that our site is developed for the best long term use for the site, and that the development is enduring and contributes to the vibrant fabric of our city. Development of a site requires significant capital investment and an identified and required use with active occupants. In other words, development is demand driven. A project cannot be funded unless there is demand.

We believe that the timeframes for development need to also be put into context of a regenerating city that has also had to contend with the disruption of Covid for the last two years. Eleven years since an event of the magnitude of the Canterbury earthquakes of 2011 is not a significant amount of time given what is involved for the complete regeneration of a central city. We believe that it needs to be taken into account that in the years immediately after the earthquakes, the central city was cordoned off and red zoned and also there were ongoing aftershocks. Further, there would have been earlier demand for investment and development of privately owned vacant sites if the key anchor projects: the convention centre, the multi-use arena and the metro-sports centre had been commenced and completed earlier.

We strongly disagree with the proposed rate differential for vacant sites.

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Submission #45850

Submission: Proposed City Vacant Differential Rate Category for vacant land in the Central City Business and (South Frame) Mixed Use Zones

We are making a submission on behalf of Regent Limited. As a landowner, we are deeply invested and connected to our city. It is important to us that our site is developed for the best long term use for the site, and that the development is enduring and contributes to the vibrant fabric of our city. Development of a site requires significant capital investment and an identified and required use with active occupants. In other words, development is demand driven. A project cannot be funded unless there is demand.

We believe that the timeframes for development need to also be put into context of a regenerating city that has also had to contend with the disruption of Covid for the last two years. Eleven years since an event of the magnitude of the Canterbury earthquakes of 2011 is not a significant amount of time given what is involved for the complete regeneration of a central city. We believe that it needs to be taken into account that in the years immediately after the earthquakes, the central city was cordoned off and red zoned and also there were ongoing aftershocks. Further, there would have been earlier demand for investment and development of privately owned vacant sites if the key anchor projects: the convention centre, the multi-use arena and the metro-sports centre had been commenced and completed earlier.

We strongly disagree with the proposed rate differential for vacant sites.

It has been stated publicly by an elected member that increased rates for vacant sites is a saver for the rate payer (which we assume is intended to be a saver for other ratepayers) and an inducement for the development of our city. Further, it has been stated that the additional money generated from the differential rate can be used to bring people back into the city.

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We believe that the proposed differential rate is unreasonable and unlawful. It is noted that:

- Increasing the rating differential on vacant sites does not act as an inducement to develop the site. The increased rating differential is a penalty.
- Demand is required for site development and adding a rating differential on a vacant site is not going to generate demand. It may however result in a sub-optimal use of the land or development. We question whether an adequate assessment of the affects of the proposed policy has been undertaken.
- Use of additional funds collected from the rating differential to bring people back into the city targets a very small group of landowners with increased rates to benefit a far greater group of ratepayers. We also question what initiatives have been identified to create demand by bringing people into the city from the increased rates collected via the rating differential for vacant sites.

Submission #45850

To generate demand and support development, we believe the Council should look to at its operations, rating structure and the way in which it can support business and development. For instance, the Christchurch City Council's commercial rates are significantly more expensive than its neighbouring councils. By having a more expensive rates structure, the Council encourages investment in surrounding councils' areas rather than within the Christchurch City Council's boundaries. The Council can also look to making Christchurch a friendly place to do business. This can start with streamlining the consenting processes and being supportive of development. It can extend to a business friendly approach which promotes the central city as the place to locate businesses, which would result in increased interest in existing and new office and retail space.

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
45411	It is a good, well-targeted proposal. It will incentivise development in the city and make the CBD a more vibrant area.	It should only be a partial remission, not a full remission. If it is a full remission it takes away the main benefit of the proposal. Possibilities for another form of remission for these improved + maintained sites could include a differential of 2.5x or 3x, instead of 4x.	In residential areas, but with a differential of around 2x normal rates for these residential areas (while still keeping the 4x differential for vacant CBD land). Applying a version of this in residential areas will help to incentivise development of housing, which is urgently needed to help the residents of Christchurch in the ongoing housing crisis.	Yes. Too many derelict buildings still after 11 years.	Robbie Peacocke		
45506	Don't support	Support if penalty rate as above legally instigated.	Question the legality and moral authority to charge exorbitant rates for effectively no services.	Ccc have means legal avenues to deal with these buildings already and a penalty rate as a control mechanism is questionable mayoralty and legally.	Richard Peebles		
45178	I absolutely support this; if anything I don't think it goes far enough and it should be a 10x penalty because of the urban blight. It's been 11 years and it is detrimentally impeding the recovery of the downtown area and creating a disincentive for people to work/spend money downtown. One of the reasons why we ended up moving to Christchurch was everything that was happening downtown to create a compelling, interesting city - the phenomenal library, the museum, Riverside Market, vibrant restaurant scene, etc. I would love to convince more friends and family to relocate here but it's a hard value proposition when large parts of the downtown look like the set of a dystopian post-war apocalyptic movie set.	I would be open to a temporary reduction for max 12-18 months but at that point construction needs to have started or rates revert to an absurdly high amount line 10x - I am tired of people land-banking at the expense of the majority.	I believe this should be applied to unmaintained houses and rental properties throughout the city as well as un-repaired, "as is, where is" houses. The number of houses with unsafe living conditions throughout the city is disproportionately high compared to other major cities I have lived in or traveled to.	Absolutely; it's a public health hazard and when the next earthquake hits, they will cause even more problems and possible fatalities. 4x is not enough; honestly do 10-20x. They got insurance payouts and most of them are looking for ridiculous offers that have no basis in economic reality so make it hurt. A lot. It'll be amazing how fast redevelopment plans are submitted to planning commission.	Ngaio Parker		
45534 (Atch)	<p>The proposal may result in tidying of sites but does not provide any incentive for development. The Council should consider the macroeconomic effects of the method of rating on the economy as a whole and change the entire city from CIV rating to Site Value rating with annual valuations. This has been done successfully for many years in Australian jurisdictions eg Queensland. The simplicity of SV rating makes annual valuation practical.</p> <p>CIV rating is rewarding those who hold their land vacant indefinitely because they believe the speculative value will rise. These owners block growth and contribute minimally to revenue. The owner who improves his property and the neighbourhood's appearance and land values is penalised with higher rates. SV rating is an incentive to either use the land or sell it to someone who will.</p> <p>Advocates of CIV say it is in accord with "ability to pay" but the presence and value of a building is no accurate measure of ability to pay. For example a family with a big house because they need one to live in, under CIV will pay much higher rates than the owner of a similar block next door who is holding the land vacant for investment purposes. The personal finances of those who are able to hold land for investment are likely to be much better with more ability to pay than young families with high</p>				Sally Kortekaas		

	<p>mortgages. Older houses will also have smaller or fully paid off mortgages than newer more valuable houses with mortgages established on recent higher prices.</p> <p>I will link an article “Local Government Rates Primer” from Prosper Australia that cites research on this- “Murray & Hermans (2021) found that on all metrics of income, and socio-economic indexes (which include wealth and economic resources), SV was more concentrated among those with a greater capacity to pay. The wealthy spend a higher portion of their income and wealth on higher value land, than they do on bigger, better homes.” https://www.prosper.org.au/primers/local-government-rates-primer/</p> <p>An emotive argument against SV rating is about the elderly home owner who has lived for decades in a low value home and does not want to move while the land value has risen greatly. Council could relieve any hardship by accruing the rates to the property until it is sold which may be after it is inherited. Considering the tendency of retirees to make a sea or tree change or move into a retirement village there must be a limited number of elderly wanting such assistance. I will include a link to an article about this issue in UK. Research at Birmingham University showed it indeed applies to a very small number of people there. http://kaalvtn.blogspot.com/2013/01/a-poor-widow-bogey.html</p> <p>The corollary of the argument about the elderly inner city homeowner is the young family with parents commuting long distances in congested traffic between home and work. Don't they deserve consideration too?</p> <p>The lack of incentive for CIV rating to develop vacant land causes urban sprawl with leap frog development of new suburban areas further from the city centre past large tracts of land whose owners prefer to keep vacant. This must increase the cost to Council of providing infrastructure and increase transport costs. I lived for many years in SE Queensland and the patchy distribution of vacant land throughout many Christchurch suburbs is noticeable compared to Queensland cities.</p> <p>The disaster of New Zealand's unaffordable house prices over the last 20 years or more has transformed society. Education and hard work no longer determine how wealthy you are, now it is where you live and your family's property asset base. Rising house prices redistribute wealth with resulting greater inequality. Around 2000 income to price was about 5 and before Covid it was an unaffordable 7 to 8. Since the government's economic response to Covid (low interest rates, high LVR and quantitative easing of 55Billion) it is now 11 to 12 after a 42% increase in house prices since the beginning of Covid. New Zealand house prices are among the most expensive in the world. The figures are from Bernard Hickey's podcast and email newsletter, The Kaka. This has occurred with low wages growth and freezes on the pay of all public servants like teachers and nurses. New Zealand is no longer an egalitarian meritocracy and the diaspora of the young is likely to increase. Many people will grow old still in private rental accommodation. On a low fixed income they live in poverty and are in a much worse plight than the elderly home owner living on valuable central city land.</p> <p>This is the context in which the Council in its CIV rating is apparently happy to promote the vacant land industry for the benefit of the owners of high value inner city property. For transparency Christchurch City Councillors should have their property assets on a public register.</p> <p>Please read the attached submission “The Merits of Site Value” by Phillip Anderson to the General Council for Rating Reform in Victoria, Australia in 1993. It documents the measured beneficial economic effects of SV rating in studies of the change in business and domestic activity after a change in rating system as shown by the number and value of building permits issued each year and by other measures.</p>						
45467	<p>I believe it is short sited and shows a lack of understanding of the dynamics surrounding these sites.</p> <p>These questions are leading questions which suggest their own answers so this type of 'feedback' loop is quite disingenuous, especially when you call it 'have your say'</p>	<p>The fact that we have hundreds of acres of vacant land in the city would surely suggest there is a larger problem to development than the council thinking that owners are not developing because they don't want to, that they are just land banking. There are no development drivers, non tenants, high construction costs, more people working remotely, devolution of the CBD to a conurbation of urban centres, borders closed, Covid resistance to coming into town, failure of the anchor projects to be completed and lack of people in the city. If council believes these to be untrue and that there is a strong development climate then it should be prepared to underwrite leases on</p>	<p>Punishing land owners with punitive rates surcharges won't incentivise them to develop when a development environment doesn't exist. It's a cruel, stressful and vindictive approach to a complex problem which is not well understood by council and frankly it should be better understood.</p> <p>You must also realise that we demolished nearly 2000 buildings after the earthquakes, we have not needed to replace all of these and will not need to due to changes in work habits. The council needs to realise the CBD won't be what it was, it will be something</p>	<p>The council should not act as an overbearing tyrant against those who have contributed their monies to build the new city and finds ways to support them in a positive manner. This jihad against owners of vacant properties will not result in new development because there are no tenants around to take up the vacant space. Have you noticed the failure of Entex? Have you noticed how many empty shops are around with for lease signs. Vacant shops in Cathedral Junction for over 2 years at the lowest rents in town so prey tell where would the tenants be coming from for the new developments you are trying to force owners to build for. Without tenants</p>	ernest Duval	Equity Trust pacific	Developer, investor, property manager, media spokesman, builder, land developer

		developments to see the sites developed. If its not prepared to assist then why is it trying to whip a horse to race when it got a borken leg?	different and needs time for that the evolve. The vacant sites are fuiture vibrabncy of the city and should be developed organically as and when need arrises and not all at the same time. If we develop all our city at the same times it going to look the same for decades to come. Its the smaller sites around the edges that will give the city the sharacter its lost, not the big monolithic sites. In our haste to rebuild a city in quick time we have made mistakes that cant be rectified so lets not force development but allow it to happen when its needed.	they cant get funding from banks which require a pre committment from tenants			
45248	The Victoria Neighbourhood Association supports this proposal. There currently is little, if any, incentive for owners to do anything with their sites except 'land bank' them. We are particularly concerned about the large site on Manchester - Salisbury St, owned by Foodstuffs. We have contacted them several times to let them know how much support there is for a supermarket in that location, but their reply indicated they would not consider building there until Salisbury St reverts to 2-way. Given the number of supermarkets on 1-way streets, and the easy access to this particular site from all directions, we believe they are simply land-banking. Higher rates may encourage them to act sooner (or sell to someone who will develop the site). We feel the same about most of the other vacant sites within the central city.	We agree that using vacant sites for temporary activities and/or keeping them in good condition is better than nothing, but this still allows owners to hold onto land for many years. This proposal gives some incentive to improve the condition of vacant sites, so we do support the concept PROVIDED the proposed discretion is used wisely and not too often.	We would support the extension of this proposal to vacant sections within the Central City Residential zones as well. In our own small-ish neighbourhood there are 10 vacant sections, some which are very large. Given CCC's goal of increasing the number of people living in the Central City, there needs to be a disincentive to hold on to residential land without plans to sell or build within a specified period. Two provisos however: (i) that a disincentive to holding on to vacant houses is also put in place to encourage owners to repair (or demolish so someone else can rebuild) and (ii) that the CCC would not allow residential land to be used for non-residential purposes (even temporarily, which we know often becomes permanent).	Definitely! the sooner the better.	Louise Edwards	Victoria Neighbourhood Association, Inc	Chair

SubmissionID	Do you support the proposal to extend the three-bin kerbside collection to all serviceable roads in Wairewa?	Do you have any comments about the proposal?	Name
45512	No	<p>I strongly oppose the provision of bins to Birdlings Flat. My primary reason is that bins being blown about, not just blown over, by the very high winds we experience here. I have some bins on my property which, even when half full, get blown about this property. Recently an iron ornamental chair was blown off my deck. Lid clips will not ensure bins not rolling along the road, and at ■ years old, I do not welcome the prospect of chasing them along the road. I have lived here for many years so have had much experience of how ferocious the winds here can be. I find the current collection system practical and convenient. Please refrain the Birdlings Flat Transfer Station.</p> <p>Please also retain the recycling bins at Little River, they are a welcome convenience for locals and others.</p>	Mary Kamo

Submission #45534

General Council For Rating Reform

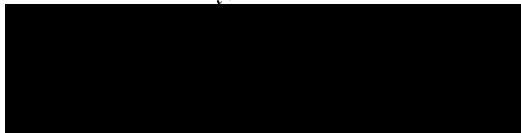
30th September, 1993

To the Office of Local Government
7th Floor
500 Bourke Street
MELBOURNE Vic., 3000

Rating Review Submission

The General Council for Rating Reform hereby submits to your office, our document
The Merits of Site Value. This is our comment in answer to your discussion paper
"Rates - Proposals to Improve Victoria's Municipal Rating System".

Yours faithfully,



Phillip Anderson
PRESIDENT

GPO Box 955G, Melbourne 3001

Submission #45534

To the Office of Local Government

The Merits of Site Value

Rating Review Submission

Item 3

Attachment C

Submission #45534

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Submission #45534

Introduction

This submission is set out to answer particular viewpoints
raised by the Discussion Paper -
IIRates - Proposals to Improve Victoria's Municipal Rating System"
from the Office of Local Government (referred to hereafter as IIRates").

We set out our submission in the same order of points as raised by the
Office of Local Government.

Submission #45534

1.3 Terms of Reference

Valuation Issues

Should site value and/or net annual value be retained as bases for municipal rates, in addition to the Capital Improved Value system?

Valuation should be on Site Value only, throughout Victoria for reasons detailed herein.

Should there be more frequent valuations than the current four-six year Cycle?

Valuations should be yearly.

DiFFerential Rates

Should there be limits on the application of differential rates?

If more than one system of valuation is retained, should councils be able to gain access to a full differential rating system?

Should there be special arrangements for farms and major capital projects?

Differential rates are not the cure for rapidly changing property values. As demonstrated however, differential rating is possible without having to link it with elv rating.

The obvious and fundamental long term solution is that valuation of properties and assessment of rates be brought closer together in time (i.e. annual valuations, to be applied during the year following valuation).

Flat Charges

Should minimum amounts be reinstated to replace the municipal charge? If so, should a ceiling be imposed on their use?

Minimum rates should continue to be phased out.

If the municipal charge is retained, should the current ceiling on the use of the municipal charge be changed?

If minimum rates are phased out entirely, a moderate municipal charge could be justified, of an amount certainly no higher than it is currently set, preferably at about half of the current amount.

Submission #45534

Transition

Are any transitional arrangements necessary to smooth the transfer from the existing system to the new system?

The application of Site Value Rating makes this unnecessary.

1.4 Revenue Raising and Pricing Policy

Your document "Rates" does not endeavour to take account of the macroeconomic effect rating has on the economy as a whole. It is detailed clearly in our summary section, the profound effect councils may have on economic development within their community. Such effects not only can be demonstrated statistically but are well known historically. Geoffrey Blainey, in his book "A History of Camberwell", explains it this way:

"A few hundred people (in Camberwell) owned large areas of cow paddock and market garden and vacant land and refused to sell them for housing partly because they believed the speculative value of the land would rise. Such people blocked Camberwell's growth and contributed little to its municipal revenue. At Camberwell junction and other shopping centres, owners of old wooden shops were paying smaller rates than the enterprising landlords who built expensive shops and attracted business to the centre. In residential streets, landlords who allowed houses to go unpainted and unrepaired paid smaller rates, while the landlord who improved his property and therefore the neighbourhood's appearance and land values was penalised for his enterprise with higher taxes. The reformers argued that a new method of municipal taxation would accelerate the pace of Camberwell's growth and improve the quality of the suburb. Calling for a referendum, they carried the poll after a fierce campaign and Camberwell and Caulfield became the first Victorian municipalities to tax the land and not the buildings. From 1922, the new method of taxation undoubtedly forced many large landowners to release vacant land for house building....."

This principle is still appropriate to Melbourne's outer suburbs today.

Submission #45534

1.5 Legislative Overview

Your document "Rates" states "the current rating situation has evolved over the past thirty-five years". The period is in fact, longer than this.

Originally the only basis for Municipal rates in Australia was the Net Annual Value system inherited from England. In the late nineteenth century Henry George, an American writer popularised the notion of rating on land values, rather than Net Annual Value, as a means of encouraging development and returning to the community a part of the unearned increment on the value of the land. Henry George believed that collection of this unearned increment in land could eliminate the need for all other forms of taxation.

In 1920 the Victorian Government amended the law, therefore enabling Municipalities to rate on the Unimproved Capital Value (U.C.v.) which was the forerunner of Site Value.

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2.1.1 Site Value

Concise Statement of Arguments in Favour of Site Value Rating

1. Site Value Rating is equitable

Under SV rating the owner is paying in proportion to the value of the site (land) occupied. No inquiry is made into how well or poorly the owner is using the land. This is fair; according to a sort of "user-pays" principle, as the value of the site is due to the services made available to the site by the Council and by other public and private bodies. The SV rate payer is just paying in proportion to the value of the services which have been made available to him/her (and is not paying in proportion to the value which the owner adds to the property, as would happen with the other systems).

Submission #45534

II. Site Value Rating is expected to have beneficial effects

As the rates on unused and under-used land are higher with SV rating than with the other systems, owners are discouraged from holding land out of use, and are encouraged to use it, or to sell or lease it to those who do wish to use it.

As the rates will not be increased when the owner spends money on improving the property, the owner is not discouraged from improving the property, as he/she would be under the other systems.

III. Site Value Rating is observed to have the beneficial effects expected

Studies have been made of the change in business and domestic activity which occurs after a change in rating system, as shown by the number and value of building permits issued each year and by other measures.

The confirmation is nearly universal.

Please refer to figures at Appendix I.

Conclusion: SV Rating has measured beneficial economic effects.

IV. Voters have shown a *great* preference for Site Value Rating in rating polls

There have been 114 changes or attempts to change the rating system in Victoria since 1920, when it became legislatively possible, up to October 1992, when the Local Government Act 1989 came into effect. The voters voted "Yes" to change to SV rating in 75% (48 in 64) of voterinitiated polls, and voted "No" in 91% (21 in 23) of the polls which voters called to oppose Council's resolutions to change back again.

See Appendix II "Municipal Rating Polls in Victoria", a 3-page listing of all the 114 changes and attempts to change the rating system in Victoria From 1920 to 1992, with a pink summary sheet at the front of the listing.

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The listing and summary are important, as those opposing SV also oppose rating polls, and have tried to have them abolished, on the grounds that "Australian voters always vote 'No'" and thus frustrate the plans of the Councillors. (They pick out, for their argument, the polls called to oppose Council's resolutions.) The facts clearly refute this argument, when all polls are considered.

However, the would-be abolitionists have succeeded to a large extent, as they have abolished the power of municipal voters to initiate rating polls as from 1st October 1992, and are attempting to abolish the other power which voters currently have with regard to rating polls - that of being able to have a poll opposing a change in the rating system when a Council passes a resolution for a change.

Conclusion: Rate payers overwhelmingly reject NAVICIV at polls.

V. The simplicity of Site Value Rating valuations

Valuations of vacant land sites do not require inspections of improvements on the sites, as there are no improvements.

Under SV rating, valuations of improvements on sites are required only when improved properties are sold, so that the value of the improvements may be subtracted from the sale price to find the value to the purchaser of the site without improvements.

Under the CIV and NAV systems, every property should be inspected and valued at least once in each valuation period, and when substantial changes are made in the value of improvements. If inspections are not made, the owners are getting rougher justice than the community should be satisfied with, when a better alternative is available. Complications, such as the expense in demolishing a building, and the residual value of a building, are routinely taken into account by valuers.

Under SV rating, no intrusive inspections are required, valuations can be made accurately in less time, and averaging can be applied more universally and accurately.

Conclusion: SV valuations are as simple to apply as CIV/NAV.

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VI. The increased frequency of valuations possible with Site Value Rating

With the simplicity and increased speed and general accuracy of valuing for the SV system, valuations *may* be made more frequently. Ideally, the valuations should be carried out annually.

A great deal of the present trouble is due to the four year currency of valuations (albeit with some adjustments), and the rapid and out-of-step changes in commercial and residential values. SV rating with annual valuations is the Fundamental and long term cure.

This has been shown to be possible in Queensland.

VII. Discouragement of urban sprawl

With SV rating, vacant (and under-developed) sites are more heavily rated than in the other systems, and the rates will be higher for valuable inner sites, and the rates will not be increased if the sites are developed. Hence the owners are encouraged to improve and use their more valuable sites, or to sell them to others who will do so. This directly leads to a reduction in "urban sprawl".

VIII. Why place ourselves at a disadvantage with respect to other states?

New South Wales and Queensland use only SV rating for all of their municipalities (and for nearly all of their water and sewerage rates). Tasmania is the only State which does not use SV rating at all (although it is legal for the Councils to choose to do so).

If we allow owners in Victoria to hold sites undeveloped at little cost, and penalise them with higher rates if they do develop (which is the immediate effect of CIV and NAV rating), we are giving people who wish to develop productive enterprises one more incentive to do their development in another State.

Conclusion: A shift to CIV rating will further promote a migration of business northwards.

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IX. Site Value Rating as the source of revenue which grows naturally

There are two factors which result in the steady increase in the value of land beyond the increase due to inflation:

- (i) the increasing productivity of our technologically-advancing society and
- (ii) our increasing population, including potential buyers and users of the land.

Thus, without increasing the rates expressed as cents in the dollar, and without imposing increased rates on owners who improve their properties, council revenue will increase naturally and smoothly.

Conclusion: SVR is a natural- and just - source of increasing revenue.

X. The "Ability-to-Pay" fallacious "Argument" against Site Value Rating

Almost the only argument which the persons who advocate other systems of levying rates seem to be able to find is the "ability-to-pay" argument. They say that the more valuable the property, the more able to pay is the owner. And they customarily compare a Coles-Myer store with a household; or something similar.

This is an emotionally-toned comparison, and, at first sight, may appear to have something in it.

But it hasn't.

The effect of the system of rating on Coles-Myer should be considered as compared with other businesses, and, in order to find the effect of a tax, as if all of the Coles-Myer stores were being subjected to the same tax. it would be found that the system of rating has a significant effect on its profitability.

A householder should be compared with another householder. And a householder, for instance, who has a more valuable property because of extensions to his/her house due to an increase in the family may have a definitely smaller ability to pay, instead of a greater ability.

Also, the owner of a mortgaged new house built at modern cost has less ability-to-pay than the owner of an old house now probably mortgage-free.

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In both types of case just described, which must be quite common, NAV or CIV rating would load those less able to bear them with the heavier rates.

Again, investors in vacant land and underdeveloped properties usually have high ability-to-pay but would be let off with very low rates under CIV or NAV rating

Conclusion: SV rates are properly seen as based on a charge in proportion to services rendered, the value of the services rendered (by the whole community) being measured by the value of the land.

XI. *The fallacious "Argument" that Site Value Rating is NO LONGER necessary*

It is sometimes admitted that SV rating had a use in the early stages of development of a region, when there were many vacant sites, but that now that almost all sites show at least some development, SV rating has done its job, and should be replaced by one more suitable to the times, etc.

It is usually also added that, by moving to NAV or CIV rating and thus rating on the improvements as well as the land, the rate in the dollar could be lowered while still obtaining an increased revenue in rates.

The argument is fallacious; the encouragement to develop and the non-penalty if one does develop are still as effective and as needed as ever, even though the effect may be less obvious when early all sites show some development.

Also, the action of switching to rating on improvements without a long warning period seems immoral. Having encouraged development by refraining from levying rates on improved properties, those who have improved their properties are now to be penalised, and in proportion to their improvements. Especially in these recessionary times, many small business people will be ruined. And this is mainly to give relief to people who have not developed their properties, but have had big increases in land values, "which are due, not to anything which they themselves have done, but to the development and the activities of the community around them".

XII. *Farmers*

Please refer to Appendix III "How SVR benefits the farmer". Some of these figures from the study are now dated somewhat. The principle holds true today though just the same.

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2.1.3 Capital Improved Value

A refutation

At 2.1.3, the Local Government review admits the fatal weakness of its claim that CIV meets the equity criteria considerably better than SV: "...that those with 'the greatest capacity to pay' are more likely to invest in their properties and make improvements...(is) impeded, especially in 'asset rich income poor' cases."

The argument for CIV is not only imperfect: it is wrong. If the claim is reversed, that SV meets the equity criterion better than CIV, there is no such flaw. The following serves to prove the point:

Every municipality has its *"nob's hill"*, where the more well heeled wish to live: The Strand in Williamstown; Docker's Hill in Richmond; or Wheelers Hill in Waverley, etc. Without exception, these areas have higher site values than other locations within each municipality. Therefore, SV picks up these wealth differentials on the basis of what has to be paid to get into superior enclaves: and it is a community - created value. On the other hand, CIV penalises the rate payer for the improvements upon his or her property. CIV dismisses this most fundamentally equitable case in favour of SV rating.

Under CIV, those people who are both outside such choice areas and with more extensive improvements - usually because of bigger families and/or mortgages - must therefore tend to subsidise the others in the more - wealthy locations. This alone should put paid to the case of CIV

[It is interesting to note that in the USA, which has CIV 'property (and blighted cities of an order not experienced in Australia - because of a lack SV incentive for urban renewal) there is evidence of cities beginning to swing towards the Australian system' of SV: see the writings of Professor Steven Cord and others, indicating some 20 cities to have made the change in recent years].

The 'simplicity' case for CIV (under the same reference in the rating review) comprises a number of misstatements. People certainly do misunderstand all the rating bases - SV, CIV, and NAV. However, when each system is adequately explained, an overwhelming number of polls have shown a preference for the equity and simplicity of SV rating. (see figures elsewhere in this document).

The argument that adjoining municipalities with different valuations systems are in themselves the cause of rating complaint is just as easily met as the recommendation for CIV throughout the state by requiring councils to employ SV rating across the board.

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When increasing the regularity of rating valuations is an aim in equity, it should be acknowledged that valuers can more quickly prepare SV valuations than CIV, unencumbered by the need to record details of the improvements upon rate payers' land.

The push for CIV rating comes from within local government, and not from the people. It is misconceived. Those who understand the equity of SV have little difficulty in realising that CIV rating promises to be eminently more disastrous for the Victorian community in both principle and practice.

2.2 Frequency of Valuations

It is clearly shown, in the state of Queensland that yearly valuations are possible today. Annual revaluation is an urgent item. We have noted already that yearly valuations are far easier under SVR. It is rightly pointed out that current four year cycles are often criticised, especially when property values fell between say the valuation date of mid 1990, and the first use of this base in October 1992.

It is interesting to note the silence of rate payers (particularly landowners) when rates were paid in 1989 and 1990, based on far lower valuations of 1986 property values.

3. Differential Rates & 4. Flat Charges

Current Problems with Minimum Rates and Differential Rates

Introduction

Big changes have been going on in Local Government affairs in Victoria during the last several years.

Two changes which are receiving attention currently are:

- (i) claimed difficulties with the phasing out of minimum rates,
- (ii) pressure to introduce the use of differential rates.

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1. Minimum rates, and 'their abuse

There has recently been some pressure within some councils to move away from SV rating, with the declared purpose of giving some relief to many rate payers where rate amounts have sharply increased when compared with previous years.

One cause of the sharp increase, with many councils, is in the requirement, imposed by the government, of phasing out minimum rates. These cases, however, are due to an abuse in the past by those councils in increasing their minimum rates to unreasonably high levels.

(There is another cause of the sharp increase, however, related to changes in property values, for which councils can not be blamed.)

With high minimum rates, poorer people have been subsidising wealthier people. It becomes like a poll tax, but a poll tax on properties instead of a poll tax on persons. With some councils, the minimum rate was so high that more than half of the properties were on the minimum rate.

When minimum rates are phased out, the general rate has to be increased if the council is to obtain the same revenue. That means higher rates have to be paid on the more valuable properties.

In SV rating municipalities, those people on valuable land but only modest or no improvements would have their rates reduced from those as now assessed if they could push rates on to improvements as well as land, that is, if they could have CIV or NAV rating introduced.

But this would create worse problems for people who have highly developed their properties and are most worthy of support. These would receive even sharper and unexpected increases in their rates. This would include many business people, some of whom could be expected to be ruined.

Probably the most numerous beneficiaries of a change to CIV or NAV rating would be those who bought houses long ago in areas where land values were once low and have risen greatly. They would have been sheltered from the appropriate increases in their rates in the past few years by the increases in rates for the poorer people who have been paying higher and higher minimum rates. For that part of their increase of rates which is due to the elimination of minimum rates they should now cheerfully pay the increase, reflecting that this is balanced by the times when they were paying less than would have been required by good rating practice with low minimum rates.

These owners of residential property on valuable land do at least have an option, which may not be a very desirable one, but does leave them solvent. This is that they should sell the property, and buy again in a cheaper neighbourhood. If, instead, they manage to get a change in rating system and thus transfer their burden to others, these others, particularly many business people, may be bankrupted.

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II. Differential Rates - The cure for rapidly changing property values?

There is usually a two to six year lag between the valuation of a property and the use of the valuation in calculating the rates to be paid on the property. While values of land are changing only slowly, this lag is of no great consequence. However, when values change rapidly, the lag may be of considerable consequence, particularly if values are falling. This is accentuated if the change is much greater in some parts of a municipality than in others.

Such is the case at the present time. Valuations were carried out near the peak of the market, and the present time of assessment and paying of the rates is occurring, presumably, at about the trough.

A remedy being asked for by some is that the Council should change its rating system from SV rating to CIV rating.

This change seems to be requested for two reasons:

- (i) the rate burden would be shifted partly to rates on improvements, thus diluting the problem for those with high land valuations and low or no improvements (but making it worse for those who have improvements which are higher than average for their land value - people with good modern homes and many business people),
- (ii) some parties would seek relief by the application of differential rates, and the Local Government Act 1989 ties differential rating to the CIV rating system.

The objections to the remedy (supposedly backed by reason (i) just above) are explained at some length in Argument 11: "The Fallacious Argument that SV Rating is No Longer Necessary" in "Concise Statement of Arguments in Favour of Site Value Rating". In essence, it would be shifting the problem to innocent people, who would then suffer even more than the present complainants.

The objections to the remedy (supposedly backed by reason (ii) just above) are that

- (a) differential rating is a difficult and discriminatory process, well explained by the Hon R M Hallam (now the Minister for Local Government, but then in Opposition) and the Hon K. Wright in the Legislative Council on 3 August 1988.
- (b) that the connection of differential rates with CIV rating is artificial and only makes the situation worse.

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The link between differential rates and the CIV rating system seems to be that, to rate payers who have experienced the SV system, CIV rating introduces such obvious inequities that they need fixing, and differential rates are introduced in an attempt to patch up faults in CIV rating.

But differential rates bring in further difficulties, so well understood and explained by the Honourable Members Hallam and Wright.

If differential rates are to be introduced, difficult and dangerous though they be, they are best introduced directly and not paired with the undesirable CIV rating.

The obvious and fundamental long term solution is that valuation of properties and assessment of rates be brought closer together in time. With the simple SV system, desirable as well on other grounds, it would be realistic to aim for annual valuations, to be applied during the year following valuation.

III. *The lesser evil - Separating Differential Rates from CIV rating*

To allow a council to introduce differential rating without having to link it with CIV rating, it appears that the following changes to the Local Government Act 1989 would suffice:

Section 157: Omit sub-section (4);

Section 158: Omit the words in parenthesis in (1) (b) (ii);

Section and sub-section 161 (1): Omit the words: "which is permitted to do so, under 157 (4)"

(Optional) Section and sub-section 161 (4): Omit the words: "which does not use the capital improved value system for valuing land".

3.2.2 Major Capital Projects

The recommendation, your point No.8 - That further flexibility be given to 'large Scale Capital Projects', begs the question: What about the smaller scale developer?

The 1980's has shown us effects of pandering to large scale entrepreneurs. It should also be noted that SV does not penalise any developers, because development would not be taxed under Site Rating.

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5. Effects of the Proposed Changes:

Simply:

The *elv system* of rating discourages improvements by taxing them, and promotes slum development by under-taxation.

Over use of land is easy to stop by zoning, but in a free market economy such as ours, the only way to stop under use of land is to put the profit motive to work and make it more profitable to improve a property than to let it decay.

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General Summary Of Our Position

The following advantages can be claimed for 'site-value' rating:

- (a) Property owners gain more incentive to develop their land when improvements are not taxed reflecting both practical and psychological reactions.
- (b) Site values are created by demand together with community-cost developments in the form of Local Government services, re-planning, road, harbour; drainage, amenity and sewerage works and it is right that some part of this unearned increment in land values should return to the community through property taxation or rating.
- (c) The value of land is more stable, whereas ~~improved~~ values must be kept constantly under review to allow for changes and additions to improvements.
- (d) Site value rating gives owners incentive to put land to its best possible use.
- (e) Where 'CIV' forms the basis of rating the assets (in terms of buildings) of industrial and other income earning properties are double taxed, once on the income produced and secondly from taxation or rating based on their capital or 'annual' value.
- (f) Employment in the building industry is often stimulated not only in relation to new buildings but also in respect of repairs to old premises.
- (g) It gives the State, i.e. the community, some share in increments in land values attributable for example to re-planning while giving rating equity to property owners whose values are adversely affected.

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APPENDICES

Municipal Rating Polls In Victoria

- 2 Results Speak For Themselves
- 3 Consideration Of The Merits Of Site Value Rating
- How Site Value Rating Benefits The Farmer
- 4 How To Beat The Current Depression By Generating More Employment
- 5 Key To Decentralisation
- 6 Sale Leaflet
- 7 A Study

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[Redacted]

Appendix 1

Municipal Rating Polls In Victoria

[Redacted]

Item 3

Attachment C

GENERAL COUNCIL FOR RATING REFORM

ADVOCATING THE RATING OF SITE-VALUES INSTEAD OF IMPROVEMENTS

July 1992

MUNICIPAL RATING POLLS IN VICTORIA

BOX 9SSG, G.P.O.
MELBOURNE, 3001

History

Before 1920, all councils in Victoria were required to use net annual value (NAV) rating. In December 1919 it was made possible for councils to change to site value (SV) rating (actually UCV at the time), and back again to NAV, by either of two methods: (i) Council resolution, or (ii) voter initiative in calling and winning a poll. Also, if Council resolved to change the rating system, voters had one month in which to demand a poll in order to attempt to reverse Council's decision.

By now, 50% of the people of Victoria are in SV-rating municipalities. (There is a larger number of NAV-rating than SV-rating municipalities, due to the many rural municipalities with small population using NAV. Currently, of the 210 municipalities in Victoria, 57 use SV rating.)

Abolition of Historical Democratic Rights

The 1989 Local Government Act, when fully proclaimed (October 1992), will abolish the democratic right of voters to initiate a poll.

Also, by the "old" 1958 Act, Council was required, before a poll, to give each ratepayer a statement showing how much he/she would have to pay under each system; the 1989 Act does not require any information to be provided.

In addition, Council was required, for the next three years after the poll, to act in accordance with the result of a poll won by the voters. In the 1989 Act, a winning poll prohibits a Council from proceeding "with its decision", but allows a Council to move a motion to change the rating system again at any time.

Past Use by Voters of their Power to Initiate Polls

Of the 114 changes and attempts to change the rating system in Victoria since 1920, 64 have been by voters initiating a poll to change to SV rating. A majority was obtained for SV in 48 of them, and for NAV in 16. The large number of polls for changing to SV is not surprising, of course, as all were on NAV to start with; it is the success rate of 75% which is remarkable. That is:

Voters have exercised their democratic right to initiate a poll frequently and effectively.

Voters have that they are prepared to vote "Yes", even in order to adopt a system which is, to them at the time, untried.

Past Use by Voters of their Power to Challenge Councils' Decisions

From the not large number of Councils rating SV, there have been 29 attempts by Councils to revert towards NAV. ("towards" is used, to include the infrequent half-way case of composite ("shandy") rating.)

On 23 of those 29 occasions, 10% of the voters succeeded in demanding a poll, and reversed Council's decision in 21 of them, usually with an increased majority for SV. That is:

It is typical for Councils to attempt to revert towards NAV rating, and for voters to very strongly resist.

A great majority of voters who have (in most cases) experienced both systems, show themselves as very determined to retain SV rating.

General Council for Rating Reform - Box 955G, G.P.O., Helbourne, 3001.

July, 1992.

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VOTERS'and COUNCILS' USES of their POWERS under THE 1958 ACT and its PREDECESSORS

Before 1920, all municipalities in Victoria used the net annual value (NAV) system of rating, as that was the only system made available for use by Victorian legislation. In this system, the rates are assessed on the value of the land, plus the value of the owner's own improvements.

From 1920, Victorian legislation allowed also the unimproved capital value (UCV) system of rating (practically the same as site value (SV)). In this system, the rates are assessed only on the value of the land occupied. The legislation treated both systems equally.

From 1968, collection of rates by the use of the NAV and SV systems in any proportion, uniform for the municipality, was made available. This was called the "shandy" system. To the present time, a "50/50" proportion has been the only one proposed or used.

The sections of the 1958 Act used have the following meanings:-

- s. 316 Council using NAV resolve to adopt the SV or a shandy system.
If there is a poll, it is because, in one month, 10% of voters resist the Council resolution, demanding a poll.
- s. 317 10% of voters initiate a demand for a poll to change from NAV to SV or to shandy.
- s. 319 Council using SV or shandy resolve to change to shandy or to NAV.
If there is a poll, it is because, in one month, 10% of voters resist the Council resolution, demanding a poll.
- s. 321 10% of voters initiate a demand for a poll to change from SV or shandy to another system.

Municipality	Year	Section	System of rating			Formal votes			% - age for SV
			Before	Proposed	Result	For SV	Not SV	Total	
Caulfield	1920	316	NAV	SV	SV	No poll			
	1969	319	SV	Shandy	Shandy	No poll			
	1985	319	Shandy	NAV	NAV	No poll			
Coburg	1920	316	NAV	SV	SV	No poll			
Dandenong	1920	316	NAV	SV	SV	632	167	799	79
Essendon	1920	316	NAV	SV	SV	No poll			
Newtown	1920	316	NAV	SV	SV	No poll			
	1978	319	SV	Shandy	SV	1245	806	2051	61
Portland	1920	317	NAV	SV	SV	197	76	273	72
	1968	319	SV	NAV	NAV	3144	3594	7038	49
Rosedale	1920	316	NAV	SV	SV	110 poll			
	1953	319	SV	NAV	SV	1281	244	1525	84
Oakleigh	1921	316	NAV	SV	SV	No poll			
	1945	319	SV	NAV	SV	1761	587	2348	75
	1985	319	SV	NAV	SV	14426	10278	24704	58
Yea	1921	317	NAV	SV	SV	318	220	538	59
	1951	319	SV	NAV	SV	1072	502	1574	68
Brunswick	1922	316	NAV	SV	SV	2395	2107	4502	53
	1932	319	SV	NAV	SV	4120	1794	5914	70
	1982	319	SV	Shandy	Shandy	No Poll			
Camberwell	1922	316	NAV	SV	SV	3399	2669	6068	56
	1970	319	SV	Shandy	SV	21890	13787	35677	61
Chelsea	1923	316	NAV	SV	SV	No poll			
Hordial100	1925	317	NAV	SV	SV	809	509	1318	61
	1985	319	SV	NAV	SV	10026	4903	14929	67
	1991	319	SV	NAV	SV	8676	4136	12812	68
Sandringham	1926	317	NAV	SV	SV	2284	2098	4382	52
	1931	319	SV	NAV	SV	3069	1737	4806	64
Hamilton	1944	317	NAV	SV	SV	813	627	1440	56
Box Hill	1946	317	NAV	SV	SV	3378	2708	6086	56
Footscray	1946	317	NAV	SV	NAV	3161	11246	14407	22
Moorabbin	1946	317	NAV	SV	SV	3384	2159	5543	61

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Municipality	Year	Section	System of rating;			Formal votes			Age for SV
			Before	Proposed	Result	for SV	Not SV	Total	
Northcote	1946	317	NAV	SV	SV	7408	5626	13134	57
	1950	319	SV	NAV	NAV	6687	6815	13502	50
	1965	317	NAV	SV	NAV	10603	28821	39430	27
Preston	1946	311	NAV	SV	SV	1262	3527	10189	61
	1982	319	SV	NAV	NAV	No poll			
New	1947	311	NAV	SV	SV	3202	2996	6198	52
	1951	319	SV	NAV	SV	6021	5348	11375	53
	1975	319	SV	Shandy	SV	6206	2999	9205	61
Brighton	1948	317	NAV	SV	NAV	3541	6653	10200	35
Echuwa	1948	316	NAV	SV	SV	No poll			
Collingwood	1949	311	NAV	SV	NAV	1454	4848	6302	23
Frankston	1949	317	NAV	SV	SV	2511	1115	3692	68
	1953	319	SV	NAV	SV	3112	2335	5441	51
Heidelberg	1951	317	NAV	SV	SV	14211	1382	21593	66
Ringwood	1951	317	NAV	SV	SV	1905	1396	3301	58
Bellarine	1952	317	NAV	SV	NAV	179	1687	2466	32
Nunawading	1946	311	NAV	SV	NAV	1188	2553	3141	32
	1952	311	NAV	SV	SV	5801	4033	9834	59
	1986	321	SV	NAV	SV	33691	11221	44912	75
Wangaratta	1952	316	NAV	SV	NAV	1525	1585	3110	49
	1956	311	NAV	SV	SV	2115	510	2625	81
Woorayl	1952	311	NAV	SV	NAV	Not available			
South Barwon	1953	311	NAV	SV	SV	3023	2284	5307	51
Eltham	1954	311	NAV	SV	SV	3418	3128	6546	52
Sale	1954	317	NAV	SV	SV	1932	136	2668	72
Warrnambool	1954	316	NAV	SV	SV	No poll			
Castlemaine	1955	317	NAV	SV	SV	1860	1175	3035	61
	1967	319	SV	NAV	SV	3484	1267	4751	13
Malvern	1955	317	NAV	SV	SV	11758	6339	18097	65
	1961	319	SV	NAV	SV	25681	10140	35821	72
	1986	319	SV	NAV	SV	13951	4005	11956	78
Springvale	1955	316	NAV	SV	SV	No poll			
Broadmeadows	1956	311	NAV	SV	SV	5575	1743	1318	16
Mildura	1956	311	NAV	SV	SV	4619	1276	5895	78
Waverley	1956	317	NAV	SV	SV	10135	2302	13037	82
Keilor	1957	317	NAV	SV	SV	3948	1155	5103	71
Swan Hill	1957	317	NAV	SV	SV	1032	668	1100	61
Traralgon shire	1957	317	NAV	SV	SV	2620	2323	4943	53
Wodonga	1957	317	NAV	SV	SV	1345	877	2222	61
Ararat	1958	316	NAV	SV	SV	No poll			
Senalla	1958	317	NAV	SV	SV	2061	251	2318	89
Daylesford	1958	311	NAV	SV	NAV	Not available			
Moe	1958	317	NAV	SV	SV	1184	816	2660	67
St. Arnaud	1958	311	NAV	SV	NAV	366	834	1200	30.5
Wonthaggi	1958	311	NAV	SV	SV	1328	418	1746	76
Bairnsdale	1959	317	NAV	SV	NAV	Not available			
Doncaster T'stowe	1959	317	NAV	SV	SV	6492	6034	12526	52
Maffra	1959	317	NAV	SV	NAV	Not available			
Maryborough	1959	317	NAV	SV	SV	2399	1174	3513	67
Stawell	1959	317	NAV	SV	SV	1818	717	2595	70
	1989	319	SV	NAV	SV	2521	845	3366	75

Item 3

Attachment C

Municipality	Year	Section	System of rating			Formal votes			Age for SV
			Before	Proposed	Result	For SV	Not SV	Total	
McIvor	1961	317	NAV	SV	SV	635	385	1020	62
Tallangatta	1961	317	NAV	SV	SV	1302	1034	2336	56
	1971	319	SV	NAV	SV	713	388	1101	65
Traralgon	1961	316	NAV	SV	SV		No poll		
Hastings	1962	317	NAV	SV	NAV	2868	3636	6504	44
Croydon	1963	317	NAV	SV	SV	8152	6203	14355	57
	1968	319	SV	NAV	SV	15040	9950	24990	60
Korumburra	1963	317	NAV	SV	SV	3211	2859	6070	53
Diamond Valley	1964	316	NAV	SV	SV		No poll		
South Melbourne	1964	317	NAV	SV	SV	10949	6506	17455	63
	1978	319	SV	Shandy	Shandy		No poll		
	1981	319	Shandy	NAV	NAV	Demand	for a poll frustrated		
Bacchus Marsh	1965	317	NAV	SV	NAV		Not available		
Knox	1965	317	NAV	SV	SV	17432	11583	29015	60
Horwell	1965	317	NAV	SV	NAV	3673	7280	10953	34
Sherbrooke	1965	317	NAV	SV	SV	10617	5622	16239	65
Sunshine	1965	317	NAV	SV	NAV	14164	17763	31927	44
Cohuna	1967	317	NAV	SV	SV	2340	1594	3934	59
Healesville	1967	317	NAV	SV	NAV	1878	2975	4853	39
Kerang	1967	317	NAV	SV	SV	2408	2014	4422	54
	1967	316	NAV	SV	SV	2515	844	3359	75
(Note: Change of boundaries involved)									
Horsham	1969	317	NAV	SV	SV	2649	1437	4086	65
Kilmore	1970	317	NAV	SV	SV	338	311	649	52
Buninyong	1971	317	NAV	SV	SV	735	646	1381	53
	1979	319	SV	NAV	SV	1147	564	1711	67
Orbost	1972	317	NAV	SV	SV	1053	684	1737	61
	1986	319	SV	NAV	SV	2358	509	2867	82
Helton	1973	317	NAV	SV	SV	2682	2010	4692	57
Lilydale	1979	316	NAV	SV	NAV	10495	11683	22178	47
Broadford	1981	316	NAV	Shandy	Shandy		No poll		
Seymour	1981	317	NAV	SV	SV	1216	1158	2374	51

Note: A sharp decrease in the total number of votes which may be observed in a few cases about ---- 1969 is due to the elimination, then, of multiple voting based on property qualifications.

ANALYSIS

S.316 Used 20 times; that is, on 20 occasions, a Council using NAV resolved to go to SV (19 times) or to shandy (once, Broadford 1981).
On 6 of those occasions, 10% of voters demanded a poll, and on 2 of those 6 Council's decision was reversed.

Used 64 times; that is, on 64 occasions, 10% of voters under a Council using NAV initiated a demand for a poll with the aim of moving to SV rating.
In 48 of the polls, a majority of voters voted for SV; in 16 of the polls, for NAV.

Used 29 times; that is, on 29 occasions, a Council using SV or (in two cases) shandy resolved to go to shandy (6 times) or NAV (23 times).
On 23 of those occasions, 10% of voters demanded a poll, and on 21 occasions, reversed Council's decision.

Used once, that is, on one occasion (Nunawading, 1986) 10% of voters in a municipality using SV initiated a demand for a poll to move to NAV. In the poll the majority for SV was 75%, increased from 59% in 1952.

Appendix 2

Results Speak For Themselves

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RESULTS SPEAK FOR THEMSELVES

Un-taxing of buildings invariably results in an immediate and pennant raising of the building construction level compared with that when they are (taxed).

This statement should have all the force of an axiom or self-evident truth. Its acceptance as such should not be dependent upon the production of proofs in operation. For anyone to argue that it will make no difference to peoples' willingness or ability to make improvements if they know that their action and expense in making those improvements will attract higher taxes is to insult his own intelligence and that of generally. The only uncertainty about the question in a normal businessman's mind would lie in the possibility of un-taxing improvements, not in the multiplication of the scale of their production if one succeeds in un-taxing them.

In the field of local government taxation in this and other countries the possibility of un-taxing improvements does exist. In Australia, most of the States have either done it already or are a long way along the path to doing so. For Australia as a whole, two-thirds of all the local government units have made that change. In other countries it only requires simple enabling legislation to enable them to do likewise.

Strange Belief

Nevertheless, it is found that there are people who profess to believe that un-taxing buildings and other improvements would have little or no effect on building activity. It has been said that if any substantial vested interest was concerned, there would not be lacking protagonists of the view that the earth is flat instead of a globe. And it is a fact that there are a lot of people who are interested in the vacant land industry rather than the building industries.

For implementation all that is needed is for that part of the local taxes which now falls on the composite value of the site-plus-the buildings to be changed so that it falls on the value of the site alone. The tax (rate) upon the building component would be reduced to zero and that upon the site component correspondingly increased to return the same overall revenue to the local authority as under the other alternative method.

The level of building construction is of vital importance to the community in general and those whose livelihood is bound up with the building construction industries in particular. The vacant lot industry gives little and uses few materials. The building construction industries are basic to the economy. They are the start point of the attack on land price inflation and on unemployment resultant from the decline in the building industries.

- Hence it is important to assess and publicise the extent to which the un-taxing of buildings will increase the level of building construction. This is important here and even more so abroad, where application is less general and factual data less readily available.

Observed Results

We propose in this and following issues to give the observed results of the stimulation to building construction after (as compared with before), shifting local taxes from to sites. The information has been supplied by the Land Values Research Group by analysis of official data from the Bureau of Census and Statistics. The Group's earlier publication "Public Charges On Land Values" has

shown the superior general performance of the three States, Queensland, New South Wales and West Australia in which the changeover to site value taxation is almost complete. In these it is not possible to study the quantitative effects between one local authority and another. The stimulative effect can be studied in considerable detail in Victoria and to lesser extent in South Australia. We will show progressively what happened to building before and after the various specific local units changed over.

The aim will be to show the number of values of dwelling permits and the values of permits issued for other building activity for two or three years before and four or more years after the change took place. Primary importance is given to the numbers and values of the dwellings, which are the basic and most stable building construction content. New industrial and commercial buildings are more capricious from year to year and alterations and additions a small part of the total. Their content can be found by deduction from the figures for value of total building activity of that shown for the dwellings (i.e. houses and flats).

Rural Areas

There are fluctuations from year to year in the building levels over the state as a whole due to general economic and seasonal conditions. The pattern for the Melbourne metropolitan too is a little different from the rural areas comprising the rest of the State of Victoria. Commencing with the calendar year 1955 and extending to 1965 a year-by-year index of the dwelling commencements in rural councils taxing improvements has been prepared. The figure for 1955 was taken as base 100 and the later years related back to it. The sequence of years and commencement percentages in brackets on this index is: 1955 (100), 1956 (88), 1957 (88), 1958 (93), 1959 (105), 1960 (87), 1961 (77), 1962 (76), 1963 (87), 1964 (87), 1965 (92). This index is confined to the rural councils taxing buildings.

Applying this index to the commencements recorded for a particular council in its last year of taxed buildings enables it to be how many commencements could have been expected if the change to untaxed buildings had not been made. This index has been used to derive the figures shown in brackets in the places listed below, which show the rural councils which abolished local taxes on buildings in that 10 year period.

Why Rural Councils?

There are now 62 councils in Victoria which have abolished local taxes on buildings out of a State total of 210 councils. The figure of 62 includes 30 in the Melbourne Metropolitan Division and the remaining 32 in the rural Divisions of the State. We show below (and will continue in later issues) the figures for the rural areas because conclusions beyond dispute can be readily drawn from them. With the Melbourne Division even more impressive figures could be shown for most of the suburban cities and shires which have un-taxed buildings. But their significance could be discounted on the grounds that the metropolitan population is expanding rapidly and have to go somewhere. It could be said that the new settlers' choice of suburbs which have un-taxed buildings was coincidental. If there is growth in rural areas, it must come from developing their own local resources. Most of these rural councils had shown little population growth for years until they un-taxed buildings. In many population had actually been declining with the

EFFECT UPON PRIVATE BUILDING CONSTRUCTION OF ADOPTION OF LOCAL TAXES ON BUILDINGS

Below are the private building permit totals for years immediately before and after change to site-value rating with simultaneous removal of local taxes on buildings - for Victorian councils in provincial centres. (0) The figures in brackets are those have been expected had to be rated. They apply to the level at change the same percentage increase as recorded by the average of provincial municipalities rating NAV for the years.

UCV = Unimproved Capital Value (land only),

NAV = Net Annual Value (land plus buildings).

Municipal Year ended 30th Sept.	Rating System	Dwelling Permits			Total Value All Building Permits (£000's.) 0	Municipal Year ended 30th Sept.	Rating System	Dwelling Permits			Total Value All Buildings Permits (£000's.) 0
		No. 0	Value (£000's.) 0					No. 0	Value (£000's.) 0		
ARARAT CITY						TRARALGON BOROUGH (NOW CITY)					
1961	uev	32 (22)	149	(77)	213	1961	uev	59 (52)	251 (182)	385 (331)	
1960	uev	40 (25)	149	(87)	219	1960	uev	88 (58)	345 (206)	513 (374)	
1959	uev	34 (30)	128	(105)	181	1959	uev	76 (70)	306 (248)	412 (451)	
1958	uev	28 (26)	93	(93)	143	1958	uev	70 (62)	282 (220)	359 (399)	
1957	NAY	25	88		115	1957	NAY	59	208	378	
1956	NAY	19	64		86	1956	NAY	70	239	345	
BENALLA BOROUGH (NOW CITY)						WARRNAMBOOL CITY					
1961	uev	45 (28)	170	(98)	256	1961	uev	89 (71)	352 (206)	619 (367)	
1960	uev	51 (32)	222	(110)	322	1960	uev	83 (80)	285 (232)	514 (414)	
1959	uev	51 (38)	190	(133)	266	1959	uev	117 (97)	406 (280)	542 (500)	
1958	NAY	34	118		210	1958	uev	141 (86)	505 (248)	836 (443)	
1957	NAY	36	125		165	1957	uev	127 (81)	430 (235)	682 (419)	
1956	NAY	39	133		229	1956	NAY	81	235	419	
CASTLEMAINE TOWN						WARRNAMBOOL CITY					
1958	uev	43 (27)	134	(73)	161	1955	NAY	79	256	394	
1957	uev	36 (26)	95	(70)	134	1959	uev	121 (84)	440 (236)	724 (348)	
1956	uev	36 (26)	99	(70)	134	1958	uev	111 (74)	390 (209)	687 (308)	
1955	uev	31 (29)	96	(79)	108	1957	uev	111 (70)	387 (198)	673 (291)	
1954	NAY	29	79		94	1956	uev	91 (70)	321 (198)	434 (291)	
1953	NAY	40	80		98	1955	uev	81 (80)	233 (225)	448 (331)	
MILDURA						WONTHAGG BOROUGH					
1961	uev	66 (60)	257	(175)	656	1954	NAY	80	225	331	
1960	uev	82 (68)	277	(197)	393	1953	NAY	62	172	317	
1959	uev	84 (82)	305	(238)	528	WONTHAGG BOROUGH					
1958	uev	117 (73)	405	(211)	624	1964	uev	25 (6)	58 (12)	89 (18)	
1957	uev	86 (69)	260	(200)	487	1963	uev	24 (6)	53 (12)	98 (18)	
1956	NAY	69	200		374	1962	uev	18 (6)	38 (11)	53 (17)	
1955	NAY	78	210		393	1961	uev	17 (6)	47 (11)	52 (17)	
MOE BOROUGH (NOW CITY)						WONTHAGG BOROUGH					
1962	uev	92 (53)	301	(136)	580	1960	uev	17 (8)	46 (12)	57 (19)	
1961	uev	84 (54)	281	(138)	439	1959	uev	3 (7)	10 (15)	30 (23)	
1960	uev	74 (61)	267	(156)	432	1958	NAY	6	13	20	
1959	uev	72 (73)	226	(188)	326	1957	NAY	3	11	28	
1958	NAY	65	166		314	1956	NAY	7	21	30	
1957	NAY	70	182		223	1955	NAY	6	9	11	
1956	NAY	44	110		207	1954	NAY	9	15	15	
SALE CITY						KORUMBURRA SIURE (t)					
1958	uev	36 (31)	116	(86)	211	1967	uev	27 (11)	274 (116)	616 (212)	
1957	uev	36 (29)	109	(82)	140	1966	uev	32 (10)	315 (102)	593 (163)	
1956	uev	39 (29)	114	(82)	174	1965	uev	14 (9)	108 (98)	392 (156)	
1955	uev	33 (33)	99	(93)	235	1964	uev	17 (9)	148 (93)	188 (137)	
1954	NAY	34	93		148	1963	NAY	7	78	170	
1953	NAY	43	112		180	1962	NAY	13	112	210	
1952	NAY	48	110		238	1961	NAY	10	94	112	
SWAN HILL BOROUGH (NOW CITY)						KORUMBURRA SIURE (t)					
1961	uev	49 (31)	177	(80)	354	1960	NAY	11	88	138	
1960	uev	38 (36)	128	(90)	203						
1959	uev	53 (43)	166	(109)	299						
1958	uev	26 (38)	107	(96)	214						
1957	NAY	36	91		123						
1956	NAY	38	124		175						

Note: (t) With the exception of Korumburra all the values shown, above are in £000's. To convert to \$(Aust.) the figures will need to be doubled. The Korumburra values shown are in \$(Aust.)

Note: (t) With the exception of Korumburra all the values shown above are in £000's. To convert to \$(Aust.) the figures will need to be doubled. The Korumburra values shown are in \$(Aust.).

'drift to the metropolis'. The increased growth rate - compared with that which could have been expected had continued to be taxed - is invariably in evidence. It is rightly credited to the stimulation of ratepayers to make more and better improvements on their properties in the knowledge that they won't be fined for their own effort in doing so as in the past.

Significant Changes

Examination of the twelve cases above shows that in each the building construction level had risen greatly by the fourth year following un-taxed improvements. The value of new dwellings had risen to approximately double the

level that could have been expected had improvements continued to be taxed. This has had repercussive beneficial effects in increased trade and employment prospects through the local community. In most cases the step up commenced in the first year following the change or decreasing tendencies previously evident have been quickly reversed. The same pattern will be seen in the later councils to un-tax buildings.

It is significant that the step-up in values of the dwelling permits after the change is substantially greater than the proportionate increase in the numbers of dwellings. This shows that people are encouraged to build better and more expensive buildings when they know they will not be penalised for doing so.

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Appendix 3

Consideration Of The Merits of Site Value Rating
How Site Value Rating Benefits The Farmer

HOW SITE-VALUE RATING BENEFITS THE FARMER

Statement prepared by A. R. Hutchinson, n.sc., A.M.I.E. Aust.,
Holl. Research Director, Land Values Research Group,
at the request of the Develop Victoria Council.

The description "farmer" sometimes is used loosely as covering anyone who owns rural property. However, it is necessary to differentiate between the genuine farmer who lives and works upon his holding and those who simply hold rural property under-developed as an investment. The effects upon the two are dissimilar. The test of separation for the genuine farmer we take to be residence upon holding. It is with the interests of such resident farmers that we are concerned.

First Used in Rural Areas

That shifting basis of local rating from the value of his buildings, cultivation and other farm improvements to the value of his site alone is to the advantage of the farmer is shown below.

In the first place site-value rating was first developed and applied to farming communities and only extended to towns and cities after its suitability for farmers had been demonstrated. It was first applied to the Shires of Queensland in 1887 specifically to ease the position of genuine farmers who were required by the net annual value basis to pay more than their own share of municipal costs to make up for token payments of undeveloped property holders. Its success in the shires led to its extension three years later to towns.

In New South Wales it was first applied to the shires and later to the urban areas. In West Australia it was applied to the Road Districts (equivalent to our Shires) in 1902. Only in 1948 were the 21 urban municipalities given optional powers to use it.

Site-value rating has since extended to become the dominant system in Australia. It is used in approximately two-thirds of all local government units. Those using it comprise more than 92% of the municipalized area of the continent. The fact that only 8% of total area has not yet changed over shows its appeal has been primarily to rural communities. Those rural parts of Victoria which have not yet changed over are among this small balance still taxing buildings and cultivation. There is no public demand in other States to return to that discarded system.

The three States of Queensland, New South Wales and West Australia apply site-value rating universally to farming properties. In South Australia, Victoria and Tasmania a minority only of rural areas use the site-value basis. Factual comparisons of development between these two groups as units show that the farmers generally are in a far sounder position in site-value rating States which tax only potential than in those taxing actual development.

New Farms Established

In land value rating States the price of land is kept at a lower level speculation discouraged. This enables new farmers to buy land and have capital left to develop it. Hence it has been possible to extend the area under cultivation in the site-value rating States while land has been taken out of cultivation in the other States. Over the depression years 1930 to 1939 total acreage in the site-value rating States increased by 21%. That in the Nett Annual Value

rating States decreased by 8%. Each State in the site-value group showed increase while each in the other group showed decrease. Similarly in the post-war years 1947 to 1959 acreage cultivated in site-value rating group increased by 35%. That of the N.A.V. rating group decreased by 1%.

Farmers' Economic Position Better

The farmers in the land value rating States have improved their economic position relatively and are better off than in the States where development is locally taxed. Comparing rural holdings of £5000 unimproved value upwards in site-value rating group average value of improvements per holding was 40% greater than value of the land. In the improvement-taxing States average value of improvements per holding was 39% less than value of land. Primary producers' incomes in the site-value rating group average 10% greater than in the annual rating group. Reasons for these effects can be seen more clearly by examining the differences in their principle and incidence.

Principles Compared

Under the N.A.V. basis part of the rates falls upon the value of the land and part upon the value of the improvements. Site-value rating completely exempts from rates the landholders' own improvements (i.e., farmhouse and other buildings, fencing, clearing, cultivation, sown grasses, dams, etc.). To maintain the same total revenue to the council the part falling on the raw value of the land is increased.

There is therefore a remission of rates on improvements offset by increased rates upon the raw value of the land. Whether the result is a nett saving or increase for a particular holding depends upon its degree of development compared to the average of the whole district.

A farmer living and working upon his holding usually has a substantial value in his improvements (farmhouse and other buildings, fencing, clearing, cultivation, sown grasses, dams, etc.). The majority of such farmers make a nett saving under U.C.V. on balance. They are encouraged to develop in knowledge that any further development they make will be rate free.

Completely undeveloped holdings have improvements to offset and invariably pay more under U.C.V. rating. Such holdings are often held as investments by absentee owners little concerned with their development. The higher rates merely put them on a common footing with those who are adequately developing their holdings. Under N.A.V. they escape with less than their fair share which results that those making adequate development have to pay more than their fair share.

How Individual Farms Fare

How individual properties are affected depends upon their degree of development compared to the average for the shire as a whole. Degree of development is the improved capital value divided by the unimproved capital value. Holdings developed more than the district average will pay less on U.C.V. Holdings developed below the district average will pay more.

Some people have the impression that removal of rates from improvements and increasing them upon sites will relieve owners of residential and industrial property at the expense of farmers. This impression is wrong. It is based on recognition of the higher density of improvements per acre in the towns without noticing these are accompanied by much higher unimproved land value than with farmlands. In towns land value is often more per foot than it is per acre in farms. This results that the degree of development for resident-farmers in the distinctly rural area is about the same as for residential properties in the towns.

SUMMARY

Advantages of Site-Value Rating to Farmers who live and work upon their holdings are:

- (1) The great majority of farmers pay less in rates than under net annual value;
- (2) They frequently find the saving on their homestead holding sufficient to cover the rate payments on extra holdings used in conjunction and are able to use more land without extra outgoings in rates;
- (3) Farmers know where they stand and can develop their holdings in full confidence that their rates will not be increased by their own improvements;
- (4) Farmers build up greater assets and enjoy higher net income than under N.A.V.;
- (5) Farmers feel that their site-value rate is equitable in relation to that of their neighbors who will usually pay much the same per acre as themselves. This contrasts with net annual value rating which often charges developed holdings as much as 20 times that on adjoining undeveloped holdings of similar size.
- (6) It becomes less profitable to invest in land and hold it sterile. Investment holdings are either
 - developed or put on the market.
- (7) New farmers can therefore get land more cheaply and so establish themselves more soundly with better ability to cope with falling prices;
- (8) Development becomes economic on marginal holdings which would be uneconomic where subject to the higher rates of N.A.V.;
- (9) Development of the potential is accelerated to the farmers' and the nation's advantage;
- (10) Farmers gain by the better-balanced development of rural areas under site-value rating. This brings more local opportunities for their children in industry, building, transport and trade. It enables better educational facilities and other amenities to be provided and may prevent drift to the city.

The farmers resident upon and working their holdings benefit in lower rates under the site-value basis in the majority of cases just as do householders in the towns and in about the same proportions. The percentages of such farmers benefiting in some specific areas were: Keilor Shire 81%. Eltham Shire. 77%. Frankston and Hastings Shire 55%. Where the incidence is different it is usually the result of valuation anomalies. There are provisions for special "farmrates" to cover such cases.

What Farmers Who Have Experienced Site-Value Rating Think Of It.

The rural shires of Rosedale and Yea have used site-value (U.S.V.) rating since 1921. Reversion polls were taken in 1953 and 1959 respectively to find whether they wanted to retain it or go back to net annual value. The booth results below leave no doubt that farmers prefer site-value after experience of both systems.

ROSEDALE SHIRE

	Favor NAV	Favor UCV
Ceotre		
Rosedale	43	206
Toongabbie	20	95
Glengarry	21	118
Gormandale	21	59
Wenke's Cor....	49	32
Wurruk	4	127
Kilmany	21	59
Nambrok	33	37
Longford ..	11	90
Dutson	0	24
Callignee South	1	24
Cowwarr	1	161
Willung	0	32
Flynn ..	0	17
Wandocka ..	9	29
Sale	3	61
Seaspray	1	33
Stradbroke ..	6	63
Postal	0	14
Totals	244	1281

YEA SHIRE

	Favor NAV	Favor UCV
Ceotre		
Yea	223	541
Limestone	3	21
Murrindindi	25	47
Highlands	27	54
Molesworth	30	60
Glenburn	29	41
Homewood ..	59	21
Pheasant Ck.	10	94
Flowerdale ..	40	48
Postal ..	56	145
Totals ..	502	1072

Further copies of this pamphlet or of the primary production surveys of the Land Values Research Group listed below are obtainable from Mr. L. F. Bawden, Hon. Secretary, 52 Guildford Road, Surrey Hills, E.I.O., Victoria, at the prices shown. These include postage on single copies which would be substantially less with multiple copies.

"How Site-Value Rating Benefits the Farmer"

Statement prepared at the request of the Development Victoria Council * Price 9d.

"Primary Production Studies"

Rosedale Shire-Grazing & Dairy Farm Study	9d.
Mulgrave Shire-Farm Rates Study	1/6
Greensborough - Orchard & Poultry Farms Study	1/-
Frankston & Hastings - Orchard Area Analysis and Balance Sheet for Rural Ridings	9d.
Eltham Shire - North Riding Primary Producing Properties	9d.
Dandenong Shire-All Primary Production Properties	9d.

* Includes Postage.

Appendix 4

How To Beat The Current Depression By Generating More Employment

HOW TO BEAT THE CURRENT DEPRESSION BY GENERATING MORE EMPLOYMENT

All will agree that current levels of unemployment must be reduced to restore and extend prosperity.

The basic starting point for this is restoration of the building industries, the health of which is measured by the numbers and values of building permits issued by the local municipal councils.

These industries give direct employment which can have chain-reaction effects to stimulate more employment in other related industries supplying building materials. They also stimulate demand for other materials and services to furnish, equip and maintain them when built, all of which bring demand for more labor.

Government financial help is now being provided to enable a relatively few more people to build and buy new homes subject to high mortgage payments over many years.

What is not yet being adequately tapped is the fact that "municipal councils have it within their power directly to stimulate the building industries in their own municipalities through the use of the council's local rating powers.

They can and should enlist the co-operation of their ratepayers in making building improvements with the full assurance of the council that the ratepayers' own outlay on making those improvements-whether new buildings, alterations or additions to old *ones-will not attract increased municipal rates.*

Where your local council has already the Site Value rating basis it is already committed to the principle that its ratepayers will not be rated at all on the value of their improvements. There they pay only according to the value given to their sites by the availability to them of the council services.

The citizens do respond to the knowledge that their homes, businesses and other **improvements** they make on their sites will not attract higher rates. This is shown by comparing the numbers and of the building permits actually issued in the cities rating Site Values in the Melbourne Metropolitan Area with those still rating Net Annual Values, which do attract higher rates on the improvements.

TOTAL VALUES OF ALL BUILDING PERMITS IN MELBOURNE METROPOLITAN CITIES

Comparing the values of total permits issued over the initial three financial years 1966/67, 1967/68 and 1968/69 with those issued over the later three financial years 1975/76, 1976/77 and 1977/78 for each City.

PART A

Cities Rating on Site Values Only
(i.e. owners' improvements are untaxed)

CITY	Initial			Growth of Permits		
	three years	Final		Values	Proportion	
	\$ millions	\$ millions		\$ millions	Per Cent	
BOX HILL	17.593	36.570	+	18.977	-	108
BROADMEADOWS	39.377	93.257	+	53.880	+	136
BRUNSWICK	10.688	21.186	+	10.498	+	98
CAMBERWELL	27.612	46.751	+	19.139	+	69
CHELSEA	7.516	16.306	+	8.790	+	117
COBURG	11.189	40.699	+	29.510	+	264
CROYDON	25.251	40.799	+	15.548	+	62
DANDENONG	23.030	93.205	+	70.175	+	305
DONCASTER	67.644	113.578	+	45.934	+	68
ESSENDON	11.740	47.235	+	35.495	+	302
FRANKSTON	37.568	118.360	+	80.792	+	215
HEIDELBERG	35.344	68.708	+	33.364	+	94
KEILOR	30.911	109.173	+	78.262	+	253
KEW	14.464	26.092	+	11.628	+	80
KNOX	62.355	146.949	+	84.594	+	136
MALVERN	19.671	28.829	+	9.158	+	47
MOORABBIN	48.346	65.212	+	16.866	+	35
MORDIALLOC	10.418	27.326	+	16.908	+	162
NUNAWADING	52.174	103.433	+	51.259	+	98
OAKLEIGH	37.318	73.927	+	36.609	+	98
PRESTON	31.535	61.319	+	29.784	+	94
RINGWOOD	21.859	43.393	+	21.534	+	99
SANDRINGHAM	11.127	20.785	+	9.658	+	87
SPRINGVALE	39.377	95.532	+	56.155	+	143
WAVERTLEY	70.602	152.496	+	81.894	+	116
TOTALS	764.709	1691.120		926.411	Avge. 121	

PART B

Two Metropolitan Cities Which Changed from Full Site Value Rating to a 50/50 Shandy Rate

CITY	<i>Initial three years (Site Value)</i>	<i>Final three years (Shandy Rate)</i>	<i>Growth of Permits</i>			
			<i>Values</i>		<i>Proportion</i>	
	\$ millions	\$ millions	\$ millions		per cent	
CAULFIELD	33.200	39.969	+	6.769	+	20
SOUTH MELBOURNE	26.572	25.668		.904		4
TOTAL	59.772	65.637	+	5.865	+	Avg. 10

PART C

Cities Rating Net Annual Value

	<i>Initial three years</i>	<i>Final three years</i>		<i>Growth of Permits</i>		
	<i>\$ millions</i>	<i>\$ millions</i>		<i>Values</i>	<i>Proportion</i>	
				<i>\$ millions</i>		<i>per cent</i>
MELBOURNE	161.495	253.519	+	92.024	+	57
ALTONA	20.500	33.505	+	13.005	+	63
BRIGHTON	12.238	22.506	+	10.268	+	84
BELWICK	36.886	79.340	+	42.454	+	114
COLLINGWOOD	12.565	22.806	+	10.241	+	81
FOOTSCRAY	14.638	27.203	+	12.565	+	86
FITZROY	9.736	8.683		1.053		11
HAWTHORN	22.717	22.464		.252		1
NORTHCOTE	18.523	17.357		1.166		6
PORT MELBOURNE	9.413	9.024		.389		4
PRAHRAN	37.951	32.051		5.900		16
RICHMOND	11.286	31.575	+	20.289	+	180
ST. KILDA	25.122	9.481		15.641		62
SUNSHINE	32.014	111.995	+	79.981	+	250
WILLIAMSTOWN	8.358	21.452	+	13.094	+	157
TOTALS	433.442	702.961	+	269.519	+	Avg. 62

These comparisons show that ratepayers do respond and spend more money on improvements of all kinds when they know they will not be penalised with higher rate charges for their own commendable actions.

The overall proportion to which the building permit values have grown in the 25 councils in Part A (where improvements are untaxed) is about double that shown by the 15 councils in Part C (which tax the value of improvements).

In money terms the total value of the building permits issued by the 25 councils listed in Part A (which do not tax buildings) grew from the initial three year figure of \$764.7 millions to \$1691.1 millions in the final three year period giving a rise of \$926.4 millions (Le. 121%).

The corresponding figures for the 15 councils taxing the value of owners' improvements gave a growth from the initial figure of \$433.4 millions up to \$703.0 millions in the final period. THIS WAS A RISE OF ONLY \$269.5 millions. (i.e. 62%)

This stimulus has been achieved without any special action by the councils to capitalise on its possibilities to beat the depression. If these 25 councils enlist the help of their ratepayers in a deliberate campaign to improve their

properties, in the knowledge that it will help to generate employment and beat the depression, it will certainly work in the required

Not all ratepayers would be financially able to help it is true. But many ratepayers have savings which they spend to make alterations and additions to their homes or other buildings now instead of later. The solution to the depression requires that the tide turn to restore full and prosperity in the building industries and spread to others.

The 15 other city councils in the metropolitan area which still rate owners on the value of their own improvements should also take immediate steps to use their optional powers to change their rating basis to Site Value and seek the co-operation of their ratepayers likewise for the common good. So also should other councils which have not yet untaxed improvements in their areas.

The employment generating potential of un-taxing improvements has already been demonstrated above. Let us capitalize on it to get the full multiplier effect working for us to beat the depression and restore full employment.

A.R.H.

NOTE t The building content is inflated in these cases through the inclusion of educational and hospital buildings of high value which, in the main municipal councils affected, accounted for the percentages of the total building permits as shown in brackets against the name of the council:

Collingwood (48%); Essendon (43%); Fitzroy (27%); Heidelberg (46%); Richmond (58%); Williamstown (40%)

NOTE * This sign after the name of the Council means that it was proclaimed a city after the financial year 1966/67 with which the tables commence. In its case the initial three year period for which building permits are shown commences with the year: Altona. 1968/69; Berwick, 1973/74; Croydon, 1970/71; Knox. 1969/70.

Reprinted from 'PROGRESS'. January 1983 for the General Council for Rating Reform, GPO Box 9550.. Melbourne 3001. from which copies are available.

Appendix 5

Key To Decentralisation

POPULATION INCREASES 1954-61

Locality	1954 Census No.	1961 Census No.	Increase No.	Increase %
(A) WHERE IMPROVEMENTS ARE TAX-FREE				
Rating Unimproved Capital Value (Land only)				
Wodonga (N.M.)	5,259	7,498	2,239	42.5
Traralgon (B)	8,845	12,300	3,455	39.0
Wangaratta (B)	10,715	13,784	3,069	28.6
Warrnambool (C)	12,502	15,702	3,200	25.5
Portland (T)	4,809	6,014	1,205	25.0
Moe (B)	12,427	15,463	3,036	24.4
Benalla (B)	6,818	8,260	1,442	21.1
Sale (C)	6,537	7,899	1,362	20.8
Echuca (B)	5,405	6,443	1,038	19.2
Swan Hill (B)	5,197	6,186	989	19.0
Mildura (C)	10,972	12,279	1,307	11.9
Hamilton (C)	8,507	9,495	988	11.6
Castlemaine (T)	6,577	7,216	639	9.7
Ararat (C)	7,433	7,943	510	6.7
Average growth				21.8%

(B) WHERE IMPROVEMENTS ARE TAXED				
Rating Net Annual Value (Land and Improvements)				
Shepparton (C)	10,848	13,580	2,732	25.2
Warragul (N.M.)	5,324	6,405	1,081	20.3
Horsham (C)	7,767	9,240	1,473	18.9
Colac (C)	8,032	9,252	1,220	15.1
Ballarat (U.A)	48,030	54,880	6,850	14.3
Bairnsdale (N.M.)	6,398	7,427	1,029	11.6
Bendigo (U.A)	36,918	40,327	3,409	9.2
Maryborough (C)	6,827	7,235	408	6.0
Stawell (B)	5,463	5,506	43	0.6
Average growth				13.4%

(C) STATE ENTERPRISE TOWNS				
Morwell				
Yallourn (N.M.)	14,978	19,843	4,865	32.4
Source of figures is Census Bulletin No. 26 issued by Commonwealth Bureau of Census and Statistics.				

N.M., non-municipal town; B., borough; C., city; T., town; U.A. urban area.

- Morwell rates N.A.V. while Yallourn is not subject to rating at all, being owned and operated by the State Electricity Commission.

Further copies are obtainable from:

Mr. L. F. Bawden, Secretary,
Land Values Research Group,
52 Guildford Road, Surrey Hills, E.O. Vic.

KEY TO DECENTRALISATION ?

By A. R. Hutchinson, B.Sc., A.M.I.E. Aust.

Research Director, Land Values Research Group.

Decentralisation of population and industry is the aim of a substantial section of citizens who believe there is something amiss when more than half of the Victorian population is concentrated in Greater Melbourne.

The decentralisation aim is general with members of rural and provincial councils, commerce and local development organisations but by no means confined to them. Much of the drive and direction for it comes from metropolitan citizens whose interest is unselfish, stemming only from their belief that the evident unbalanced growth will be altered only by direct action to remove its causes.

The recent report of the Distribution of Population Committee presented recommendations covering many contributory factors but surprisingly omitted some of the most important.

In a paper given at the National Conference on Balanced Development at Wagga Wagga in November, 1962, Sir Douglas Copland drew attention to the fact that certain large provincial towns had shown population growth rates since the 1954 census faster than that of Greater Melbourne. He suggested that we study these to learn the reasons and the lessons to be applied elsewhere. This was sound, practical advice for a new angle of approach to the problems. Let us see where it leads.

Between the of 1954 and that of 1961 the population of Greater Melbourne increased by 24.6 per cent. There were eight provincial towns outside the Central District, each with population of more than 5,000 at 1954, which showed a growth of 24 per cent or more in the same period. These were Moe, Morwell-Yallourn, Portland, Shepparton, Traralgon, Wangaratta, Warrnambool and Wodonga.

Morwell-Yallourn form a single complex whose growth is directly tied with the State Electricity Commission and the Gas and Fuel Corporation. Its growth is not under normal conditions as with other towns where growth must be linked to private investment rather than the public purse. Hence it can be excluded in the search for lessons applicable elsewhere.

Considering the other seven fast-growing towns, one important characteristic stands out clearly. of the seven use the site-value basis "for municipal rating under which industrial, commercial and residential buildings and improvements are not penalised by rates levied on their value. This could be significant since one of the specific claims made by advocates of that system is that it will help development of the building construction and other industries on which population growth is dependent.

Following this lead, the provincial towns where the 1954 population was 5,000 or more have been arranged in the accompanying table to show those where municipal rates are levied on bare-land value, separately from those where buildings and other private improvements are rated. The figures for population at 1954 and 1961 are taken from Census Bulletin No. 26 issued by the Commonwealth Bureau of Census and Statistics. They are the final figures adjusted to take account of boundary changes between census years so that the same area is compared at both periods. Where the rating system has changed between census years the town has been grouped according to which system operated for the longer period.

The conclusion is warranted that freedom from local taxes on buildings and other improvements is a major common factor in the towns showing high growth rates. Ten of the 14 towns where improvements are rate-free show growth of more than 18 per cent. This compares with only three of nine rating improvements.

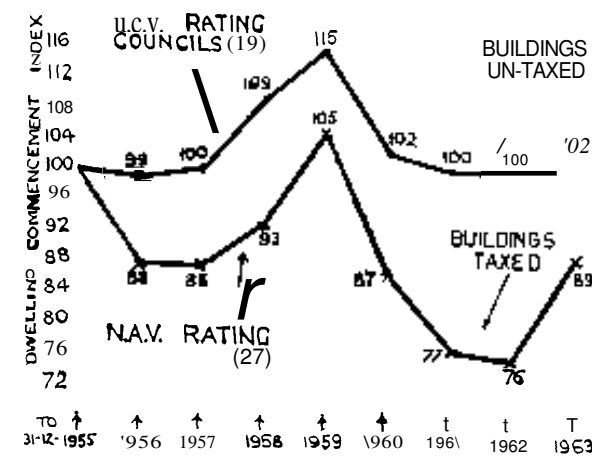
Indeed, it would surely be surprising if pursuit of a policy of tax-free buildings and other improvements did NOT stimulate growth markedly. Those engaged in the building construction industries are convinced that it does. Both the Building and Allied Trades Association and the Building Industry Congress (which together represent most of those engaged in the building industries) have endorsed this view and pressed for extension of rating on site-values with abolition of rates on buildings and improvements.

There are other contributory conditions but it seems clear that rural areas wanting the benefits of decentralisation and population growth have in their own hands the means to go a long way towards achieving it. This is for their municipal, water and sewerage authorities to stop rating improvements and to rate instead the bare-land value only. The Local Government Act gives councils and ratepayers the option on which system they use. Change can be made either by Council resolution or poll demanded by ratepayers.

The Distribution of Population Committee has recommended various forms of subsidies, concessions, incentives

and "er measures to assist decentralisation of population and industry. These are valuable aids to supplement the rating change but are not a substitute for it. The recommendations and the cessation of rating of improvements are complementary. It remains basically true that the disease of unbalanced growth in rural areas is like alcoholism - largely a self-inflicted one - to which the basic remedy is STOP TAXING IMPROVEMENTS.

RURAL DWELLING CONSTRUCTION IN VICTORIA



GROWTH OF PROVINCIAL TOWNS Between Census of 1954 and 1961

Below are details of population growth for all provincial cities, towns, boroughs and non-municipal towns (within shires) outside the metropolitan and central statistical districts, where the population was 5,000 or more at 1954 census.

They are arranged in two groups according to the municipal rating system in use. Where this has changed within the period the place has been grouped with that in force longest in the period.

Appendix 6

Sale Leaflet

THE CITY OF SALE

MAKES SPECTACULAR ADVANCEMENT UNDER SITE VALUE RATING WITH UN - TAXING IMPROVEMENTS

The city of Sale is located 207 Km. east of Melbourne near Lake Wellington in the beautiful Gippsland Lakes area of Victoria.

In 1954, the move to change from rating owners on the value of improvements and turn instead to rating on the value of the site alone was made. A factual survey showed that confining attention to holdings with buildings upon them, 1,251 (69%) would carry lower rates and only 564 higher rates under the Site Value basis. Of houses 1,152 (75%) would carry lower rates and only 387 carry higher rates under the Site Value basis.

Examination showed that the position of the secondary industries in Sale was poor. There were only five such comprising the Woollen Mill; a Butter Factory; an Iron Foundry; a Bacon Factory and a Flour Mill. All of those were being subjected to high rate penalties under the Net Annual Value rating system. The Woollen Mill, which was most heavily penalised of all, failed shortly before the rating poll was taken, but the premises were later taken over by J. J. Davies and Son following the change to Site Value rating.

When a poll was demanded by ratepayers and a proposal to change to the Site Value rating basis was put to the vote it was carried by 1,932 votes for Site Value to only 736 against.

The change to Site Value rating the population of Sale City increased from a total of 5,120 in 1948 to 14,500 in 1982. In the same period the number of dwellings increased from 1,540 to 4,200.

Other indicators of the extent of Sale's further development since making that change lie in the later additions to its range of industries and assets. In particular its natural gas and oil discoveries are of great importance to the city as the gas purification plant is operating in close proximity to it. Associated service companies have now established in Sale.

The most recent series of developments which cap all previous ones was reported in "The Age" newspaper (5.9.84). This report said that the Sale City Council is developing a \$22,300,000 shopping complex, making the residents of Sale effective shareholders in the venture.

The centre, one of the largest regional shopping malls in Australia, was opened on 29th October, 1984, by the State Treasurer, Mr Jolly. State legislation was passed to allow the scheme to go ahead and the council has spent \$3,300,000 in demolishing and re-building the old railway station at the site.

The project includes an enclosed air conditioned shopping centre, a \$900,000 pedestrian mall linked to the city's main shopping area and considerable parking space. Major tenants are Tarllet, Venture, Safeway, McEwan's and also 45 specialty shops. The project is one of the first undertaken for local government.

The key to Sale City's sustained record of advancement was the ratepayers' poll of August 1954. That scrapped the Net Annual Value rating basis which charged ratepayers on the value of their own outlay on buildings and improvements. Instead they now pay only according to the land value of their sites alone. This leaves ratepayers with full incentive to improve their properties to their own and the community advantage.

The following tables show, year by year, the rating basis used, numbers of dwelling permits issued, the values of the building approvals issued by the council according to the nature of the buildings involved.

The sources for the financial years ended 30th June from 1984 go back to 1967 inclusive and are those recorded in the Australian Bureau of Statistics returns to which its catalogue Nos. 8732.2 or 8702.2 refer.

The earlier series of figures which follow, cover the calendar years ended 31st December from 1959 back to 1948. They were recorded by the Victorian Government Statist and published in the Victorian Government Yearbooks.

The figures shown in the tables from year's 1948 to 1954 give the building statistics recorded in the year's when the rating basis was the Net Annual Value.

The figures shown for 1955 to 1959 (and the later period 1967 to) give the comparative building performance under the Site Value basis.

SUMMARY OF SALE BUILDING DEVELOPMENT

According to Council rate basis in use

Years included	New dwellings (Nos.)	New dwellings (Values) \$ '000's	Other new buildings (Values) \$ '000's	Rating System
1967-84 (17)	2,548	55,697	43,859	S. V.
1955-59 (5)	144	876	644	S. V.
1949-54 (7)	424	1,644	948	NAV.

BUILDING APPROVALS

Issued Under Rating System Used By Council

Financial Years ended 30th June & Basis	Number of new dwellings	Value of Buildings (\$'000)			
		New	Alterations & Additions to dwellings	Other New buildings	Total all new buildings
1984 S.V.	172	7,270	264	13,592	21,126
1983 S.V.	119	5,134	465	2,466	8,065
1982 S.V.	192	7,498	230	5,037	12,764
1981 S.V.	181	6,276	158	3,527	9,960
1980 S.V.	129	3,722	117	1,947	5,786
1979 S.V.	97	3,091	23	1,495	4,609
1978 S.V.	40	1,294	169	922	2,385
1977 S.V.	102	2,657	53	780	3,490
1976 S.V.	128	3,048	46	1,283	4,377
1975 S.V.	97	2,008		1,537	3,654
1974 S.V.	302	4,447		2,396	6,951
1973 S.V.	221	2,607		2,850	5,576
1972 S.V.	113	1,384		1,415	2,939
1971 S.V.	III	1,268		873	2,312
1970 S.V.	109	1,189		1,988	3,310
1969 S.V.	248	2,112		938	3,190
1968 S.V.	94	1,000		506	1,586
1967 S.V.	93	881		307	1,277
1958 S.V.	36	232		190	422
1957 S.V.	36	218		62	280
1956 S.V.	39	228		120	348
1955 S.V.	33	198		272	470
1954 NAV.	34	186		112	298
1953 NAV.	43	224		136	360
1952 NAV.	48	219		257	476
1951 NAV.	83	340		257	597
1950 NAV.	105	360		31	391
1949 NAV.	61	182		24	206
1948 NAV.	50	137		131	268

A.R. HULCHINSON, Vice President.

Council for Reform
G.P.O. Box 955F, Melbourne 3001

from "PROGRESS", February 1985

Appendix 7

A Study

GENERAL COUNCIL FOR RATING REFORM

ADVOCATING THE RATING OF SITE-VALUES INSTEAD OF IMPROVEMENTS

October 1991

BOX 955G, G.P.O.
MELBOURNE, 3001

A STUDY:

THE RATING SYSTEM USED, AND ITS INFLUENCE ON INDUSTRIAL DEVELOPMENT

Particularly in Municipalities in the Melbourne Statistical Division

Motive for Study

The article reproduced from *The Melbourne Times* of 16 August 1989, reported the great concern of the Councils constituting the Inner Melbourne Regional Association (IMRA) about the loss of industry and jobs to the outer suburbs.

IMRA comprises all the municipalities except Prahran of the Inner Melbourne Statistical Region. All of the municipalities of the IMSR use net annual value (NAV) rating, and most of the outer suburbs, particularly the most advanced industrially, use site value (SV) rating.

As NAV rating penalises every person or body develops a property, in proportion to the development, and site value rating does not, but gives an incentive to develop, it seemed that a major reason for the difference in the development for the two regions may be in the rating system used.

It was decided to extend an existing Australian Bureau of Statistics (ABS) study by showing the ADS quantities for the two rating systems separately.

Page 14 - The Melbourne Times - 16 August 1989

High hopes for zoning review

JOB LOSSES and ad hoc planning decisions in the inner city could be reduced by review of industrial zoning now being carried out for the Inner Metropolitan Regional Association.

All industrial zonings and controls in the municipalities of Collingwood, Fitzroy, Melbourne, Richmond, South Melbourne, St Kilda and Port Melbourne will be reviewed and "viable" industrial areas identified.

IMRA's executive officer, Mr Peter Tesdorpf, said the review is "long overdue". Recent studies

have shown that 20,000 jobs were lost from the inner city area in the past five years as industry moved to the outer suburbs, he said.

"We cannot just sit back and let industry jobs continue to leave the region."

Mr Tesdorpf said the review aims to lure industry back to the inner city by "cutting the red tape" of the industrial zonings and planning controls in the region were designed in the 1950s for a different industry. They are totally inappropriate for today, he said.

Consultants Henshall

Hansen Associates have already started work on the review. Part of their brief is to draw up new zoning maps to combat the "anti-industrial" nature of councils.

The economic and employment development committee, chaired by ex-Fitzroy mayor Mr Phil Burford, will direct the study.

IMRA's economic development officer, Mr John Holdsworth, said the review would form the basis of a clear, long-term strategy "to avoid the traditional conflict between councils and residents."

Article from Page 14 of *The Melbourne Times* 16 August 1989.

General Council for Rating Reform - A Study on Rating Systems, Oct 1991

2

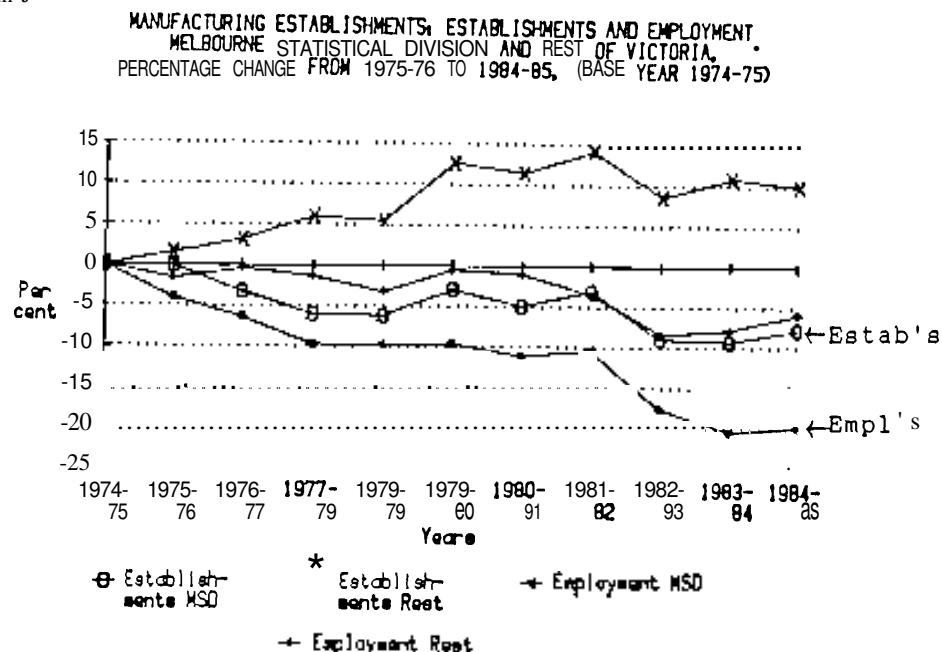
Portion of Page 2 of ABS Catalogue Humber 8203.2, 1984-85 (15 October 1986):

MSD compared with Rest of Victoria: Ten

Over a ten year period, taking 1974-75 as the base year, both establishments and employment decreased in the MSD. With 1983-84 recording the greatest difference of 9.3 per cent and 20.4 per cent respectively.

The pattern in the Rest of Victoria was somewhat different in that, although there was an overall increase in the number of establishments during this period, the level of employment declined by 5.9 per cent from 67,941 persons in 1974-75 to 63,915 persons in 1984-85.

Diagram J



Form of the Study

Above is a copy of the lower part of page 2 of ABS Catalogue number 8203.2 1984-85. The two curves picked out by the added labels "Estab's" and "Empl's" are the curves showing percentage changes from 1974-75 of number of establishments and average number of employees for the Melbourne Statistical Division (MSD). The two curves Dot picked out show the same quantities for the Rest of Victoria. The MSD is responsible for 80% of the industrial activity in Victoria, and so the curves not picked out may be disregarded as having little effect on the overall picture for Victoria.

The graphs on the next page show the results of adding the quantities separately for SV and for NAV municipalities, and plotting them. The municipalities used are shown in a table on a following page. Four were discarded, due to their not being either SV or NAV for the whole period.

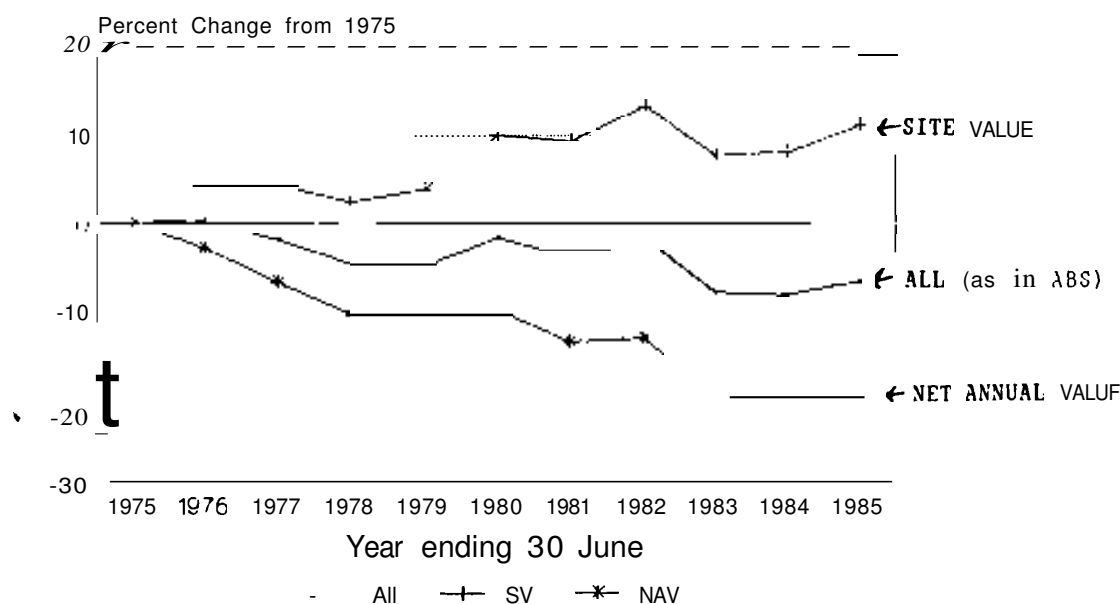
General Council for Rating Reform - A Study on Rating Systems, Oct 1991

3

The same quantities as calculated and plotted for the MSD on the ABS graph on page 2, but calculated and plotted separately for SV rating and for HAV rating municipalities, as labelled:

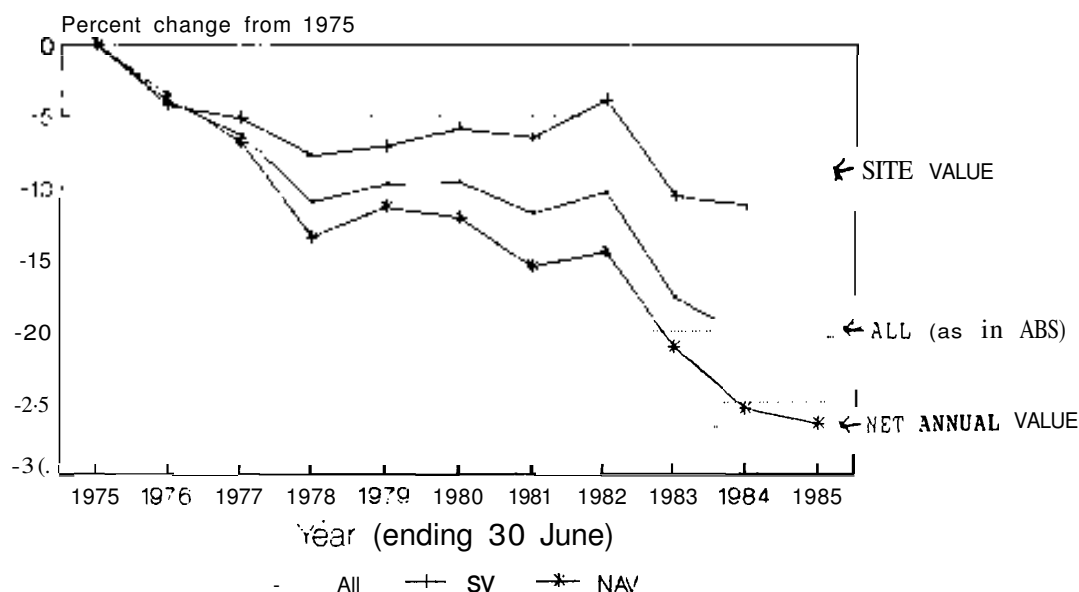
Number of Establishments - Rating System

Number of Establishments - Year



Number of Employees Rating System

Average Number of Employees per Year



Item 3

Attachment C

General Council for Rating Reform - A Study on Rating Systems, Oct 1991

4

More Detailed Description of the Quantities Used in the Study

The graphs produced by the ABS and shown on page 2 are based on data collected by the ABS for each municipality, and then summed, for each year from 1974-75 to 1984-85 and published in Table 3 of their publication Catalogue Number 8203.2: "Manufacturing Establishments: Small Area Statistics, Victoria".

The data were of the number of manufacturing establishments satisfying the ABS definition operating in a municipality for the year, and the average number of employees employed in those establishments for the year.

Single establishments with less than four employees were disregarded, as ABS tests showed that this hardly affected the final figures, while the burden on the ABS, and on small businesses in recording and submitting the data, was greatly reduced.

The graphs on page 3 are based on the same data, but are summed separately by the GCRR for SV and for NAV municipalities.

The year 1974-75 was taken as the base year, and the percentage change from that base for each year was found and plotted up to the year 1984-85

Unfortunately the ABS did not collect the data for the year 1985-86, and collected it on a slightly different basis for succeeding years, so the graphs cannot be continued past 1984-85.

Result of the Study

The middle graph in the upper block on page 3 confirms the ABS graph on page 2, that the change in the number of establishments in the MSD decreased in general over the 10 years from 1974-75, with a decrease of about $6\frac{1}{2}\%$ in the 10 years.

However, the other two graphs in that upper block on page 3 show that the number of establishments for the SV rating municipalities increased by about 11% in that time, while for the NAV rating municipalities that number decreased by about 20%.

The middle graph in the lower block on page 3 confirms the ABS graph on page 2, that the number of employees in the MSD decreased by about 20% in the 10 years concerned.

The other two graphs in the lower block show that the number of employees in the SV rating municipalities decreased by about 9% in the 10 years, while they decreased by about 27% in the NAV rating municipalities.

There is clearly an outstanding difference between the average performance of the two classes of municipality, in favour of those rating SV. While this result is not a proof, it does support very strongly the argument that SV rating is far superior to NAV rating in encouraging industrial development in a municipality.

Appendix

The Appendix shows the municipalities in the study, and tables containing all the calculations on which the graphs are based.

APPENDIX

Table 1: Categories at Municipalities in Study

Municipalities in Melbourne Statistical Division (MSO)			
Rating on SV	Rating on NAV	Excluded	
Box Hill	Altona	Brunswick	(Changed)
8roadmeadows	Berwick	Caulfield	(Shandy)
Camberwell	Brighton	Preston	(Changed)
Chelsea	Bulla	South Melbourne	(Changed)
Coburg	Collingwood		
Croydon	Cranbourne (Part A)		
Dandenong	Fitzroy		
Diamond Valley	Flinders		
Doncaster & T'stove	tootscray		
Eltham	Hastings		
Essendon	Hawthorn		
Frankston	Healseville (Part A)		
Heidelberg	Lilydale		
Keilor	Melbourne		
Kew	Mornington		
Knox	Northcote		
Malvern	Pakenham (Part A)		
Melton	Port Melbourne		
Moorabbin	Prahran		
Mordialloc	Richmond		
Nunawading	Saint Kilda		
Oakleigh	Sunshine		
Ringwood	Werribee		
Sandringham	Whittlesea		
Sherbrooke	Williamstown		
Springvale			
Waverley			

Chr % Num.MP} (for establishments (4 employees excluded)

Table 2: Change in Number of Establishments

APPENDIX

Melbourne Statistical Division - NUMBER OF ESTABLISHMENTS versus RATING SYSTEM USED

CHANGE in Number of Establishments COMPARED WITH Number in the base year of 1975

Rows 1, 2 & 3 contain original data; other values are computed

Parameter	Calculation	Base Year 1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
1 Total for ALL municipalities	A	7,297	7,322	7,159	6,953	6,937	7,182	7,024	7,174	6,734	6,711	6,820
2 Total for SV nun's	S	3,163	3,291	3,297	3,245	3,285	3,478	3,458	3,582	3,409	3,422	3,515
3 Total for NAV nun's	N	3,217	3,129	3,000	2,884	2,859	2,894	2,781	2,794	2,590	2,548	2,580
4 Total for SV and NAV summed	S + N =B (Both)	6,380	6,420	6,297	6,129	6,144	6,372	6,239	6,376	5,999	5,970	6,095
5 Total for nun's excluded	A - B	917	902	862	824	793	810	785	798	735	741	725
6 ALL mun's: %age of base year	A / A(1975) =A%	100.00%	100.34%	98.11%	95.29%	95.07%	98.42%	96.26%	98.31%	92.28%	91.97%	93.46%
7 ALL mun's: %age increase from base year	A% - 100	0.00%	0.34%	-1.89%	-4.71%	-4.93%	-1.58%	-3.74%	-1.69%	-7.72%	-8.03%	-6.54%
8 SV mun's: of base year	S / S(1975) =S%	100.00%	104.05%	104.24%	102.59%	103.86%	109.96%	109.33%	113.25%	107.78%	108.19%	111.13%
9 SV mun's: %age increase from base year	S% - 100	0.00%	4.05%	4.24%	2.59%	3.86%	9.96%	9.33%	13.25%	7.78%	8.19%	11.13%
10 NAV mun's: %age of base year	N / N(1975) =N%	100.00%	97.26%	93.25%	89.65%	88.87%	89.96%	86.45%	86.85%	80.51%	79.20%	80.20%
11 NAV mun's: %age increase from base year	N% - 100	0.00%	-2.74%	-6.75%	-10.35%	-11.13%	-10.04%	-13.55%	-13.15%	-19.49%	-20.80%	-19.80%
12 SV & NAV of base year	B / B(1975) =B%	100.00%	100.63%	98.70%	96.07%	96.30%	99.87%	97.79%	99.94%	94.03%	93.57%	95.53%
13 SV & NAV mun's: %age increase from base	B% - 100	0.00%	0.63%	-1.30%	-3.93%	-3.70%	-0.13%	-2.21%	-0.06%	-5.97%	-6.43%	-4.47%

Ch-%-Num,XP3 (for establishments (4 employees excluded)

Table 2: Change in Number of Establishments

APPENDIX

Melbourne statistical Division - NUMBER OF ESTABLISHMENTS versus RATING SYSTEM USED

CHANGE in of Establishments COMPARED WITH Number in the base year of 1975

Rows 1, 2 & 3 contain original data; other values are computed

Parameter	Calculation	Base Year 1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
1 Total for ALL ounicipalities	A	7,297	7,322	7,159	6,953	6,937	7,182	7,024	7,174	6,734	6,711	6,820
2 Total for SV mun's	S	3,163	3,291	3,297	3,245	3,285	3,478	3,458	3,582	3,409	3,422	3,515
3 Total for NAV mun's	N	3,217	3,129	3,000	2,884	2,859	2,894	2,781	2,794	2,590	2,548	2,580
4 Total for SV and NAV summed	S + N = B (Both)	6,380	6,420	6,297	6,129	6,144	6,372	6,239	6,376	5,999	5,970	6,095
5 Total for IIIII's excluded	A - B	917	902	862	824	793	810	785	798	735	741	725
6 ALL IIIII's: %-age of year	A / A(1975) = A%	100.00%	100.34%	98.11%	95.29%	95.07%	98.42%	96.26%	98.31%	92.28%	91.97%	93.46%
7 ALL mun's: %-age increase from year	A% - 100	0.00%	0.34%	-1.89%	-4.71%	-4.93%	-1.58%	-3.74%	-1.69%	-7.72%	-8.03%	-6.54%
8 SV mun's: %-age of year	S / S(1975) = S%	100.00%	104.05%	104.24%	102.59%	103.86%	109.96%	109.33%	113.25%	107.78%	108.19%	111.13%
9 SV mun's: %-age increase year	S% - 100	0.00%	4.05%	4.24%	2.59%	3.86%	9.96%	9.33%	13.25%	7.78%	8.19%	11.13%
10 NAV mun's: %-age of base year	N / N(1975) = N%	100.00%	97.26%	93.25%	89.65%	88.87%	89.96%	86.45%	86.85%	80.51%	79.20%	80.20%
11 NAV mun's: %-age increase year	N% - 100	0.00%	-2.74%	-6.75%	-10.35%	-11.13%	-10.04%	-13.55%	-13.15%	-19.49%	-20.80%	-19.80%
12 SV & NAV IIIII's: of year	B / B(1975) = B%	100.00%	100.63%	98.70%	96.07%	96.30%	99.87%	97.79%	99.94%	94.03%	93.57%	95.53%
13 SV & NAV mun's: %-age increase from	B% - 100	0.00%	0.63%	-1.30%	-3.93%	-3.70%	-0.13%	-2.21%	-0.06%	-5.97%	-6.43%	-4.47%

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Ch-%emp.MP3 (for establishments with < 4 employees excluded)

Table 3: Change in Average Number of Employees APPENDIX

Melbourne Statistical Division AVERAGE NUMBER OF EMPLOYEES PER YEAR versus RATING SYSTEM USED

CHANGE in Average Number of employees per year COMPARED WITH in the base year of 1975

Rows 1, 2 3 contain original data; other values are computed

Parameter	Calculation	Base Year 1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
1 Total for ALL municipalities	A	364,730	350,262	341,541	324,723	329,193	329,679	321,799	327,099	300,741	290,624	292,712
2 Total for SY IIIII's	S	147,452	141,162	139,119	135,932	136,918	138,718	137,816	141,678	131,851	130,859	134,527
3 Total for NAV IIIII's	N	177,488	171,203	165,267	153,720	157,311	156,044	150,068	151,846	140,090	132,308	130,461
4 Total for SY and NAV summed	S + N = B (Both)	324,940	312,365	305,038	289,652	294,229	294,762	287,884	293,524	271,941	263,167	264,988
5 Total for IIIII's excluded	A - B	39,790	37,897	36,503	35,071	34,964	34,917	33,915	33,575	28,800	27,457	27,784
6 ALL IIIII's: %age of base year	$A / 1(1975) = A\%$	100.00%	96.03%	93.64%	89.03%	90.26%	90.39%	88.23%	89.68%	82.46%	79.68%	80.27%
7 ALL IIIII's: %age increase f base year	$A\% - 100$	0.00%	-3.97%	-6.36%	-10.97%	-9.74%	-9.61%	-11.77%	-10.32%	-17.54%	-20.32%	-19.73%
8 SY mun's: %age of base year	$S / 5(1975) = S\%$	100.00%	95.73%	94.79%	92.19%	92.86%	94.08%	93.46%	96.08%	89.42%	88.75%	91.23%
9 SY mun's: %age increase fran base year	$S\% - 100$	0.00%	-4.27%	-5.21%	-7.81%	-7.14%	-5.92%	-6.54%	-3.92%	-10.58%	-11.25%	-8.77%
10 NAV IIIII's: %age of base year	$N / N(1975) = N\%$	100.00%	96.46%	93.11%	86.61%	88.63%	87.92%	84.55%	85.55%	78.93%	74.54%	73.50%
11 NAV mun's: %age increase fran base year	$N\% - 100$	0.00%	-3.54%	-6.89%	-13.39%	-11.37%	-12.08%	-15.45%	-14.45%	-21.07%	-25.46%	-26.50%
12 SY & NAV IIIII's: %age of base year	$B / B(1975) = B\%$	100.00%	96.13%	93.88%	89.14%	90.55%	90.71%	88.60%	90.33%	83.69%	80.99%	81.55%
13 SY & NAV mun's: %age increase fran base	$B\% - 100$	0.00%	-3.87%	-6.12%	-10.86%	-9.45%	-9.29%	-11.40%	-9.67%	-16.31%	-19.01%	-18.45%