



Christchurch City Council AGENDA

Notice of Meeting:

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

Date: Thursday 27 April 2023
Time: 10.00 am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

Membership

Chairperson	Mayor Phil Mauger
Deputy Chairperson	Deputy Mayor Pauline Cotter
Members	Councillor Kelly Barber
	Councillor Melanie Coker
	Councillor Celeste Donovan
	Councillor Tyrone Fields
	Councillor James Gough
	Councillor Tyla Harrison-Hunt
	Councillor Victoria Henstock
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett
	Councillor Sara Templeton

21 April 2023

Principal Advisor

Dawn Baxendale
Chief Executive
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Cathy Harlow
Committee and Hearings Advisor
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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 Draft Annual Plan 2023-24 - Thursday 27 April 2023

Reference / Te Tohutoro: 23/600651



Report of / Te Pou Cathy Harlow, Committee and Hearings Advisor,
Matua: Cathy.Harlow@ccc.govt.nz

General Manager / Lynn McClelland, Assistant Chief Executive Strategic Policy and
Pouwhakarae: 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 2023-24 hearing held on Thursday 27 April 2023.
- 1.2 Attachment A contains the hearings schedule.
- 1.3 Attachment B contains a volume of submissions.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Thursday 27 April 2023 Schedule of Submitters	23/600653	6
B 	Thursday 27 April 2023 Volume of Submissions	23/600654	8

Draft Annual Plan 2023/24 Hearings Panel
Thursday 27 April 2023

Time	Name	Submitter Number
10:00am (15)	Open Meeting	
10:15am (15)	Waihoru Spreydon-Cashmere-Heathcote Community Board Chairperson Callum Ward and Deputy Chairperson Keir Leslie	757
10:30am (15)	Waipuna Halswell-Hornby-Riccarton Community Board Chairperson Helen Broughton and Deputy Chairperson Marie Pollisco	260
10:45am (15)	Waitai Coastal-Burwood-Linwood Community Board Chairperson Paul McMahon and Deputy Chairperson Jackie Simons	295
11:00am (15)	Waimāero Fendalton-Waimairi-Harewood Community Board Chairperson Bridget Williams	210
11:15am (15)	Te Pātaka o Rākaihautū Banks Peninsula Community Board Chairperson Reuben Davidson and Deputy Chairperson Nigel Harrison	262
11:30am (15)	Waipapa Papanui-Innes-Central Community Board Chairperson Emma Norrish and Deputy Chairperson Simon Britten	157
11:45am (15)	Ōnuku Rūnanga Inc on behalf of Chairperson (TBC) Rik Tainui	298
12:00pm (30)	Break	
12:30pm (5)	Frank Stewart	791
12:35pm (5)	Keir Leslie for Summit Road Protection Authority	203
12:40pm (5)	Ross Gray for Christchurch Civic Trust	762
12:45pm (5)	Janet Reeves for Birdlings Flat Community	652
12:50pm (5)	Mark Craddock	314
12:55pm (5)	Gap	

Draft Annual Plan 2023/24 Hearings Panel
Thursday 27 April 2023

1:00pm (5)	Marjorie Manthei for Victoria Neighbourhood Association	328
1:05pm (5)	Matthew Talbot for Stanmore Developments Ltd	756
1:10pm (5)	Lindsay Carswell	676
1:15pm (5)	Nancy Vance	382
1:20pm (5)	Phil King	23
1:25pm (5)	Gap	
1:30pm (5)	Kevin Lamb	359
1:35pm (5)	Fiona Bennetts	720
1:40pm (5)	Greg Urquhart	56
1:45pm (5)	Don Gould	722
1:50pm (5)	Justin Randall for Mainland Canoe Polo Association	341
1:55pm (5)	Sylvia Lukey	681



Waihoru Spreydon-Cashmere-Heathcote Community Board

**Submission on Christchurch City Council's
Draft Annual Plan 2023-24**

The Waihoru Spreydon-Cashmere-Heathcote Community Board appreciates the opportunity to provide a submission to the Christchurch City Council on the Draft Annual Plan 2023-24.

The Board's statutory role is, "to represent, and act as an advocate for, the interests of its community" and "to prepare an annual submission to the territorial authority for expenditure within the community" (Local Government Act 2002, section 52). The Board provides this submission in its capacity as a representative of the communities in the Spreydon-Cashmere-Heathcote Community Board area.

In making this submission that Board takes into account:

1. The fiscal environment in which Council is operating, and
2. Our recently developed and consulted on vision, principles and set of priorities for the 2023-2025 Community Board Plan. Our vision is that *our people are actively engaged and contribute to thriving communities and environments, where they feel they belong and are safe and connected with each other*, and it is with this in mind we make our submission to this Annual Plan.

Our Community Board plan lays a local lens over the work that Council does in the Spreydon, Cashmere and Heathcote wards, and seeks to join together a range of activity, mostly already budgeted for over a number of years, into a coherent whole. Where we have asked for extra, it is in the light of that expenditure connecting and enabling the '*whole to be greater than the sum of its parts*'.

1. Fit for Purpose Rebuild of South Library and Service Centre - *Priority in Draft Community Board Plan*

The South Library and Service Centre is a significant local hub in South Christchurch, which was badly damaged in the earthquakes and needs to be replaced. The facility functions as a library, a learning and service centre, a community bumping space, a seat of local democracy and the home of the iconic South Christchurch Farmers' Market. With the rebuild, there is an opportunity to respond to the changing demographics and community needs of the area.

A priority in the Draft Board Plan is to advocate for the rebuild of the former South Library to be carried out with sufficient budget to meet its estimated build cost, and completed on time by Quarter 3, 2026.

The current budget for this project in the LTP is \$13,397,288. The Council has also earmarked \$9 million for this project as part of Better Off Funding from the Government, which brings the total budget to \$22,397,288.

Based on the report that went to the Sustainability and Community Resilience Committee on 1 Jun 2022, the cost estimate for a fit for purpose rebuild is \$24.9 million. This leaves a shortfall of \$2.5 million. It was noted in resolution SACRC/2022/00021 in this meeting that “the advancement of the project to construction will require additional funding in Annual Plan 2023/2024 and or a Long Term Plan adjustment.”

Some funding is proposed to be pushed out from FY24 to FY25, but this does not change the estimated completion time of Quarter 3, 2026.

The Board has supported other key community facilities, such as Te Pou Toetoe and the Hornby Centre, while deferring the rebuild of South Library for more than ten years. South Library is a key community hub for people in the immediate area and beyond, and it is now time for the fit for purpose rebuild of this facility to be prioritised.

The design phase of this project is critical for determining the scope of the building, so it is critical that the budget project staff are working to a sum that enables a *fit for purpose facility*, as was advised to Council in June 2022.

Requests from the 2023/24 Annual Plan

- That the critical stage of scoping the Rebuild project is carried out based on the advised budget of 24.5 million

Alongside the rebuild of the actual building is the broader community facility of the surrounding area, and it is critical to the Board and the community that this is seen as a coherent whole. The Board seeks to ensure that projects in this space are connected and integrated into the landscape plan for the building, and with activity such as environmental planting, land drainage and the much loved South Christchurch Farmers Market. This includes a number of related projects already budgeted for:

A. Pump Track and Basketball Court – Hunter Terrace

The pump track and basketball court on Hunter Terrace is a project that is partly funded by the Community Board. The basketball court is awaiting completion of the lease for the ground by contractors before it can be progressed. The community have expressed interest in being involved with fund raising for this project should it be required. The pump track project is also currently partly funded with \$71,000 in FY23 (to be carried forward) and \$52,530 in FY24, and with a \$120,000 shortfall.

Requests from the 2023/24 Annual Plan

- It is important to the Board that the project is completed on time.
- The Board also requests the budget shortfall of \$120,000 be found in the Annual Plan for FY24.

B. Re-Grassing Hunter Terrace (ID 1410)

The Mid-Heathcote Masterplan provides for the re-grassing part of the former Hunter Terrace. Again the Board is keen to see this project is well connected with the landscape plan for the building.

Requests from the 2023/24 Annual Plan

- Support existing budget in LTP

**2. Growing neighbourhoods: a local response to intensification in Spreydon as a pilot project-
Priority in Draft Community Board Plan**

One of the priorities in the Draft Community Board Plan is “Growing neighbourhoods – a local response to intensification in Spreydon as a pilot project.”

The Board has prioritised this project because our neighbourhoods are experiencing housing intensification, which reduces private greenspace and increases congestion on local roads. Ensuring access to fit-for-purpose greenspace and canopy cover will provide space for social connection, recreation and having adventures. Whilst changes to urban density planning rules are out of the Council’s hands, a holistic, coherent response which genuinely engages with affected people is not. There is considerable Council resource currently committed for spending in the Spreydon Ward, across a range of projects, but it lacks a cohesive overview.

Whilst the Greater Christchurch Urban Development Strategy identifies priorities for areas for progressing planned intensification around transport routes and local suburban economic hubs, there are a number of suburbs in close proximity to the city centre which are experiencing intensification in an uncoordinated fashion, and Spreydon is one of these. The Board plan priority is to advocate for a staff resource, as a pilot project, to develop a coordinated local plan which will involve local people and assist in reducing the impact of intensification in Spreydon.

The Board is seeking a commitment of a small operational resource which has the power to amplify the impact of all the individual projects already budgeted for in the Annual Plan/LTP, and listed below. The Board is requesting that Council create a pilot project seeking budget for a Project Manager and a Planner to draw together a local plan that creates a cohesive local overview for Spreydon. This pilot project aims to involve local communities and in essence bring local people in Spreydon along on the journey of retrofitting their neighbourhoods to be places they belong and feel safe in. This pilot project could lead the way in creating a relatively low-cost solution to an issue that is not going to go away.

This is a heads up that the Board will be seeking funding from the 2024 – 2034 LTP

- The Board requests operational resourcing for a Project Manager and planner to assist with the development of a local plan that creates a cohesive local overview of projects being carried out in Spreydon with the aim of reducing the impact of intensification.

Related projects:

A. Selwyn St Master Plan

Selwyn’s commercial centre was badly damaged in the earthquakes and lost much of its built heritage. This has disrupted the community’s access to a crucial bumping space and convenient shopping / services. The Selwyn Street Masterplan sets out a community-agreed vision to transform the centre into a prosperous, attractive place for people to live, visit, spend time and do business. While the Masterplan includes both public and private sector-led actions, Council investment is key to catalysing private sector investment.

This project has \$781,040 in the budget for this project, which was initially for FY23, but staff propose pushing it out to FY25 and FY26 to align with Waka Kotahi's timeframe for the Brougham Street project, and the Board supports this pending Waka Kotahi's timeframe for the Brougham Street project.

Requests from the 2023/24 Annual Plan

- Support existing budget in LTP

B. Spreydon, Somerfield, Waltham & Beckenham Roading & Transport Improvements (CRAF)

The Board supports the budget of \$500,000 in FY24, \$2.28 million in FY25 and \$3.12 million in FY26 for the CRAF transport programme to be completed on time across the Board area, including in Spreydon to reduce the impact of intensification.

Requests from the 2023/24 Annual Plan

- Support existing budget in the Annual Plan and LTP

C. Slow Speed Neighbourhood Programme

The Board supports the budget of \$250,000 in FY24 and \$654,000 in FY25 for the Slow Speed Neighbourhood programme to be completed on time across the Board area, including in Spreydon to reduce the impact of intensification.

Requests from the 2023/24 Annual Plan

- Support existing budget in the Annual Plan and LTP

D. Citywide Forest Planting

One of the Board's priorities is for more trees to be planted on Council land in Spreydon, which alongside mitigating for climate change, will also reduce the impact of intensification.

The LTP has \$721,000 from FY27 to FY31 for a Citywide Forest Planting budget, to implement the Urban Forest Plan.

Requests from the 2023/24 Annual Plan

- Support the existing budget in the Annual Plan and LTP, and request that some of that budget be brought forward to FY24

E. Greenspace in Spreydon Area

One aspect of mitigating the impacts of intensification is the provision of fit-for-purpose greenspace in the Spreydon area.

This is a heads up that the Board will be seeking funding from the 2024 – 2034 LTP for this work

3. Kia Uta ki Tai –from the hills to the sea - *Priority in Draft Community Board Plan*

Urban Christchurch sits on a 'green foundation' created by the geography of the Port Hills (Te Poho o Tamatea), the Ōpāwaho Heathcote River and the Ihutai Estuary, the great majority of which lie in the Board area. The appreciation, protection and enhancement of this taonga is paramount.

It is important to the Board that there is a holistic, whole catchment approach to our environment. This will mitigate unforeseen consequences from interventions (upstream or downstream) into the wider environment, which is a single ecosystem.

Related projects:

A. Port Hills Management Plan

One aspect of a whole catchment approach is the long awaited development of a Port Hills Management Plan, which includes matters pertaining to protection and enhancement, recreational amenity and speed management and parking. This is currently not budgeted for in the LTP.

The Board supports the Summit Road Authority's submission on this matter.

Requests from the 2023/24 Annual Plan

- The Board requests that budget be found to scope a Port Hills Management Plan Support in the Annual Plan FY24
- The Board gives a heads up that it will be seeking funding from the 2024 – 2034 LTP to progress this project

B. Signage at the Ihutai Estuary and lower Ōpāwaho Heathcote River

The Ihutai is an international taonga, and the only node of the East Asia / Australasia migratory bird flyway located within a city, which gives the people of Christchurch a special and international responsibility for care.

Local environmental groups have expressed concern about a range of issues that affect wildlife in this precious ecosystem; and in particular would like to see dogs banned from the area. The Board understand that the Dog Control Policy is scheduled to be updated at the end of 2023, and is supportive of this. However, the Board requests that budget be found for signage that informs and educates the public, and encourages protection of wildlife.

Requests from the 2023/24 Annual Plan

- The Board requests that budget be found to for signage on the Ihutai estuary, and lower reaches of the Ōpāwaho Heathcote river that encourages protection of wildlife

4. Focusing in on Safe Transport Choices - *Priority in Draft Community Board Plan*

The Board has placed priority on the importance of people being able to move around the Community Board area safely: with a priority on active transport choices wherever possible so that it also addresses concerns about climate change and increasing intensification.

Related Projects:

A. Cycleway from Westmorland to Nor'West Arc Cycleway (ID 44697)

One of the priorities in the Draft Community Board Plan is for a new local cycleway to connect Westmorland with the Nor'West Arc Major Cycleway, which ends near Princess Margaret's Hospital. As new subdivisions continue to be developed in the area, traffic congestion has increased significantly and there is a serious health and safety risk for cyclists, including the many young people cycling to school.

This project was agreed by Council resolution to be budgeted in FY25 (C-LTP/2021/00065).

Requests from the 2023/24 Annual Plan

- Support the existing budget in the LTP

B. Local Cycleway Connections

A focus of the Board is holding a local overview and advocating for local links between major cycleways and key activity centres in the Board area. This includes to Barrington Mall and from Hendersons to Sparks Roads to connect with the Quarryman's Trail Major Cycleway.

Currently there is budget, \$124,212 in FY27 and \$159,457 in FY28 (Cycle Connections – Quarryman's Trail), but projects are not yet prioritised within this budget. Other Cycle Connections budgets across the city start from FY24 at the earliest.

The Board supports the existing budget to be left in FY27 and FY28 for LTP, but requests that specific routes, i.e. Barrington Mall, Hendersons to Sparks Roads and possibly Waltham Road be prioritised. If government funding, becomes available for such projects, the Board requests these projects be brought forward.

Requests from the 2023/24 Annual Plan

- Support the existing budget in the Annual Plan and LTP, and request that budget be brought forward for specific projects if other central government funding becomes available.

C. Signs for Cycleways

The Board is keen to see provision of wayfinding signage for cycleways, to improve more effective access to active transport choices; especially at the beginning/ending of cycleways. This is currently not provided in the LTP, however there may be some opportunity to use Better Off funding for this purpose.

Requests from the 2023/24 Annual Plan

- Request that initial budget be found for FY24 from the Annual Plan and the ensuing LTP

D. Cashmere Road Public Transport Route

The Cashmere Road public transport project will contribute to improved transport safety for all road users on Cashmere/Centaurus Roads (from Opawa Road to Westmorland). This is currently budgeted for in the CRAF programme, Bus Priority – Cashmere Road (CRAF) - \$75,000 in FY24

Requests from the 2023/24 Annual Plan

- Support existing budget in LTP

E. Colombo / Dyers / Cashmere / Centaurus Roundabout

The Colombo / Dyers / Cashmere / Centaurus roundabout project will contribute to improved transport safety for all road users on Cashmere/Centaurus Roads (from Opawa Road to Westmorland). This is currently budgeted for in the CRAF Road Safety Budget.

Requests from the 2023/24 Annual Plan

- Support existing budget in LTP

F. Bus Shelters and Seats

The Board requests that planned bus shelters and seats are completed on time, to improve access to active transport options. These are budgeted \$507,279 in FY24 and \$689,426 in FY25 (Bus Asset Renewals), and approximately \$700,000 each year until FY31 (Public Transport Stops, Shelters and Seating Installation). The Board requests these are completed on time and with additional PT futures funding, additional installation is carried out.

The Board also asks that these be designed in closer consultation with the community, with consideration for a range of different user groups so that they are fully accessible, safe and located to best effect.

The Board notes that it is important to have close collaboration with Environment Canterbury, so routes don't change shortly after installation of new Council assets.

Requests from the 2023/24 Annual Plan

- Support existing budget in LTP

5. Community Facilities - *This is a priority in our Community Board Plan.*

Local facilities are important for the wellbeing of our neighbourhoods and communities. They grow social cohesion by providing opportunities for people to meet deliberately and also simply bump into each other. There are a number of community facilities in the local Spreydon Cashmere Heathcote network, that currently have budget to be developed or improved, and the Board supports this work. These include:

A. Coronation Hall

The Board supports Suburbs Rugby Club with the renovation and management of Coronation Hall. The project has a budget of \$600,000 in FY24. The funding agreement was signed with the Club, and the project starts on 30 March 2023.

Requests from the 2023/24 Annual Plan

- Support existing budget in LTP

B. Hoon Hay Community Centre

The Board is keen to see that the Hoon Hay Community Centre's planned renovations are completed on time. Renovations will include a kitchen and upgrading the toilet and building to meet accessibility standards, among other issues. The Centre plays a key part in fostering community connectedness and well-functioning local organisations. Building work on site is expected to take place in Q2, 2023 with completion by end-June 2023. A capital budget of approximately \$350,000 is allocated for this project.

Requests from the 2023/24 Annual Plan

- Support existing budget in the FY23 Annual Plan, and requests any funding be carried forward to FY24 support this

C. Hoon Hay Park Pavilion (ID 613783 and 61793)

The Board is keen to see the Hoon Hay Park pavilion project to be completed on time. There is budget as part of FY24-FY26 (Community Parks Buildings Development Programme Budget ID 61783)

Requests from the 2023/24 Annual Plan

- Support existing budget in the FY23 Annual Plan, and requests any funding be carried forward to FY24 support this

D. Parks Equipment

There is budget for playground equipment in the current LTP (Community Parks Planned Play Spaces Renewal and Development budgets). The Board supports the existing budget and asks that multi-age, multi-ability, multi-use and accessible equipment is prioritised.

Requests from the 2023/24 Annual Plan

- Support existing budget in the LTP.

E. Toilet Renewal – Somerfield and Addington Parks

While the Somerfield Park toilet and pavilion is in poor condition, there is no funding in the current three year programme for renewal. Staff will develop a comprehensive financial plan for its facilities for the next Long Term Plan, and priority will be given to buildings across the city in poor condition. There is also no funding in the current three year programme for renewal of the Addington Park toilet.

This is a heads up that the Board will be seeking funding from the 2024 – 2034 LTP for this work

General Matters – (Not Community Board Plan priorities)

1. Properties for Disposal

A. Tree Canopy

The Board request that assessment of properties proposed for disposal takes into account the Urban Forest Plan, and includes criteria in the assessment process for the current or future potential of the property to make a contribution to canopy cover.

B. Wordsworth Street Toilet

One of the properties proposed to be disposed of is on Wordsworth Street, which includes a public toilet that was closed about two years ago. The Board wishes to express concern about not having toilet in this area, which has a growing population, however they support the disposal of this property due to ongoing safety issues.

C. Andrews Crescent

The Board supports the proposal to sell this property with the condition that any redevelopment will be family oriented and have a mix of tenures.

D. 96 Bridle Path Rd

In May 2022 the Linwood-Central-Heathcote Community Board turned down a proposal for a dog park in Birdseye Reserve because of issues with parking and conflicting interests with environmental planting. The Board asked staff to investigate possible sites for a Dog Park in the South East of the city, and to date an alternative has not been identified.

The bulk of 96 Bridle Path Road, was part of the Crowns Port Hills Residential Red Zone land purchase and transferred to Council on 31 May 2021. Only the front portion (that nearest Bridle Path Road) is being consulted on in the Annual Plan for potential disposal, the rear portion remains subject to rockfall hazard and is to be retained.

The “strip” bisecting these two parcels was declared surplus via the 2021 – 2031 LTP process. It was originally acquired for land drainage in 2008 but was later found to be unsuitable for this purposes. No action was taken to dispose of this smaller piece until the future of the larger portion adjoining Bridle Path Road was determined.

Requests from the 2023/24 Annual Plan

- That staff investigate the suitability of 96 Bridle Path Rd for a dog park, and that it is not considered for disposal until this has been completed.

2. Rates

A. Rates Increase

The Board supports Council’s proposal of an average rates increase of 5.68% across all ratepayers and an average residential rates increase of 5.79%.

B. Rate Differential for Businesses

The Board supports the proposed rates differential for businesses

C. City Vacant Differential Rating

The Board supports the proposed rates differential for city vacant deferential rating from 1 July 2024.

3. Spending

The Board would like to express concern about the capacity of the organisation to deliver its capital programme and maintain agreed levels of service if staffing is reduced.

4. Excess Water Supply Targeted Rate

The Board opposes the proposed increase to daily allowance, and supports long term consistency with regards to the rating level to better incentivise water savings.

5. Capital Endowment Fund (CEF)

The Board opposes the cutting of the capital endowment fund, unless it is for a specific project.

6. Strengthening Community Funding

The Board supports keeping SCF funding at \$7.1 million, and notes that they would not support funding SCF with the Capital Endowment Fund.

7. Coastal Pathway and Moncks Bay – Shovel Ready Funded

The Board supports this project being completed in FY25 as originally planned. The Board considers it important to note that this is the community's project and the Council does not have the moral prerogative to delay it, unless required due to external factors such as weather, utility diversions or resource consent conditions.

8. Toilet at Francis Reserve

The Westmorland Residents' Association have requested a toilet at Francis Reserve. Staff have advised that there is no toilet currently planned at this location, but there is a deficit of toilets in the general area, so this reserve will be considered as a potential candidate to put forward for the next Long Term Plan, and the Board would support this.

This is a heads up that the Board will be seeking funding from the 2024 – 2034 LTP for this work

9. Aynsley Terrace – Parking and Traffic Safety

Parking and traffic safety are a longstanding issue for residents of Aynsley Terrace. In FY23 Parks staff will carry out a range of measures from within existing budgets to improve parking issues.

This is a heads up that the Board will be seeking funding from the 2024 – 2034 LTP to implement action to improve parking and traffic safety on Aynsley Terrace, once options and cost estimates have been received.

10. Sumner Changing Rooms

The budget of \$100,000 for the Sumner Changing Rooms is proposed to be delayed to FY26, and the Board supports this funding being retained in the LTP.

11. Coronation Reserve

There is \$881,000 from FY24 to FY30 to implement the landscape plan for the reserve and carry out fire risk mitigation. The Board supports the existing budget in the Annual Plan and LTP.

12. Bay Area Skate and Scooter Park

There is \$581,278 on budget in FY24 for this project and the Board is in support of the project being completed.

The Board wishes to be heard in support of this submission.

Yours sincerely,



Callum Ward

Chairperson, Waihoru Spreydon-Cashmere-Heathcote Community Board

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 05/04/2023

First name: Faye Last name: Collins

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

Waipuna Halswell Hornby Riccarton Community
Board

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

Community Board Adviser

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023
(specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a
speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates

1.1. The Board accepts that in the current economic climate the proposed average rates increase of 5.68% for
2023/24 is realistic.

1.2. The Board recognises that it is a difficult task to balance expenditure against revenue/ borrowing to meet the
costs of maintaining and developing the city, particularly in these uncertain times with supply issues and rising
costs, while keeping rates at a level that is affordable to residents.

1.3. While the Board appreciates and supports the initiatives taken to restrict rate increases, it is aware that many
residents are currently suffering significant financial hardship and that any rates increase will only add to this. The
Board therefore urges the Council to provide support where possible for those struggling to pay increased rates.
In addition to the rates remission policy, consideration could be given to payment schemes, deferral etc. and to
take all necessary steps to increase awareness of the options for payment of rates and any assistance available.

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1.3 Uniform Annual General Charge

Our proposal (A): Our current proposed UAGC of \$153 in 2023/24. This is in line with the current proportion of your rates bill that forms the UAGC, and is in line with the overall rates increase.

Comments

- 1.1. The Board notes that the current Uniform General Annual Charge of \$145 is one of the lowest in New Zealand and supports the proposed increase to \$153. Taking into account the rates assistance available to low income residents, the Board does not consider that it is necessary to adopt a lower Uniform General Annual Charge of \$50.

1.4 Business Differential

Support

Comments

- 1.1. The Board supports the proposal to adopt a changed business differential on business properties of 2.22 to scale up the contribution that business properties make to general rates. The change will mean that the business sector as a whole will pay the same proportion of overall rates that it currently does. The Board considers without the change to the business differential the latest property re-valuation will result in a disproportionate burden of the rates increases falling on residents.

1.5 City Vacant Differential

Comments

- 1.1. The Board notes the proposal to extend the use of City Vacant Differential rating to commercial areas in New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024. While the Board supports in principle incentives to develop vacant land, it does not consider it is appropriate to comment on the specific proposal that will affect only areas outside the Board boundaries.

1.7 Excess Water Charges

Yes

Comments

- 1.1. In its submission on the Long Term Plan the Board opposed the proposal to introduce an excess water use charge for households that use more than 700 litres of water per day, on the basis that the Board considers that setting a per household "limit" for water is inequitable and could result in large households' legitimate water use for daily activities such as bathing and washing clothes being constrained while neighbouring small households are free to squander water. The Board fully supports the Council's aim to limit water use at peak demand times, and to reduce water wastage; however, it considers that this aim could be more equitably achieved by other means.
- 1.2. The Board is aware of residents' concerns about excess water use charges, but understands that the matter cannot be revisited via the Annual Plan, but may be reconsidered as part of the next Long Term Plan consideration. In the meantime the Board supports the proposal to increase the allowance of water from 700 litres to 900 litres per day before charging for excess water supply starts from 1 July 2023 to lessen the impact of the charges.

1.8 Capital Endowment Fund

Option 1: Using \$1 million from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.16%.

Comments

- 1.1. The Board supports the proposal to use one million dollars from the Council's Capital Endowment Fund for grants that are normally funded by rates; thereby reducing the rates increase facing ratepayers for 2023/24.

1.9 Capital Programme

The Board appreciates the Council's continued investment in the Waipuna - Halswell, Hornby, Riccarton Board area and is particularly excited at the prospect of the opening of the Matatiki Hornby Centre.

2.11 In its submission on the 2022-23 Annual Plan the Board pointed out the need for the Amyes Awatea and Springs intersection improvement to be advanced. This was originally proposed prior to the 2011 earthquake, but was reprogrammed to start in 2025. The Board is grateful that this Plan makes provision for this important work to commence in the 2023-24 financial year.

2.12 The Board notes that this work will facilitate travel from Halswell to Hornby to maximise the use of the new Matatiki Hornby Centre once it is open and encourages the Council to undertake further study of the of the roading network in and around Hornby to identify improvements that can be made. The Board has recently consulted on its Community Board Plan including a proposed priority to "advocate for the development and implementation of a Hornby Masterplan." Hornby carries a large number of Heavy Vehicles as the commercial area is alongside the residential area.

The Board also brings to Council's attention the lack of a footpath on the northern side of the Main South Road, where Countdown and other shops are situated. This is a situation that needs to be rectified.

The Board considers that a Hornby Masterplan is critical.

2.13 With regard to the remaining capital projects within Board area the Board supports their inclusion and asks that no changes be made to the programme.

2.14 In its submission on the 2022-23 Annual Plan the Board advocated for provision for the creation of a fenced dog park in the Halswell area, noting that the project was a Board priority in the Community Board plan. The Board is disappointed that there has been no provision for a dog park and points out that it has recently consulted on its Community Board Plan for the coming term that includes a proposed priority to "Advocate for a fenced dog park for the Halswell Ward". 49 submissions in support of a Board priority to advocate for a fenced dog park in the Halswell area were received.

1.11 Further comments

Waipuna - Halswell, Hornby, Riccarton, is facing the challenges of growth, Halswell through ongoing subdivisions and Riccarton and Hornby through central government mandated intensification proposals. Of particular concern is the six storied development proposed around large commercial centres. These issues will need to be addressed through the Independent Hearings Panel.

Attached Documents

File
AP 2023-24 Submission Final

260

From: [REDACTED]
Sent: Friday, 14 April 2023 1:01 pm
To: CCC Plan
Subject: FW: Amendment to Waipuna Halswell Hornby Riccarton Community Board Submission to Draft Annual Plan 2023-24
Attachments: substituted paragraph 2.13 Annual Plan Submission 23-24.docx

Sent: Thursday, April 6, 2023 12:07 PM

Subject: Amendment to Waipuna Halswell Hornby Riccarton Community Board Submission to Draft Annual Plan 2023-24


Good afternoon [REDACTED],

The Board seeks to make an amendment to the submission lodged yesterday. Could the attached version of paragraph 2.13 be substituted for the version in the submission already made.

Thanks for your assistance,



- 2.13 With regard to the remaining capital projects within Board area the Board supports their inclusion and asks that no changes be made to the programme. In particular the Board notes the provision for an extension of Halswell Junction Road with Waterloo Park, including a railway crossing and new T-intersection with Waterloo Road. This project has been anticipated by Hornby residents for a number of years and the Board considers it is imperative that the work be undertaken without delay.

SUBMISSION TO: Christchurch City Council
ON: Draft Annual Plan 2023-24
BY: Waipuna Halswell-Hornby-Riccarton Community Board
CONTACT: Faye Collins
Community Board Adviser


1. INTRODUCTION

- 1.1. The Waipuna Halswell-Hornby-Riccarton Community Board ("the Board") appreciates the opportunity to make a submission on the Draft Annual Plan 2022-23 ("the Plan").
- 1.2. The Board wishes to be heard in support of its submission.
- 1.3. The Board's submission below includes responses to the specific questions posed in the consultation documents together with general comments at the end.

2. SUBMISSION

Proposed changes to revenue, spending and borrowing:

Capital Endowment Fund

- 2.1. The Board supports the proposal to use one million dollars from the Council's Capital Endowment Fund for grants that are normally funded by rates; thereby reducing the rates increase facing ratepayers for 2023/24.

Rates

- 2.2. The Board accepts that in the current economic climate the proposed average rates increase of 5.68% for 2023/24 is realistic.
- 2.3. The Board recognises that it is a difficult task to balance expenditure against revenue/ borrowing to meet the costs of maintaining and developing the city, particularly in these uncertain times with supply issues and rising costs, while keeping rates at a level that is affordable to residents.
- 2.4. While the Board appreciates and supports the initiatives taken to restrict rate increases, it is aware that many residents are currently suffering significant financial hardship and that any rates increase will only add to this. The Board therefore urges the Council to provide support where possible for those struggling to pay increased rates. In addition to the rates remission policy, consideration could be given to payment schemes, deferral etc. and to take all necessary steps to increase awareness of the options for payment of rates and any assistance available.

Business Differential on the General Rate

- 2.5. The Board supports the proposal to adopt a changed business differential on business properties of 2.22 to scale up the contribution that business properties make to general rates. The change will mean that the business sector as a whole will pay the same proportion of overall rates that it currently does. The Board considers without the change to the business differential the latest property re-valuation will result in a disproportionate burden of the rates increases falling on residents.

Extending the City Vacant Differential Rating

- 2.6. The Board notes the proposal to extend the use of City Vacant Differential rating to commercial areas in New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024. While the Board supports in principle incentives to develop vacant land, it does not consider it is appropriate to comment on the specific proposal that will affect only areas outside the Board boundaries.

Uniform General Annual Charge

- 2.7. The Board notes that the current Uniform General Annual Charge of \$145 is one of the lowest in New Zealand and supports the proposed increase to \$153. Taking into account the rates assistance available to low income residents, the Board does not consider that it is necessary to adopt a lower Uniform General Annual Charge of \$50.

Excess Water Supply Targeted Rate

- 2.8. In its submission on the Long Term Plan the Board opposed the proposal to introduce an excess water use charge for households that use more than 700 litres of water per day, on the basis that the Board considers that setting a per household "limit" for water is inequitable and could result in large households' legitimate water use for daily activities such as bathing and washing clothes being constrained while neighbouring small households are free to squander water. The Board fully supports the Council's aim to limit water use at peak demand times, and to reduce water wastage; however, it considers that this aim could be more equitably achieved by other means.
- 2.9. The Board is aware of residents' concerns about excess water use charges, but understands that the matter cannot be revisited via the Annual Plan, but may be reconsidered as part of the next Long Term Plan consideration. In the meantime the Board supports the proposal to **increase the allowance of water from 700 litres to 900 litres per day before charging for excess water supply** starts from 1 July 2023 to lessen the impact of the charges.

Capital Programme

- 2.10 The Board appreciates the Council's continued investment in the Waipuna - Halswell, Hornby, Riccarton Board area and is particularly excited at the prospect of the opening of the Matatiki Hornby Centre.
- 2.11 In its submission on the 2022-23 Annual Plan the Board pointed out the need for the **Amyes Awatea and Springs intersection improvement to be advanced**. This was originally proposed prior to the 2011 earthquake, but was reprogrammed to start in 2025. The Board is grateful that this Plan makes provision for this important work to commence in the 2023-24 financial year.
- 2.12 The Board notes that this work will facilitate travel from Halswell to Hornby to maximise the use of the new Matatiki Hornby Centre once it is open and encourages the Council to undertake further study of the of the roading network in and around Hornby to identify improvements that can be made. The Board has recently consulted on its Community Board Plan including a proposed priority to "advocate for the development and implementation of a Hornby Masterplan." Hornby carries a large number of Heavy Vehicles as the commercial area is alongside the residential area.
- The Board also brings to Council's attention **the lack of a footpath on the northern side of the Main South Road**, where Countdown and other shops are situated. This is a situation that needs to be rectified.
- The Board considers that a Hornby Masterplan is critical.
- 2.13 With regard to the remaining capital projects within Board area the Board supports their inclusion and asks that **no changes** be made to the programme.
- 2.14 In its submission on the 2022-23 Annual Plan the Board advocated for provision for the **creation of a fenced dog park in the Halswell area**, noting that the project was a Board priority in the Community Board plan. The Board is disappointed that there has been no provision for a dog park and points out that it has recently consulted on its Community Board Plan for the coming term that includes a proposed priority to "*Advocate for a fenced dog park for the Halswell Ward*". 49 submissions in support of a Board priority to advocate for a fenced dog park in the Halswell area were received.

General Comments

- 2.15 Waipuna - Halswell, Hornby, Riccarton, is facing the challenges of growth, Halswell through ongoing subdivisions and Riccarton and Hornby through central government mandated intensification proposals. Of particular concern is the six storied development proposed around large commercial centres. These issues will need to be addressed through the Independent Hearings Panel.

3. CONCLUSION

- 3.1. The Board requests that the Council takes into consideration the above submission on the Draft Annual Plan 2023-24.



Helen Broughton

Chairperson Waipuna Halswell-Hornby-Riccarton Community Board

Dated 5 April 2023.

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Our Draft Annual Plan 2023/24

Item 3

Attachment B

Submitter Details

Submission Date: 06/04/2023

First name: Paul Last name: McMahon

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

Waitai Coastal-Burwood-Linwood Community
Board Submissions Committee

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

Chairperson

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023
(specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a
speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates

The Board acknowledges that the rates increase will come as a shock to many households even though it is below
the level of inflation. The effects of re-evaluation and resulting redistribution of the rates burden will be felt particularly
in the East of Christchurch.

1.2 Revenue, spending and borrowing

The Board is concerned about the lack of headroom in financial year 2026 and would not want to see any revenue-
generating assets sold, or partially sold, to get over the bump in the road.

1.3 Uniform Annual General Charge

The alternative (B): Setting the UAGC at a lower value of \$50, reducing the overall rates on properties with a lower capital
value, but leaving a \$17 million shortfall in the Council's rates take, which would need to be made up by other ratepayers.

Comments

The Board asks if the Council could consider more measures to provide relief for people on low income, apart from the
existing rates rebate scheme.

1.4 Business Differential

Support

Comments

Nil.

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1.5 City Vacant Differential

Support

Comments

The Board would like to see other unkempt vacant sites within the Board area covered by this too.

1.6 Fees and charges

Nil.

1.7 Excess Water Charges

Yes

Comments

The Board would like the Council to provide mechanisms to establish the best greywater and rainwater recycling options.

1.8 Capital Endowment Fund

Option 2: Using \$500,000 from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.08%.

Comments

Nil.

1.9 Capital Programme

The Board supports the following capital programme projects:

- Southshore Estuary Edge project to be advanced as consenting allows (61615).
- QEII Master Plan – the Board supports the implementation of the plan but would like to prioritise the playground and the number 2 carpark and, if need be, to use the funding left over from the partial sale of QEII land to make sure that these things are not delayed.
- New Brighton Public Realm – bringing some of this forward to financial year 2023/24 as proposed (45165).
- Wastewater Treatment Plant (59076).

The Board propose the following changes proposed to the capital programme:

- Pages Road Bridge and ancillary works advancement, as design and consenting allows (27273).
- Waitaki Storm Basin (OARC) – question the reason for this delay and urge reconsideration, if consenting pathway is viable (62925).
- Keep Otakaro-Avon Major Cycleway Route \$100k, tying into Aranui Streets for People – planning work can be done now. Delaying of Wings to Wheels appears to create capacity for this.
- Organics Processing Plant – should be closed and moved as soon as possible (60433).
- Burwood/Mairehau Intersection should not be deferred (2034).

1.10 Properties

The Board asks that properties are prioritised as social housing in general and maintaining ownership of property in public hands.

The Board suggests that the Sandilands and McGregor's Road properties should only be divested to Otautahi Community Housing Trust or Kainga Ora. If not, it should only be leased to housing providers, rather than sold for private housing use.

No.	Street	Current use	Legal Description	Title Reference	M2
2 & 4	Griffiths Avenue	2 Cross leased flats 3 & 4 DP 42270	Lot 17 DP 13232	CB 19F/282 & 283	766
23 & 25	Griffiths Avenue	2 Cross leased flats 1 & 2 DP 42282	Lot 17 DP 13233	CB19F/270 & 271	1231

No.	Street	Current use	Legal Description	Title Reference	M2
29 & 31 Griffiths Avenue		2 Cross leased flats 1 & 2 DP 42303	Lot 27 DP 13232	CB19F/284 & 285	1001
6 & 8	Nicholas Drive	2 Cross leased flats 1 & 2 DP 42270	Lot 16 DP 13232	CB19F/280 & 281	814
3 & 12	Griffiths Ave & Nicholas Dr	2 Cross leased flats 3 & 4 DP 42269	Lot 1 DP 43784	CB23A/576 & 577	789
14 & 14A	Nicholas Drive	2 Cross leased flats 1 & 2 DP 42269	Lot 38 DP 13232	CB 19F/272 & 273	799
11 & 13 Griffiths Avenue		2 Cross leased flats 1 & 2 DP 42301	Lot 33 DP 13232	CB 19F/276 & 277	1069
15 & 17 Griffiths Avenue		2 Cross leased flats 3 & 4 DP 42301	Lot 32 DP 13233	CB 19F/278 & 279	1069
18 & 20 Griffiths Avenue		2 Cross leased flats 1 & 2 DP 42281	Lot 24 DP 13232	CB 19F/262 & 263	753
22 & 24 Griffiths Avenue		2 Cross leased flats 3 & 4 DP 42281	Lot 25 DP 13232	CB 19F/264 & 265	632
9 & 11	Coulter Street	2 Cross leased flats 3 & 4 DP 42281	Lot 10 DP 13232	CB 19F/266 & 267	880
18	McGregors	Single Dwelling	Lot 13 DP 13209	CB499/34	873

The Board supports the retention of:

No.	Street	Current use	Legal Description	Title Reference	M2
5E	Palinurus Road		Lot 13 DP 47055	CB28F/78	3767

The Board asks that staff investigate the possibility that this land be used to support the Tree Canopy/Urban Forest strategy.

Note: Plunket rooms to be used for a community purpose if possible.

No.	Street	Current use	Legal Description	Title Reference	M2
36	Union and Collingwood Street	Vacated Plunket Premises	Part Lot 66 DP100	CB320/299	506

1.11 Further comments

The Board wishes to highlight their support for the following CRAF projects:

- (71636) Chelsea Street Renewal
- (71637) Linwood Ave School Slip Lane
- (71638) Smith St Cycle and Pedestrian Improvements
- (71639) Linwood Woolston Speed Restriction
- (71640) Wyon St and Hulbert St Renewal
- (72239) Butterfield and Worcester St Renewal
- (72240) Rhona St and Tilford St Pedestrian Improvements
- (72241) Te Aratai College Pedestrian and Cycle Access

- (72242) Marine Pde (Hawke to Bowhill) Street Renewal

The Board wishes to highlight their support for the following Transport Choices 2022 (CERF) Projects:

- (72755 and 72764) Linwood and Woolston Roading and Transport Improvements
- (72756) Healthy Streets Linwood
- (72779 and 72759) Linwood Bus Stop Improvements
- (72758) School Safety Linwood
- (65987) Slow Speed Neighbourhoods
- (71600) Support Streets for People - Aranui

The Board wishes to provide feedback to the Parks rolling renewal programme:

- Wainoni Park hard surface renewal to financial year 2025.
- Aranui Playground renewal to financial year 2025
- Woolston Park Green Assets and Hard Surfaces renewal – delay to financial year 2026, as they appear to be in fairly good condition.
- Bromley Park Playground renewal has been brought forward due to arson, should also renew hard surfaces in financial year 2023/24
- Cutler Park playground to financial year 2025

The Board supports the Waihoru Spreydon-Cashmere-Heathcote Community Board's bid to prevent delay of the South Library repair, because in the past that Board had supported delaying the project so that projects in the East could be prioritised.

The Board notes that as the prior Board has requested, that levels of service to the main entrances to the ward (e.g. berms, rubbish, gutters, graffiti) be paid attention, with particular mention of rubbish removal in suburban villages.

The Board wishes to flag the following for the Long Term Plan:

- Marshlands Hall Trust – funding required for the Marshland Hall Trust facility.
- CEAT needs - \$3M of funding for paving of NB Mall to make the CEAT project work.
- Oram Avenue Extension - The Board asked that the Council allocate funding to make this project happen.


Attached Documents

File
Waitai Coastal-Burwood-Linwood Community Board -Draft Annual Plan 2023-24 Board Submission 3 April 2023

SUBMISSION TO: Christchurch City Council

ON: Draft Annual Plan 2023-24

BY: Waitai Coastal-Burwood Community Board

CONTACT: Paul McMahon
Chairperson, Submissions Committee
C/- PO Box 73023
CHRISTCHURCH 8154


INTRODUCTION

The Waitai Coastal-Burwood-Linwood Community Board appreciates the opportunity to make a submission to the Christchurch City Council on the Draft Annual Plan 2023-24.

The Board wishes to be heard in support of this submission.

The Board commend staff and Council for a practical response to a significant change in macroeconomic conditions, but express concern that there will be little headroom in financial year 25-26 and delaying hard decisions using one-offs will mean the Long Term Plan will likely be fraught.

SUBMISSION

1. What do you think of our proposed average rates increase of 5.68% across all ratepayer (which is higher than the 5.42% signalled in the Long Term Plan 2021-31) and an average residential rates increase of 5.79%?

The Board acknowledges that the rates increase will come as a shock to many households even though it is below the level of inflation. The effects of re-evaluation and resulting redistribution of the rates burden will be felt particularly in the East of Christchurch.

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

The Board is concerned about the lack of headroom in financial year 2026 and would not want to see any revenue-generating assets sold, or partially sold, to get over the bump in the road.

3. We want your feedback on our proposed alternatives for how we set the Uniform Annual General Charge (UAGC) – what do you prefer?

☐ Our proposal (A): Our current proposed UAGC of \$153 in 2023/24. This is in line with the current proportion of your rates bill that forms the UAGC, and is in line with the overall rates increase.

☒ The alternative (B): Setting the UAGC at a lower value of \$50, reducing the overall rates on properties with a lower capital value, but leaving a \$17 million shortfall in the Council's rates take, which would need to be made up by other ratepayers.

Comments:

The Board asks if the Council could consider more measures to provide relief for people on low income, apart from the existing rates rebate scheme.

4. We're proposing some changes to our rates policies – do you have any comments?

A proposed differential on business properties of 2.22 to maintain the contribution that business properties make to general rates from 1 July 2023.

- ☒ Support
☐ Do not support

Comments:

Nil.

5. We're proposing some changes to our rates policies – do you have any comments?

Extending the use of City Vacant Differential rating in the commercially zoned areas of New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024.

- ☒ Support
☐ Do not support

Comments:

The Board would like to see other unkempt vacant sites within the Board area covered by this too.

6. Do you have any comments on our proposed changes to fees and charges?

No.

7. At the moment residential properties have an allowance of 700 litres of water a day before we start charging for their excess water supply. We're proposing increasing this average daily allowance to 900 litres from 1 July 2023. This proposal is already included in our proposed 5.68% rates increase, and accounts for 0.10% of it in 2023/24. If the proposal doesn't go ahead and the limit stays at 700, the overall rates increase would decrease.

Do you support increasing the allowance to 900 litres of water a day for residential properties?

- ☒ Yes
☐ No

Comments:

The Board would like the Council to provide mechanisms to establish the best greywater and rainwater recycling options.

Trim: 23/504120

8. We're proposing a change to how we use our Capital Endowment Fund (CEF) to fund community grants in 2023/24 - which option do you prefer?

- ☐ Option 1: Using \$1 million from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.16%.
- ☒ Option 2: Using \$500,000 from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.08%.

Comments:

Nil.

9. 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 Board supports the following capital programme projects:

- Southshore Estuary Edge project to be advanced as consenting allows (61615).
- QEII Master Plan – the Board supports the implementation of the plan but would like to prioritise the playground and the number 2 carpark and, if need be, to use the funding left over from the partial sale of QEII land to make sure that these things are not delayed.
- New Brighton Public Realm – bringing some of this forward to financial year 2023/24 as proposed (45165).
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The Board propose the following changes proposed to the capital programme:

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- Organics Processing Plant – should be closed and moved as soon as possible (60433).
- Burwood/Mairehau Intersection should not be deferred (2034).

10. The Council has a small number of properties which are no longer being used for the purpose they were originally acquired for. Do you have any feedback to help us decide the future of these properties?

The Board asks that properties are prioritised as social housing in general and maintaining ownership of property in public hands.

The Board suggests that the Sandilands and McGregor's Road properties should only be divested to Otautahi Community Housing Trust or Kainga Ora. If not, it should only be leased to housing providers, rather than sold for private housing use.

Trim: 23/504120

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Note: Plunket rooms to be used for a community purpose if possible.

No.	Street	Current use	Legal Description	Title Reference	M2
36	Union and Collingwood Street	Vacated Plunket Premises	Part Lot 66 DP100	CB320/299	506

Trim: 23/504120

11. Any further comments?

The Board wishes to highlight their support for the following CRAF projects:

- (71636) Chelsea Street Renewal
- (71637) Linwood Ave School Slip Lane
- (71638) Smith St Cycle and Pedestrian Improvements
- (71639) Linwood Woolston Speed Restriction
- (71640) Wyon St and Hulbert St Renewal
- (72239) Butterfield and Worcester St Renewal
- (72240) Rhona St and Tilford St Pedestrian Improvements
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The Board notes that as the prior Board has requested, that levels of service to the main entrances to the ward (e.g. berms, rubbish, gutters, graffiti) be paid attention, with particular mention of rubbish removal in suburban villages.

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- Oram Ave Extension – The Board asked that the Council allocate funding to make this project happen.



Paul McMahon

Chairperson, Submissions Committee

WAITAI COASTAL-BURWOOD-LINWOOD COMMUNITY BOARD

3 April 2023

Trim: 23/504120

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 04/04/2023

First name: Jason Last name: Middlemiss

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

Waimāero Fendalton-Waimairi-Harewood
Community Board

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

Submissions Committee Chairperson

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023
(specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a
speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates

The Board appreciates the effort the Council has made to keep the rise as low as possible, and encourages the Council to keep up the good work and keep the rise as close to the LTP figure as possible. The Board reiterates comments made to previous Annual Plans, that rate rises might seem small in isolation but they do not occur in a vacuum and many of our residents are struggling financially.

The Board thanks Council staff for their ongoing efforts to identify cost savings.

1.2 Revenue, spending and borrowing

The Board acknowledges that factors outside the Council's control have heavily impacted operating costs and capital expenditure. The Board is mindful of ongoing pressure caused by inflation, and asks the Council to consider whether there are additional capital projects which could be paused, not only to keep the rates increase to a minimum but also in the context of reducing inflationary pressure on the wider economy.

The Board is pleased that the proportion of rates contributing to debt servicing is lower than forecast, but are concerned that the debt burden could become unmanageable in the future.

1.3 Uniform Annual General Charge

Our proposal (A): Our current proposed UAGC of \$153 in 2023/24. This is in line with the current proportion of your rates bill

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that forms the UAGC, and is in line with the overall rates increase.

Comments

The Board supports the Council's preferred option of a \$153 UAGC. The Board is not opposed to further discussions about reviewing the UAGC, but our view is this should happen during the LTP so that the implications can be considered strategically alongside all the Council's sources of funding.

1.4 Business Differential

Support

Comments

The Board supports the proposed differential on business properties. The proportion of Council services received by businesses has not changed, so the Board's view is it is fair for the differential to be adjusted so that businesses pay the same proportion of the overall rates take.

1.5 City Vacant Differential

Support

Comments

The Board supports the Council's intention behind this policy change. The Board reiterates the comments we made when the City Vacant Differential was introduced, that we only support this on the basis that people who keep their vacant sites in a tidy, well maintained condition that enhance the amenity of the area will not be charged the increased rate. There need to be clear, easily understood criteria so that land owners understand what is expected of them and to ensure the policy is applied consistently.

The Board does note that the name of this rate is easily misunderstood. It sounds like it is penalising vacant sites, whereas the real intention is to encourage land owners to keep their vacant sites neat and tidy until they are ready to develop. The Board suggest that 'unmaintained vacant sites differential' is a better name.

1.6 Fees and charges

The Board agrees that the proposed changes are fair, reasonable and consistent.

1.7 Excess Water Charges

Yes

Comments

The Board supports the increase to 900L to allow more comfort for larger households, and does support the overall intention of this policy to encourage more responsible water use and provide an incentive to find and fix leaks.

However in the interim, the Board is concerned that the introduction of this charge has not been as smooth as it might have been. We have particular concerns about the fairness of charging some residents, while others cannot be charged because they do not have a separate meter installed.

1.8 Capital Endowment Fund

Option 1: Using \$1 million from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.16%.

Comments

The Board supports option 1.

1.9 Capital Programme

The Board stresses the importance of focusing on the basics first. Particularly in these difficult financial times, our residents expect us to focus on delivering core services efficiently and effectively.

1.10 Properties

The Board would support the Council using some of these properties to restore pockets of natural bush. This would help increase our tree canopy, and if left as natural bush should also require minimal maintenance.

In cases where a Community has identified a need for additional capital expenditure, and there is un-utilised Council land in that Ward, the Board would support the Council selling that land and allocating a budget equivalent to the sale proceeds to go towards new projects in that community.

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1.11 Further comments

The Board has been hearing a number of concerns about a lack of maintenance for roadside amenity features (for example, the sculptures in Northwood or feature entranceways to subdivisions). The Board understands that maintenance for these items comes from the general road maintenance pool and acknowledges that this puts Council staff in a difficult position when prioritising this work against safety-critical maintenance such as pot holes. This maintenance is not as urgent as fixing pot holes or damaged traffic lights, but it is still important to maintain standards of amenity because these do influence residents' wellbeing and community pride. The Board asks the Council to consider splitting some maintenance budget into a separate line item dedicated to these amenity features, so that they can be maintained without needing to compete with safety-critical repairs.

One of our Board Plan priorities this Term will be to undertake a scoping exercise for infrastructure to mitigate flooding issues on Brenchley Avenue. The Board's intention is for the scoping assessment to be completed in time to inform the 2024-34 LTP.

Attached Documents

File
No records to display.

Item 3

Attachment B

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 05/04/2023

First name: Reuben Last name: Davidson

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

Te Pātaka o Rākaihautū Banks Peninsula
Community Board

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

Chairperson

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023
(specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a
speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).


Attached Documents

File
Banks Peninsula Community Board Submission - Draft Annual Plan 2023-24

SUBMISSION TO: The Christchurch City Council

ON: Christchurch City Council Updated Draft Annual Plan 2022/23

BY: Te Pātaka o Rākaihautū Banks Peninsula Community Board

CONTACT Reuben Davidson
Chairperson Te Pātaka o Rākaihautū Banks Peninsula Community Board
c/- Penelope Goldstone, Community Governance Manager
PO Box 73 029, Christchurch 8154


1. INTRODUCTION

1.1 Te Pātaka o Rākaihautū Banks Peninsula Community Board (the “Board”) appreciates the opportunity to submit on the Christchurch City Council Draft Annual Plan 2022/23.

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

1.3 The Board’s Vision is:

Listen to and work with community, mana whenua, partners and other organisations to protect and enhance the environmental, social, cultural and economic wellbeing of Banks Peninsula.

Nā tō rourou, nā taku rourou ka ora ai te iwi.¹

1.4 The Board wishes to be heard in support of this submission.

2. SUBMISSION

Board Priority: Proactive Planning for Climate Change

Our isolated, and our vulnerable communities across the Peninsula are more susceptible to the risks of climate change and natural disasters. The Board believes that it has a responsibility to ensure equitable provision and access to the basic resources of water supply, electricity, communication connectivity, and future proofed infrastructure that the city enjoys.

2.1 Coastal Hazards Adaptation Planning Programme – The damage impact of continual storms on the Akaroa Harbour and the Eastern Bays of the Banks Peninsula is a high concern for those communities. The Board appreciate the work that the Coastal Hazards Adaptation Planning Programme has been doing in the Whakaraupō Lyttelton Harbour however, the Board strongly believe that Akaroa and the Eastern Bays needs to be included earlier in the Coastal Hazards Adaptation Planning Programme.

¹ Te Pātaka o Rākaihautū Banks Peninsula Community Board Community Board Plan 2023-25

2.2 Board Priority: Improve infrastructure to support community resilience

Retaining Walls Repair and Maintenance – Retaining walls are a feature amenity in the Banks Peninsula ward. The Board were recently briefed by staff on the retaining walls repair and maintenance. The Board see a need to increase the future budget for the repair and maintenance on retaining walls within Te Pātaka o Rākaihautū Banks Peninsula Community ward.

2.3 Board Priority: Assist the community to tackle the issues caused by anti-social road users

Kōtuitui Smart Poles – The Board have agreed to work with the New Zealand Police to identify “hot spots” for Kōtuitui Smart Poles and seek future budget for these installations. These Kōtuitui Smart Poles improve connectivity in the community and encourage the public to be more engaged with smart technologies. The poles are equipped with a range of smart features including a free Wi-Fi network, CCTV cameras linked to the police network, advanced lighting fixtures, pedestrian and vehicle counters, and speakers for public alerts. The Board therefore proposes that funding be allocated to these installations in support of the Board Plan priorities to “Improve infrastructure to support community resilience” and “Tackle the issues caused by anti-social road users”.

2.4 Board Priority: Good social and physical connections for our communities

Community Parks Rolling Renewal Programme – the Board were briefed and have considered 2023/24 Community Parks Rolling Renewal Programme. The Board agrees with the Community Parks Rolling Renewal Programme for Banks Peninsula.

2.5 Other Comments:

Akaroa Museum – The Board recently visited the Akaroa Museum. The Board were briefed and were shown the museum facilities. The Board acknowledge this outstanding Council asset and do not support any decrease in the museum’s funding.

Council Properties Proposed Disposal – The Board support the identified Council properties within the Banks Peninsula ward. The Board wishes to remind the Council that the Board does not support the disposal of the Council owned land in Hunters Road, Diamond Harbour being available for disposal and support the work of an outline development plan that is currently being developed.



Reuben Davidson

Chairperson

Te Pātaka o Rākaihautū Banks Peninsula Community Board

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 30/03/2023

First name: Emma **Last name:** Norrish

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

Waipapa Papanui-Innes-Central Community Board

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

Chairperson - Papanui-Innes-Central Community Board Area

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates

Refer paras 2.2-2.3 in attached submission copied below:

2.2 The Board acknowledges that the country finds itself in a cost of living crisis, and so it is a very challenging time for many rate payers to pay their rates on top of their everyday costs associated with living a healthy, dignified life.

2.3 The Board appreciates the tremendous efforts that have been applied to keeping the rates increase to a minimum without compromising on the levels of service Council provides to what it means to live a healthy, dignified life. The Board understands the importance of upkeep and improvement of where we live and work as a key component to our health and dignity.

1.2 Revenue, spending and borrowing

Refer paras 2.4-2.5 in attached submission copied below:

2.4 The Board is broadly supportive of the proposed changes in these respects, noting the inflationary pressures the Council is under, and the extent of cost increases the Council has little control over, acknowledging the examples given in the consultation document: insurance, electricity and road condition assessment.

2.5 The Board certainly acknowledges the importance of maintaining adequate insurance cover given the prevalence of natural disasters, particularly in view of climate change. The Board is also committed to supporting the ongoing development and implementation of the Ōtautahi Christchurch Climate Resilience Strategy's climate goals, and the Ōtautahi-Christchurch Urban Forest Plan, and therefore applauds any proposed changes that positively

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supports these.

1.3 Uniform Annual General Charge

Our proposal (A): Our current proposed UAGC of \$153 in 2023/24. This is in line with the current proportion of your rates bill that forms the UAGC, and is in line with the overall rates increase.

Comments

Refer para 2.6 in attached submission copied below:

The Board supports the Council's proposal, acknowledging the note in the consultation document that Christchurch's fixed charges are among the lowest in New Zealand, and the alternative options would leave a \$17 million shortfall in the Council's rates take.

1.4 Business Differential

Support

Comments

Refer para 2.7 in attached submission copied below:

The Board supports this proposal, acknowledging the note in the consultation document that Christchurch currently charges the lowest business differential of all main cities in the country.

1.5 City Vacant Differential

Support

Comments

Refer paras 2.8-2.12 in attached submission copied below:

2.8 The Board supports this proposal, acknowledging the note in the consultation document that:

"In a 2022 survey, vacant land was found to make up more than 10% of the commercial area in four of our suburban centres – New Brighton, Lyttelton, Sydenham and Linwood Village. Despite the Council supporting projects and activities to help improve the environment and/or stimulate activity in these areas, the appearance and upkeep of vacant land is undermining the appeal of investing in these suburban centres."

2.9 The Board is mindful of the tremendous contribution many residents make to the city in their efforts to present their homes, businesses and neighbourhoods in the best form, and wishes to reciprocate by advocating that fair measures should be taken to incentivise new investment and site improvement.

2.10 The Board supports the concept and the intent of the proposal, but considers that it needs to be adapted to the circumstances of these areas outside the Central City as having a more suburban context and that could allow for creativity and community contribution/partnership, instead of higher cost options as outlined in the Vacant Sites Improvement Guide.

2.11 The Board would also support the differential rating implementation for Linwood Village being aligned with the Linwood Village Streetscape Improvement Project's delayed completion date.

2.12 Other measures the Council could be taking in this respect are supporting projects that the Board is also looking to prioritise through its Community Board Plan, such as a connected transport network to relevant areas, safety initiatives around them, and it is also advocated that supporting a permanent home for Phillipstown Hub near to Linwood Village will have flow on benefit for that neighbouring area.

1.6 Fees and charges

Refer para 2.13 in attached submission copied below:

The Board is broadly supportive of the proposed changes to Council fees and charges, acknowledging the attempt to avoid cost increases to the community that would create a barrier to using our services, while in some areas proposed fee increases are in keeping with the increased costs the Council is facing.

1.7 Excess Water Charges

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No Comments	<p>Refer paras 2.14-2.16 in attached submission copied below:</p> <p>2.14 The Papanui-Innes Community Board's 2021 submission on the draft Long Term Plan 2021-2031 included the following with respect to the excess water targeted rate: "The Board supports the excess water targeted rate for the purpose of incentivising water conservation. We note the need for clear communication with residents around this."</p> <p>2.15 It is the view of the Waipapa Papanui-Innes-Central Community Board that water conservation should be incentivised. A household allowance of 700 litres a day is a greater incentive than the proposed increase to 900 litres, and retaining the 700 litre allowance also avoids a 0.10% increase being imposed on ratepayers citywide. The Board therefore does not support increasing the allowance to 900 litres.</p> <p>2.16 The Board highlights again the need for clear communication with residents. The Board also expresses concern about some properties still not having individual water meters, which creates a real or perceived inequity across the city.</p>
1.8 Capital Endowment Fund Option 1: Using \$1 million from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.16%. Comments	<p>Refer para 2.17 in attached submission copied below:</p> <p>The Board reluctantly supports the proposal (option 1), understanding the higher deduction from the Capital Endowment Fund is reflected in the level of rates increase led with in the consultation, and the alternative (option 2) would increase it. The CEF is an important source of community grants that enrich and nourish the community, though it is also acknowledged that higher interest rates have meant more money than usual available to distribute this year, and keeping rates low is especially important in a cost of living crisis.</p>
1.9 Capital Programme	<p>Refer paras 2.18-2.21 in attached submission copied below:</p> <p>2.18 The Board wishes to express its particular support for the following projects retaining priority:</p> <ul style="list-style-type: none"> a. Project 67987 (Greers/Langdons Traffic Lights); b. Project 47023 (Major Cycleway Route - Northern Line - from Sturrocks Road to Barnes Road & Main North Road); c. Project 64671 (Major Cycleway - Northern Line Route (Section 1) Railway Crossings); d. Project 44702 (Package of local cycleways along the northern section of the Outer Orbital, linking the Northern Line and Avon - Otakaro Route. Includes Barnes Rd, Main North Rd, Prestons Rd, Burwood Rd and New Brighton Rd); e. Project 23098 (Northern Line Blenheim to Restell) Harewood Road crossing being constructed as soon as possible; f. Project 23101 (Nor'West Arc Stage 3) being constructed as soon as possible; g. Project 69275 (To design and build a new Community Centre for the Phillipstown community h. Project 17088 (Christchurch Northern Corridor Downstream Effects Delivery Package) i. Project 20053 ('Shirley Community Centre') – noting that though this is what this line item is labelled as, it is requested that this be re-labelled as a 'community facility' to more broadly to reflect the consultation to be undertaken with this community on what is preferred for this site), j. The funding for a Papanui youth facility within 61782 Programme – Community Parks New Development; this is Project 61804 (Development of new recreation spaces such as skate parks, basketball courts, tennis courts and artificial cricket wickets in Community Parks) - youth or skate facility in the Papanui/Redwood area. <p>2.19 The Board acknowledges the rationale of the 12 month deferral of some projects in the Transport Capital Programme to enable the Council to advance other projects eligible to be funded through Waka Kotahi at 90% under conditions placed on this accepted to have this impact, which affects the Greers, Northcote & Sawyer Arms Intersection Improvement. However, the Board requests the deferral of this project not be any longer than that necessary 12 month deferral.</p>

2.20 The Board requests that LTP 2021-31 Resolution M9A (C-LTP/2021/00085 – ‘That the Council retains the existing \$500,000 budgeted in FY 2031/32 as the Council’s contribution to a community-partnership development of a community facility between Redwood and Prestons’) is reflected at this time or at least in the next LTP as a line item updated to the current position with endeavour that the budgeted Council contribution keep pace or move to meet in time with when a community-partnership could develop a community facility in proximity to Redwood, Prestons and the new Oakbridge subdivision between the two.

2.21 The Board is pleased (consultation doc p.20) that a Council priority is “Completing the Major Cycle Routes so we can deliver longstanding commitments and make the most of Government subsidies that may not be available later.” The Board refers to its previous submission in support of the Wheels to Wings cycleway, and suggests that to propose “...not starting construction on the Wheels to Wings cycleway for 12 months to give councillors and staff time to work closely with the community to address concerns about the cycleway’s design” (consultation doc p.21) is at odds with the Council’s stated priority. The Board further notes that the Wheels to Wings cycleway has already been through two rounds of public consultation, a hearings panel process, and that the scheme design has been approved by the Council. To defer construction would be a breach of the Council’s long standing commitment to deliver the cycleway and of trust with the community.

1.11 Further comments

Refer para 2.22 in attached submission copied below:

The Board wishes to advocate for its community that priority be given within existing programmes to advancing the projects/items below where possible, as these reflect the Board’s developing priorities for this term that may be relevant to highlight ahead of further advancement through the Long Term Plan 2024-34:

- a. Installation of safe pedestrian crossing facilities on Springfield Road.
- b. Active transport initiatives that promote walking, cycling, and public transport – the Board suggests that investigating the use of current rail infrastructure for freight and commuter use, particularly from North Canterbury into the City should be seriously considered to at least start a conversation.
- c. A trial of a central city shuttle.
- d. Addressing youth safety issues at Northlands Shopping Centre and the surrounding area.
- e. CPTED principles being considered on appropriate projects.
- f. Revitalising Petrie Park.
- g. A community adverse weather resource for residents to download, showing flooding plans already in place, what would trigger a Civil Defence response, and the responsibilities of other government agencies.
- h. Considering community, sport and recreation facilities, as well as greenspace and amenities, in areas of high intensification, or areas earmarked for future intensification.
- i. Ensuring relevant projects stay on time and on budget as per the DEMP staged plan.
- j. Ensuring funding is retained for new recreation spaces, such as but not limited to, skate parks and/or basketball courts in the Papanui/Redwood area.

Attached Documents

File

Waipapa Papanui-Innes-Central Community Board Annual Plan 23-24 Submission

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Christchurch
City Council 

28 March 2023

Christchurch City Council

By online submission to 'Have your say' page

Papanui Service Centre
5 Restell Street
Christchurch 8013

PO Box 73024
Christchurch 8154

ccc.govt.nz

Tēnā koe,

Waipapa Papanui-Innes-Central Community Board Submission on the Christchurch City Council Draft Annual Plan 2023/24

1. Introduction

- 1.1 The Waipapa Papanui-Innes-Central Community Board ('the Board') thanks the Council for the opportunity to submit on the Council's Draft Annual Plan 2023/24. It does so in accordance with its role to represent, and act as an advocate for, the interests of its community in the Papanui-Innes-Central area.
- 1.2 The Board **does** wish to be heard in support of its submission.

2. Submission

- 2.1 The Board is generally supportive of the Council's Annual Plan 2023/24, and acknowledges the statement at the top of the 'Have Your Say' page for the Draft Annual Plan that 'we can all see this is drafted against a tough backdrop'. Comments on behalf of the Board are made below under the questions asked in the submission form:

What do you think of our proposed average rates increase of 5.68% across all ratepayers (which is higher than the 5.42% signalled in the Long Term Plan 2021-31) and an average residential rates increase of 5.79%?

- 2.2 The Board acknowledges that the country finds itself in a cost of living crisis, and so it is a very challenging time for many rate payers to pay their rates on top of their everyday costs associated with living a healthy, dignified life.
- 2.3 The Board appreciates the tremendous efforts that have been applied to keeping the rates increase to a minimum without compromising on the levels of service Council provides to what it means to live a healthy, dignified life. The Board understands the importance of upkeep and improvement of where we live and work as a key component to our health and dignity.

Christchurch
City Council 

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

- 2.4 The Board is broadly supportive of the proposed changes in these respects, noting the inflationary pressures the Council is under, and the extent of cost increases the Council has little control over, acknowledging the examples given in the consultation document: insurance, electricity and road condition assessment.
- 2.5 The Board certainly acknowledges the importance of maintaining adequate insurance cover given the prevalence of natural disasters, particularly in view of climate change. The Board is also committed to supporting the ongoing development and implementation of the Ōtautahi Christchurch Climate Resilience Strategy's climate goals, and the Ōtautahi-Christchurch Urban Forest Plan, and therefore applauds any proposed changes that positively supports these.

We want your feedback on our proposed alternatives for how we set the Uniform Annual General Charge (UAGC) – what do you prefer?

- 2.6 The Board supports the Council's proposal, acknowledging the note in the consultation document that Christchurch's fixed charges are among the lowest in New Zealand, and the alternative options would leave a \$17 million shortfall in the Council's rates take.

We're proposing some changes to our rates policies – do you have any comments?

A proposed differential on business properties of 2.22 to maintain the contribution that business properties make to general rates from 1 July 2023.

- 2.7 The Board supports this proposal, acknowledging the note in the consultation document that Christchurch currently charges the lowest business differential of all main cities in the country.

Extending the use of City Vacant Differential rating in the commercially zoned areas of New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024.

- 2.8 The Board supports this proposal, acknowledging the note in the consultation document that:

"In a 2022 survey, vacant land was found to make up more than 10% of the commercial area in four of our suburban centres – New Brighton, Lyttelton, Sydenham and Linwood Village. Despite the Council supporting projects and activities to help improve the environment and/or stimulate activity in these areas, the appearance and upkeep of vacant land is undermining the appeal of investing in these suburban centres."

- 2.9 The Board is mindful of the tremendous contribution many residents make to the city in their efforts to present their homes, businesses and neighbourhoods in the best form, and wishes to reciprocate by advocating that fair measures should be taken to incentivise new investment and site improvement.

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Christchurch
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- 2.10 The Board supports the concept and the intent of the proposal, but considers that it needs to be adapted to the circumstances of these areas outside the Central City as having a more suburban context and that could allow for creativity and community contribution/partnership, instead of higher cost options as outlined in the Vacant Sites Improvement Guide.
- 2.11 The Board would also support the differential rating implementation for Linwood Village being aligned with the Linwood Village Streetscape Improvement Project's delayed completion date.
- 2.12 Other measures the Council could be taking in this respect are supporting projects that the Board is also looking to prioritise through its Community Board Plan, such as a connected transport network to relevant areas, safety initiatives around them, and it is also advocated that supporting a permanent home for Phillipstown Hub near to Linwood Village will have flow on benefit for that neighbouring area.

Do you have any comments on our proposed changes to fees and charges?

- 2.13 The Board is broadly supportive of the proposed changes to Council fees and charges, acknowledging the attempt to avoid cost increases to the community that would create a barrier to using our services, while in some areas proposed fee increases are in keeping with the increased costs the Council is facing.

At the moment residential properties have an allowance of 700 litres of water a day before we start charging for their excess water supply. We're proposing increasing this average daily allowance to 900 litres from 1 July 2023. This proposal is already included in our proposed 5.68% rates increase, and accounts for 0.10% of it in 2023/24. If the proposal doesn't go ahead and the limit stays at 700, the overall rates increase would decrease.

Do you support increasing the allowance to 900 litres of water a day for residential properties?

- 2.14 The Papanui-Innes Community Board's 2021 submission on the draft Long Term Plan 2021-2031 included the following with respect to the excess water targeted rate: "The Board supports the excess water targeted rate for the purpose of incentivising water conservation. We note the need for clear communication with residents around this."
- 2.15 It is the view of the Waipapa Papanui-Innes-Central Community Board that water conservation should be incentivised. A household allowance of 700 litres a day is a greater incentive than the proposed increase to 900 litres, and retaining the 700 litre allowance also avoids a 0.10% increase being imposed on ratepayers citywide. The Board therefore does not support increasing the allowance to 900 litres.
- 2.16 The Board highlights again the need for clear communication with residents. The Board also expresses concern about some properties still not having individual water meters, which creates a real or perceived inequity across the city.

Christchurch
City Council 

We're proposing a change to how we use our Capital Endowment Fund (CEF) to fund community grants in 2023/24 - which option do you prefer?

2.17 The Board reluctantly supports the proposal (option 1), understanding the higher deduction from the Capital Endowment Fund is reflected in the level of rates increase led with in the consultation, and the alternative (option 2) would increase it. The CEF is an important source of community grants that enrich and nourish the community, though it is also acknowledged that higher interest rates have meant more money than usual available to distribute this year, and keeping rates low is especially important in a cost of living crisis.

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)?

2.18 The Board wishes to express its particular support for the following projects retaining priority:

- a. Project 67987 (Greers/Langdons Traffic Lights);
- b. Project 47023 (Major Cycleway Route - Northern Line - from Sturrocks Road to Barnes Road & Main North Road);
- c. Project 64671 (Major Cycleway - Northern Line Route (Section 1) Railway Crossings);
- d. Project 44702 (Package of local cycleways along the northern section of the Outer Orbital, linking the Northern Line and Avon - Otakaro Route. Includes Barnes Rd, Main North Rd, Prestons Rd, Burwood Rd and New Brighton Rd);
- e. Project 23098 (Northern Line Blenheim to Restell) Harewood Road crossing being constructed as soon as possible;
- f. Project 23101 (Nor'West Arc Stage 3) being constructed as soon as possible;
- g. Project 69275 (To design and build a new Community Centre for the Phillipstown community
- h. Project 17088 (Christchurch Northern Corridor Downstream Effects Delivery Package)
- i. Project 20053 ('Shirley Community Centre') – noting that though this is what this line item is labelled as, it is requested that this be re-labelled as a 'community facility' to more broadly to reflect the consultation to be undertaken with this community on what is preferred for this site),
- j. The funding for a Papanui youth facility within 61782 Programme – Community Parks New Development; this is Project 61804 (Development of new recreation spaces such as skate parks, basketball courts, tennis courts and artificial cricket wickets in Community Parks) - youth or skate facility in the Papanui/Redwood area.

2.19 The Board acknowledges the rationale of the 12 month deferral of some projects in the Transport Capital Programme to enable the Council to advance other projects eligible to be funded through Waka Kotahi at

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90% under conditions placed on this accepted to have this impact, which affects the Greers, Northcote & Sawyer Arms Intersection Improvement. However, the Board requests the deferral of this project not be any longer than that necessary 12 month deferral.

- 2.20 The Board requests that LTP 2021-31 Resolution M9A (C-LTP/2021/00085 – ‘That the Council retains the existing \$500,000 budgeted in FY 2031/32 as the Council’s contribution to a community-partnership development of a community facility between Redwood and Prestons’) is reflected at this time or at least in the next LTP as a line item updated to the current position with endeavour that the budgeted Council contribution keep pace or move to meet in time with when a community-partnership could develop a community facility in proximity to Redwood, Prestons and the new Oakbridge subdivision between the two.
- 2.21 The Board is pleased (consultation doc p.20) that a Council priority is “Completing the Major Cycle Routes so we can deliver longstanding commitments and make the most of Government subsidies that may not be available later.” The Board refers to its previous submission in support of the Wheels to Wings cycleway, and suggests that to propose “...not starting construction on the Wheels to Wings cycleway for 12 months to give councillors and staff time to work closely with the community to address concerns about the cycleway’s design” (consultation doc p.21) is at odds with the Council’s stated priority. The Board further notes that the Wheels to Wings cycleway has already been through two rounds of public consultation, a hearings panel process, and that the scheme design has been approved by the Council. To defer construction would be a breach of the Council’s long standing commitment to deliver the cycleway and of trust with the community.

Any further comments?

- 2.22 The Board wishes to advocate for its community that priority be given within existing programmes to advancing the projects/items below where possible, as these reflect the Board’s developing priorities for this term that may be relevant to highlight ahead of further advancement through the Long Term Plan 2024-34:
- a. Installation of safe pedestrian crossing facilities on Springfield Road.
 - b. Active transport initiatives that promote walking, cycling, and public transport – the Board suggests that investigating the use of current rail infrastructure for freight and commuter use, particularly from North Canterbury into the City should be seriously considered to at least start a conversation.
 - c. A trial of a central city shuttle.
 - d. Addressing youth safety issues at Northlands Shopping Centre and the surrounding area.
 - e. CPTED principles being considered on appropriate projects.

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- f. Revitalising Petrie Park.
- g. A community adverse weather resource for residents to download, showing flooding plans already in place, what would trigger a Civil Defence response, and the responsibilities of other government agencies.
- h. Considering community, sport and recreation facilities, as well as greenspace and amenities, in areas of high intensification, or areas earmarked for future intensification.
- i. Ensuring relevant projects stay on time and on budget as per the DEMP staged plan.
- j. Ensuring funding is retained for new recreation spaces, such as but not limited to, skate parks and/or basketball courts in the Papanui/Redwood area.

Nāku noa, nā



Emma Norrish

Chairperson

Waipapa Papanui-Innes-Central Community Board

298

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 06/04/2023

First name: Rik Last name: Tainui

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

Onuku Runanga Inc

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

Chairperson

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023
(specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a
speaking time with you.

☐ Yes

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

Attached Documents

File
Takapuneke Master Plan with path location
Submission for CCC Annual Plan 2023 - 2024 Onuku (003)



Ōnuku Rūnanga
PO Box 25333
Victoria Street
Christchurch 8144

6 April 2023




Christchurch City Council

Via email: 

Tēnā koe 

RE: Submission on Draft Annual Plan 2023/2024

Please find attached a submission lodged on behalf of Ōnuku Rūnanga on the draft Annual Plan 2023/2024

We trust the information contained within the submission is sufficient; however, should you wish to discuss any aspect further, please do not hesitate to contact  on 



Naku noa,

Nā



Rik Tainui
Chairperson – Ōnuku Rūnanga

To: Christchurch City Council



Name of submitters: Ōnuku Rūnanga.

1. This is a submission on the draft Christchurch City Council Annual Plan 2023-2024.
2. Ōnuku Rūnanga wishes to be heard in support of its submission.

Signed for and on behalf of Ōnuku Rūnanga.



Rik Tainui
Chairperson – Ōnuku Rūnanga

Introduction

1. This submission is made on behalf of Ōnuku Rūnanga.
2. Ōnuku Rūnanga represents the hapū of Ngāi Tārewa and Ngāti Irakehu who are the tangata whenua of the takiwā which covers the Akaroa Harbour, surrounding coastal environment and hills as defined by the Ngāi Tahu Claims Settlement Act 1998.
3. Ōnuku Rūnanga have the responsibility to act as kaitiaki over these lands and are active in the environmental management of their takiwā. For Ōnuku Rūnanga, kaitiakitanga is an inherent responsibility which comes from whakapapa and is the act of safeguarding the mauri of the environment and ensuring the area is passed down to future generations in a state which is as good or better than its current state.

Site History

4. Takapūneke has a rich history which is outlined in the summary in **Appendix One** to this submission, and also set out in detail in the Takapūneke Conservation Report 2012. Takapūneke is of immense cultural importance to both Ngāi Tahu, and Pākehā. Takapūneke is also registered by the New Zealand Historic Places Trust Pouhere Taonga as a wāhi tapu area. It was set aside as a Historic Reserve in 2010.

Funding Submission

5. Ōnuku Rūnanga, supported by Te Rūnanga o Ngāi Tahu seeks \$380,000 in funding to be allocated to this project via the Annual Plan 2023-2024. The reasons for this are as follows:
 - Takapūneke is a wāhi tapu and the location of historical events that are of relevance and importance to the nation.
 - The experience of Takapūneke is currently limited to the first takarangi.
 - There is only one way to access the first Takarangi, and that is from Ōnuku Road via the landfill site.
 - Ōnuku Rūnanga believes it would add significant value to the experience of Takapūneke if the path (as shown in the Landscape Master Plan) between the first takarangi and the Britomart Memorial was completed. This path would connect both the European and Māori history of this site and improve connectivity between Akaroa Township and Takapūneke.
 - Ōnuku Rūnanga is seeking funding of \$380,000 for the design and construction of the path and associated landscaping (see the attached landscape master plan with the proposed path outlined with a dashed line).

Takapūneke Reserve – Background and Project Status

6. On the adoption of the Takapūneke Reserve Management Plan on the 7th June 2018, the Takapūneke Co-Governance Group was formed. This group consists of three elected representatives from Ōnuku Rūnanga and three representatives from Christchurch City Council. The Mission Statement of this group as stated in the Terms of Reference is as follows:

“Ōnuku Rūnanga and Christchurch City Council will stand side by side as true partners to honour Te Tiriti o Waitangi and the deep spiritual connection between mana whenua and Takapūneke, so that the stories of this place will live on to guide future generations and build understanding of and connection to this wāhi tapu”.¹

7. The purpose of the Co-Governance Group includes providing guidance on the management and development of Takapūneke Reserve. Decisions made by the Co-Governance Group shall be in accordance with the Takapūneke Reserve Management Plan 2018 and the Christchurch City Council's Register of Delegations, 13 September 2018.
8. The Co-Governance group has developed a landscape master plan for the reserve which is the driver for this submission on the draft Annual Plan 2023/24. The Landscape Master Plan is consistent with the Reserves Plan and encapsulates a cultural design framework that reflects and respects the history of the area, while creating a place which is for the community to reflect, learn and experience.
9. Ōnuku Rūnanga in partnership with CCC have been working together over the past 5 years to design and deliver stage one of the Landscape Master Plan, which was officially opened to the public on Matariki 2022. The final details of stage one will be completed middle of this year.
10. Stage one consists of the first takarangi, Pou tū te Raki o Te Maiharanui, toi Māori elements (whāriki entrance, sandblasted inserts into the pathway and entrance pou), connecting pathway between the Takarangi and temporary carpark, interpretation panels, seating, audio tour and planting.
11. In 2021 Christchurch City Council expressed their commitment to Takapūneke and acknowledge the significance of this site when they purchased the Red House to ensure Takapūneke was made whole for the benefit of future generations.
12. The blessing of Pou tū te Raki o Te Maiharanui and the opening of stage one of Takapūneke Reserve occurred on Matariki 2022. This was a significant event that received much media coverage and was attended by Minister Carmel Sepuloni, former

¹ Takapūneke Co-Governance Group - Terms of reference

Mayor Lianne Dalziel, Banks Peninsula Community Board members, Christchurch City Council Councillors and other dignitaries.

13. Ōnuku Rūnanga and Te Rūnanga o Ngāi Tahu through the Ngāi Tahu fund have contributed \$50,000 towards the design and fabrication of Pou tū te Raki o Te Maiharanui and entrance palisade. Ōnuku Rūnanga has also contributed significant time and resources to ensure this project meets the aspirations and values of mana whenua. Ōnuku Rūnanga has also contributed \$9,000 towards purchasing native plants and will contribute a further \$15,000 for planting in 2024.
14. The Takapūneke co-governance group is underway in the process of applying for National Reserve Status. The application will be lodged this year.
15. Stage one of the Takapūneke Reserve Landscape Master Plan is increasingly a popular destination for visitors to Akaroa. As a place that tells the story of how the events that occurred here led to Te Tiriti o Waitangi, the landscape, design and mahi toi provide a physical and visual learning experience and connection to this spiritual place. Visits to Takapūneke form part of wananga and educational programs that are held at Ōnuku Marae and will be part of the way in which the history of Akaroa and Aotearoa is taught within local schools.

We wish the Council to make the following decision

16. To provide additional funding as sought above to support the completion of works on Takapūneke Reserve.



APPENDIX ONE

HISTORICAL OVERVIEW, TIMELINE OF EVENTS

1820

Ūpoko Ariki of Ngāi Tahu, (Paramount Chief) Te Maiharanui established a major trading post and kāinga (village) at Takapūneke within Akaroa Harbour. Akaroa Harbour at the time was a favoured port for Europeans seeking fresh suppliers.² The trading post primarily traded in processed harakeke for the purpose of cordage to early Europeans, however, other fresh supplies such as potatoes were also traded.

1824 (approximately)

Kai Huānga feud: an inter-hapū conflict that began after a woman named Murihaka was caught wearing a tōpuni (dog skin cloak) that belonged to Te Maiharanui.³ This was considered a grave insult and resulted in numerous attacks and the loss of many lives, this would later be one factor that weakened Ngāi Tahu against the attacks of Ngāti Toa.

1830

Takapūneke was attacked by the Ngāti Toa leader, Te Rauparaha, and his war party. The attack was one of a number of raids that resulted after several leading Ngāti Toa rangatira were killed in Kaiapoi pā in 1829. Te Rauparaha sought revenge and planned to kill Te Maiharanui.⁴ Te Maiharanui, his wife and his daughter were captured and Takapūneke was attacked, many were killed, some escaped, and others were taken captive. Other settlements across the harbour were also attacked. The massacre that occurred on this land was enabled by an English captain and his crew. This atrocity was the first to have involved British subjects, as such it drew the attention of the British Government and prompted England to appoint a British Resident in 1832. This appointment in turn led to Britain assuming sovereignty over New Zealand and the signing of the Treaty of Waitangi in 1840.⁵

1832

James Busby was appointed as the first official British resident in New Zealand.

1832

Te Rauparaha and his taua (war party) set out again from Kapiti to lay waste to Ngāi Tahu. They first attacked Kaiapoi Pā. After sacking the pā they then headed around to Akaroa

² Evison, H., 1993. *Te Waipounamu The Green Stone Island*. Aoraki Press, Christchurch. P35

³ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P22.

⁴ Ibid

⁵ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P10.

Harbour where the peninsular hapū and some of the survivors from Kaiapoi Pā were preparing to make their stand on the fortified Onawe Pā. Te Rauparaha took the pā then continued inland raiding Wairewa and Taumutu, killing anyone they could find.⁶

1839

W. Green and W. Rhodes landed the first shipment of cattle on the South Island at Takapūneke.

1840

Te Tiriti o Waitangi: the Herald sailed into Akaroa Harbour on the towards the end of May 1840, after some discussion, two Ngāi Tahu chiefs signed at Ōnuku. The two signatories were Iwikau, rangatira of Ngāti Rangiamoa, and Tikao, rangatira of Ngāi Te Kahukura using his chosen name of John Love. He was reported by Major Bunbury as 'a very intelligent, well dressed native who spoke English better than any I have yet met within this colony.'⁷

1840

10th July, the French naval vessel L'Aube, under captain Lavaud arrived at the Bay of Islands. The French would continue their journey south, arriving in Akaroa of the 15th August, the Comet de Paris arrived two days later on the 17th of August.

1840

11th August, the Union Jack was raised at Green's Point by Stanley, the captain of the Britomart to mark British Sovereignty over the South Island. Stanley was instructed to hold a court of law in Akaroa as an act of civil authority.⁸

1848

Kemps Deed: The HM sloop Fly with Commissioner Kemp on board sailed into Akaroa Harbour to meet with 500 Ngāi Tahu who had assembled at the English Blockhouse near Bruce's Hotel to discuss the purchase of Canterbury. This first meeting ended in a heated argument with Kemp saying he would leave Akaroa in two days and Ngāi Tahu had to decide by then whether to accept his terms. Piuraki Tikao, signatory to the Treaty of Waitangi, had calculated the true value of the land that the Crown wished to purchase and insisted that nothing less would suffice. He refused to sign and left the ship. Most of the chiefs eventually came around and boarded the Fly on 12 June to sign the deed and received the first instalment of the purchase price in cash. Captain James Bruce's signature is on the deed as a witness. The promised reserves of land however were not marked out before the deed was signed. This was to become significant two months later when Commissioner Mantell arrived

⁶ Evison, H., 1993. *Te Waipounamu The Green Stone Island*. Aoraki Press, Christchurch. P62

⁷ Tainui, P., *Karaweko*

⁸ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P28

to set out the promised reserves. Māori were surprised and angered when Mantell produced a map of Kemps deed that extended the western boundary from the Canterbury foothills all the way to the West Coast. Mantell quelled their anger by promising much larger reserves and a large extra payment including schools and hospitals.

The result of all this deceit was that the transaction, now considered a swindle rather than a sale, saw Ngāi Tahu part with most of Canterbury, Westland and Otago for the paltry sum of £2000.

1898

The Britomart Memoria was constructed at Green's Point to mark 60 years of Queen Victoria's reign.

1850's to 1970's

Takapūneke was farmed by successive Pākehā families. Takapūneke came to be called Red House Bay in light of the Red House (the original Red House was believed to have been located in approximately the same location of the current Red House) that was built by Green's.

1893 - 1907

The Akaroa Borough Council disposes 1 ton of night soil per week in the harbour area south side of the reef at the Red House Bay.

1964

The Akaroa County Council purchased a small area of land on the Southern side of Red House Bay as the site for a public sewage treatment plant. There is no known record or memory of consultation with Ngāi Tahu, be that through the Banks Peninsula Māori Committee or directly with Ōnuku.⁹ In a public meeting held at Ōnuku Marae relating to Akaroa wastewater in 2017, a community member stood up and stated that her father worked for Council at that time and did in fact consult with a local Māori. Who the local Māori was is unknown as no whanau member of Ōnuku has any recollection of any consultation taking place. There is no way any Māori local or not who held knowledge of the spiritual significance of Takapūneke would have agreed to a sewage treatment plant being located there.

1964

During the construction of the sewage treatment plant, middens on the small flat were destroyed.

⁹ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P40

1978

Akaroa County Council purchase the balance of Takapūneke from the Robinson family with the intention to extend the sewage plan, create a rubbish dump and potentially subdivide the more gently sloping land amongst a number of other possible uses and activities.

1979

The rubbish dump was established on Takapūneke off Ōnuku Rd. Prior to the establishment of the dump and associated service yard, the Council had sought advice from the Canterbury Museum and the Historic Places Trust in relation to the potential cultural significance of the site. The proposal was opposed by the Banks Peninsula Māori Committee, some residents who knew the history of the site and by the Historic Places Trust. Council commissioned an archaeological report to be prepared which concluded that there was no physical evidence of Māori occupation within this area as the dump site was some distance from the site which was believed to have been the kainga of Te Maiharanui (now the sewage treatment plant). It is important to note that Henary Robinson from Ōnuku and Joe Karetai, Chairperson of the Banks Peninsula Māori Committee agreed with the findings of the archaeologist, but also cautioned, that works should not extend any further than the area designated area¹⁰ as their main concern was associated with the southern western area of Takapūneke.

1992-1993

The Banks Peninsula District Council commissioned an archaeological survey of Takapūneke in advance of starting the process of subdividing the gently sloping land on the northern part of the bay leading to Green's Point. Archaeological features were identified on the southwestern portion of Takapūneke, but no features were identified on the northern portion, which supported Council's plan to subdivision. This was devastating news to Ōnuku Rūnanga, in particular to kaumātua Henare Robinson who had hoped findings would provide the tangible evidence needed to stop the development. "The Rūnanga did not believe that the lack of surface archaeological evidence equated to lack of cultural significance."¹¹

1993

Historian Harry Evison published *Te Wai Pounamu The Greenstone Island*. The book was a result of extensive research into Ngāi Tahu history and covered in detail the events that took place at Takapūneke in 1830.

1995

¹⁰ Ibid

¹¹ Robinson, Meri. Interview by Helen Brown Dec 2009 in Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P41

Harry Evison published an article in the Christchurch Press titled, *Akaroa Bay Outrage*. The article described the events that took place between 1830 and 1840 and brought to light the cultural significance of Takapūneke. Evison described the sewage treatment plant and dump as “the ultimate in modern cultural oppression”.¹²

1996

The Ngāi Tahu Settlement: the signing of the non-binding Heads of Agreement occurred on the 5th of October 1996, then the signing of the Deed of Settlement at Kaikōura on the 21st November 1997, and the passage of the Ngāi Tahu Claim Settlement Act on the 29th September 1998. The formal apology from the Crown to Ngāi Tahu occurred on the 29th November 1998 at Ōnuku Marae.

1996

The Council applied for resource consent to subdivide 4.7ha of land for residential development. They also proposed that the largest portion of Takapūneke on the southern side become a reserve.

1996

As a result of the Ngāi Tahu settlement, Ngāi Tahu had funds not previously available to seek professional advice and support. In 1996 Ngaire Tainui was employed by Ōnuku Rūnanga to administer and manage their affairs. In the same year, Te Rūnanga o Ngāi Tahu established an environmental management unit, Kaupapa Taiao.

1998

Believing that the subdivision was imminent and there was little that could be done to stop it, Ōnuku Rūnanga reluctantly signed a Heads of Agreement with the Banks Peninsula District Council on the condition that the Council closes the dump, apologise for the past treatment of Takapūneke and turned the larger southern part of Takapūneke into a reserve. A ceremony took place where the reserve land was symbolically gifted to the rūnanga and the rūnanga then gifted the reserve back to Council. A reserve committee was established which consisted of equal numbers of Ōnuku Rūnanga members and Council.

2001

An archaeological site was disturbed during earthworks. This event and discovery resulted in the involvement of the Historic Places Trust and the Akaroa Civic Trust. On the 8th September these two groups along with Waitai Tikao, Pere Tainui and other members of Ōnuku Rūnanga, Dr Harry Evison and Dame Anne Salmond (historian and late chair of the NZHPT Board) visited Takapūneke and Ōnuku Marae. This meeting of parties was a significant event and marked a turning point for Takapūneke. Victoria Andrews from the Akaroa Civic Trust would

¹² Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P42

from this time forward become a driving force behind the community advocacy for Takapūneke.¹³

2002

Takapūneke became the first site within the takiwā of Ngāi Tahu to be registered as a wāhi tapu. The extent of the registration included the Greens Point land that was still being considered for subdivision by Council. This northern portion of Takapūneke was included as wāhi tapu on account of the dispersal of ashes resulting from the cremation of bones by Green's in 1839.¹⁴

2002

Te Rūnanga o Ōnuku, The Akaroa Civic Trust, the Historic Places Trust and community members met at Ōnuku Marae. All parties agreed to work towards Takapūneke being secured by the central government as a National Historic Reserve.

2008

The Council established an Akaroa Wastewater Working Party. This was the first step towards finding a solution to Akaroa's wastewater and removal of the sewage treatment plant from Takapūneke.¹⁵

2010

The Takapūneke Historical Reserve was formalised. The reserve combined several land parcels including the northern portion of Takapūneke that had been the subject of potential subdivision. A ceremony took place on Takapūneke to bless the newly created reserve. This event coincided with the *Ngā Roimata o Takapūneke* exhibition, which was a collaboration between Ōnuku Rūnanga, NZHPT, Akaroa Civic Trust and Akaroa Museum. The exhibition was awarded the Heritage Interpretation Award at the inaugural Christchurch Heritage Awards 2010. Victoria Andrews was also recognised for her advocacy work in ensuring land destined for subdivision was integrated into the Takapūneke Historical Reserve.¹⁶

2012

The Takapūneke Conservation Report was produced by Christchurch City Council with the input from Ōnuku Rūnanga, NZHPT, the Akaroa Civic Trust and many others.

2013

Christchurch City Council gained consent to continue to discharge treated wastewater into the harbour until 2020. During heavy rain events and high-use periods, raw sewage overflows into the harbour from a number of outlets within Akaroa multiple times each year.

2014

¹³ Evison, H. Interview by Helen Brown October 2009 in Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P44

¹⁴ Christchurch City Council, 2012. *Takapūneke Conservation Report*. Unpublished report. P42

¹⁵ Ibid P47

¹⁶ Ibid P47

Christchurch City Council sought various resource consents associated with construction of a new wastewater treatment plant for Akaroa township on a new site, and a new outfall to discharge wastewater into Akaroa Harbour. The proposal would result in the decommissioning of the existing plant located on the highly significant Takapūneke site.

Ōnuku Rūnanga, Wairewa Rūnanga, the Akaroa Taiāpure Management Committee and Te Rūnanga o Ngāi Tahu (known collectively as the Ngāi Tahu Parties) supported the new treatment plant but opposed the wastewater discharge into Akaroa Harbour. The Independent Hearing Panel granted the consents relating to the treatment plant and declined the consent applications relating to the outfall and the discharge of wastewater into the harbour. The grounds for declining the discharge were primarily due to the effects on Ngāi Tahu cultural values and the lack of consideration of alternatives as required by the Resource Management Act 1991.

2016

The Takapūneke Reserve Management Plan Project Team was established to develop the reserve management plan. The team consisted of three elected members from Ōnuku Rūnanga and three members from Christchurch City Council.

2017

The Akaroa Treated Wastewater Reuse Options Working Party was established. This group consisted of representatives from Ōnuku Rūnanga and representatives from the communities affected by potential reuse options. Koukourarata Rūnanga joined this group when options within their takiwā were included.

2018

The Takapūneke Reserve Management Plan was completed. This document was a collaboration between Christchurch City Council and Ōnuku Rūnanga.

2019

The Takapūneke Co-Governance Group was established to deliver on the outcomes identified within the reserve management plan. The Co-Governance group represents a partnership between Ōnuku Rūnanga and Christchurch City Council in accordance with the principles of Te Tiriti o Waitangi.

2020

On 10 December 2020, Christchurch City Council resolved to adopt the Inner Bays Irrigation Scheme as the preferred solution for the disposal and reuse of treated wastewater for Akaroa Township. The decision followed decades of grievance and advocacy by mana whenua regarding the culturally offensive practice of using the harbour as a receiving environment for wastewater.

2021

Christchurch City Council purchased the Red House.

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2022

The blessing of Pou tū te Raki o Te Maiharanui and the opening of stage one of Takapūneke Reserve occurred on the first Matariki holiday.

Item 3

Attachment B

TAKAPŪNEKE RESERVE - LANDSCAPE MASTER PLAN



LEGEND

- Existing vegetation - gully systems and existing vegetation to be enhanced with additional native planting and removal of weed species. Mature macrocarpa trees near the Beach road entrance to be removed at a later stage.
 - Existing grassed area to be retained.
 - Proposed ecological restoration planting.
 - Proposed native planting - low growing species to maintain views.
 - Existing wetland to be enhanced through weed removal and native planting.
 - Proposed palisade fencing to protect archaeological features.
 - Path type 1 - concrete or sealed 1.8m wide accessible path.
 - Path type 2 - compacted chip or crusher dust with timber edging and steps, 1.5m wide.
 - Park furniture (locations are only indicative).
 - Archaeological feature (refer to the Takapūneke Conservation Report for details).
 - A Existing Akaroa sewage treatment plant.
 - B Pou - located within Te Atutahi o Takapūneke.
 - C Main entrance - waharoa structure with internal interpretation panels, seating, water element for cleansing, whariki and other toi Māori features and reserve signage.
 - D Existing barracks building - to be restored and utilised as an interpretation / information experience which tells both the European and Ngāi Tahu heritage of the site.
 - E Proposed toilet block.
 - F Boardwalk entrance adjoining the existing wetland.
 - G Britomart Memorial.
 - H Takarangi 3: Central seating area with pou.
 - I Future parking for Red House.
 - J Red House and existing garden and surrounds. Existing English character garden to be retained and managed.
 - K Bushwalk - Integrated range of toi Māori, botanical markers, gathering places and interpretation with cultural values.
 - L Takarangi 4: Central seating area with pou, and cleansing water element looking out to views.
 - M Look out and seating area.
 - N Takarangi 2: Central seating area with integrated artwork.
 - O Stanley Place entrance with vehicle drop off.
 - P Secondary entrance - defined by palisading, whāriki and reserve signage.
 - Q Takarangi 1: Central seating area and pou (Pou tū te Raki o Te Maiharanui). Upper seating area with the view overlooking the harbour and to Onawe.
 - R Main carpark - number of carparks to be confirmed to include bus park, with access to accessible path to takarangi 1.
- Note - Track alignment is indicative only and subject to further investigation.

TAKAPŪNEKE



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From: [REDACTED]
Sent: Sunday, 9 April 2023 2:46 pm
To: CCC Plan
Subject: Submission on UAGC Proposal

Frank Stewart
[REDACTED]

It is my desire to speak to this submission at the public hearings. I am surprised that you have chosen to close submissions in the Easter public holiday period.

1. I am strongly opposed to your proposal to reduce the Uniform Annual General Charge (UAGC) to \$50 when it should be increased further, not reduced.
2. Your proposal completely subverts the whole purpose of the UAGC set out in the original legislation that it was intended to reflect council costs that are more related to individual properties than their capital values.
It was not intended that the UAGC be used as a means of redistributing the liability for council costs to achieve some form of social cost redistribution. It is the council's responsibility to rate fairly and it should not use rating to achieve separate and different social aims.
The UAGC is not designed to achieve social objectives. There are already more direct methods such as rate rebates to deal with this. The fact that other councils have much higher UAGCs points to the fact that the CCC is already subverting its purpose.
3. In your Long Term Annual Plan it is stated that the purpose of the UAGC is to: *"modify the impact of rating on a city-wide basis by ensuring that all rating units are charged a fixed amount to recognize the costs associated with each property, which are uniformly consumed by the inhabitants of the community"*. Furthermore, it acknowledges that: *"a UAGC is regressive, in that it represents a higher percentage tax on lower value properties than on higher-value properties"*. It states that: *"it is considered appropriate for all property-owners to contribute at least a minimum amount towards the funding of Council Activities. We have therefore determined to apply a relatively low-level UAGC to each SUIP"*. This appears to me as an about face on the need for the council to first identify the beneficiaries of council services that are household related and determine those that should be met through a UAGC. I know of no such study by the council. Only then should the effects on particular households be considered. As outlined below, legislation provides some guidance for this process by setting limits.
4. The legislation has limits to the size of the UAGC (and targeted rate) proceeds relative to the rates revenue as a whole. This helps to also indicate the legislative intentions regarding the UAGC. The CCC UAGC appears to be nowhere near those upper limits.
Some years ago I did some work for an earlier submission on a Long Term Annual Plan to this council, but I have not had time to update this.
I submitted that: *"The fixed charge (UAGC) is limited to collecting a maximum of 30% of total rating revenue in any given year. The UAGC needs to be added to any uniform fixed component of any targeted rates to ensure that when combined, they are still below the maximum of 30% of total rating revenue. The UAGC is acknowledged to be a better way of matching individuals with benefits than the general rate. UAGCs are a flat charge rather than a progressive tax and increase the burden on lower valued properties, (which is why a maximum of 30% is set by legislation)"*.

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The maximum of 30% is set by legislation to recognise that UAGCs are a flat charge rather than a progressive tax and increase the burden on lower valued properties. Council rates total over \$346 million so the UAGC, (along with fixed targeted rates), would have to be nearly \$600 before this requirement would be breached. The present UAGC, (leaving aside the contribution of fixed targeted rates), is less than 6% of the total rates, allowing considerable flexibility before the limits of reasonableness set by legislators is reached."

5. Property capital values are not always appropriate as a basis for rating to fund some council activities. The UAGC does not vary with a property's worth, and is a fixed amount for every property to which they apply. UAGCs recognise the fact that some council services are related to individual properties and that the value of a property is not necessarily a fair reflection of the benefit to the property or the property owner's ability to pay. UAGCs can also be used to temper the high and low peaks in rates bills that make some households pay extraordinary levels of rates that greatly exceed normal residential rental equivalents.

6. It is my view that the UAGC should be considerably increased so that it fairly reflects council costs that relate to households and the persons living in them. Such costs would include the costs of running the council democratic operation itself, the non-directly funded costs of community facilities such as the museum, libraries, parks, sports facilities and stadiums, cultural and education services, and the running of community events.

7. One unfortunate effect of the policy of keeping the UAGC unfairly low has been the adverse effect on households dealing with the effects of the Christchurch earthquakes. Many households who had their houses rebuilt experienced much higher capital values and thus greatly increased rates. This greatly increases the burden on older people who remain in their family home which has escalated in value. They have to pay an unfair share of council services that are more related to population and/or the number of households than to property values. I know of quite a few pensioner families affected by this. Sure, they experience unanticipated increased wealth, but they shouldn't have to move out of the neighbourhood they have lived in for many years in order to maintain their living standards.

8. The UAGC set at a fair level is a desirable and useful means of mitigating the adverse effects on rates of having to fund unexpected costs, (such as earthquake effects on roading and water and waste infrastructure) because less of this is heaped onto capital value rates. UAGCs reduce the volatility in rates due to district re-valuations as less reliance is placed on property valuations in setting rates. Having an artificially low UAGC is a rod for the council's back that could have been avoided.

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 03/04/2023

First name: Keir Last name: Leslie

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

Summit Road Protection Authority

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

Chairperson

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.11 Further comments

Please submission attached.

Attached Documents

File
Summit Road Protection Authority Submission - CCC Annual Plan 23-24



TE MANA TIAKI I TE ARA AKITU

SUMMIT ROAD PROTECTION AUTHORITY

3 April 2023

Annual Plan Submissions
Christchurch City Council
PO Box 73017
CHRISTCHURCH 8154

TE MANA TIAKI I TE ARA AKITU / SUMMIT ROAD PROTECTION AUTHORITY SUBMISSION
ON THE CHRISTCHURCH CITY COUNCIL'S DRAFT ANNUAL PLAN 2023-24

The Summit Road Protection Authority is constituted under the Summit Road (Canterbury) Protection Act 2001 and deemed by that Act of Parliament to be a joint committee of Christchurch City Council and Selwyn District Council. The Authority, however, has independent statutory powers and purposes; the purposes of its constituting Act are:

- (a) to provide for the preservation and protection of the scenic amenity associated with the Summit Road and other roads, walkways, paths, and public open spaces within the protected land:
- (b) to provide for the preservation and protection of natural amenities associated with land within the protected area:
- (c) to provide for the improvement of facilities for the public enjoyment of the scenic amenity and the natural amenities.

The Authority notes that the City Council on 22 March 2018 resolved to not approve the installation of proposed Prohibited Times on Road Restrictions for the Summit Road following a significant response to the public consultation indicating the high significance of the Summit Road to the greater Christchurch region.

The City Council also resolved at that meeting in March 2018 to request: "that the Port Hills Management Plan be advanced **as soon as possible** [emphasis added] recognising that the outcomes and objectives of that Plan may assist in achieving positive outcomes for the Summit Road and other affected roads in the area covered by that Plan."

The Authority requests that the City Council in considering its draft Annual Plan makes provision to fulfil this resolution, and is mindful of the city-wide significance of the Summit Road.

The Authority has long seen the need for a management plan for the Port Hills to protect and enhance the area's amenities and facilities for the public enjoyment of its recreational, cultural, aesthetic, ecological and geological attributes. Its **attached** vision for the Summit Road and Port Hills, recommending the development of a management plan, was authored, through the significant work of Dr Christine Dann, prior to the commencement of the Canterbury Earthquake Sequence, which clearly caused some interruption to its advancement, though the City Council has since resolved to advance a management plan as soon as possible.

The Authority and its Advisory Committee wish to make the following joint the submission:
Request that the City Council gives appropriate prioritisation to the advancement of a Port Hills Management Plan in line with its resolution of 22 March 2018 to request that the Plan be advanced as soon as possible recognising that the outcomes and objectives of that Plan may assist in achieving positive outcomes for the Summit Road and other affected roads in the area covered by that Plan.

The Authority and its Advisory Committee:

- wish to thank the City Council for receiving this submission;
- acknowledge the service of elected members on the Authority and Advisory Committee, particularly those whose terms concluded last year: Tim Scandrett, Tori Peden and Jeff Bland;
- acknowledge the service of the late Jeremy Agar; and
- thank the City Council for the support provided by its staff and systems as essential to fulfilling the statutory role of the Authority, noting the need for further support to cover the full range of its statutory responsibilities as a joint committee of the councils.

The advancement of a Port Hills Management Plan, legislative reform, and the evolution of the ownership and management of the protected land since the enactment of the Summit Road (Canterbury) Act (originally in 1963) may support a vision for the Summit Road and Port Hills that supersedes the transformative role the Act had in fairly bedding in protection of the land's amenities. In the interim, the Authority requests that the City Council make more provision for functions of the Authority to be carried by council staff, including integrating compliance and consent and compensation processing as needed into council systems and teams.

Authority Membership		Advisory Committee Membership	
Chair	Keir Leslie (Christchurch City Council)	Chair	Paul Loughton - Summit Road Society Inc.
Deputy Chair	Cathy Lum-Webb (Christchurch City Council)	Members	Keir Leslie - Christchurch City Council Cathy Lum-Webb - Christchurch City Council Grant Miller - Selwyn District Council Hana Walton - Te Hapū o Ngāti Wheke Inc. (Rāpaki) Minister of Conservation nominee (pending) Peter Graham - Landowner Denis Aldridge - Landowner Paul Devlin - open space & park management expert Gillian Jenkins - Environment Canterbury
Member	Councillor Grant Miller (Selwyn District Council)		

A New Vision For The Summit Road And Port Hills

“A Heritage Road Through A Park”

Executive Summary

A new vision for the maintenance and heritage development of the Summit Road is urgently needed. It is now over a century since the Road was first conceived and the first section of it was built. During that time there have been huge changes in the ways in which New Zealanders live and play. These have had a major impact on how the Road is used, and they also indicate how it could better be used.

The most important differences between then and now which affect the use of the Road are:

- Changes in private motor vehicle ownership and use patterns;
- Changes in outdoor recreation activities;
- Changes in attitudes and activities related to natural and human heritage conservation and interpretation, and;
- Changes in land use on the Port Hills and the increasing areas of land adjoining the road that are now in public and trust ownership.

All these changes mean that it is time to re-visit the original vision for the Road, and see how it can be reinterpreted to take into account a century of changes. While circumstances may have changed, the intentions of Harry Ell and others who brought the Road into being remain as valid as ever.

This paper;

- Examines what changed circumstances mean for the Summit Road today, in the light of the original vision of its founder, Harry Ell; and
- Outlines a vision for the Road which is appropriate to twenty-first century circumstances while still remaining true to the original vision of its creators.

This paper is intended as an orientation guide and resource for Community Boards, and for Council staff who have responsibility for parks, reserves and open spaces, outdoor recreation, roading and traffic management, tourism, natural and built heritage conservation and protection.

The Summit Road encompasses all these areas of interest and value. The Summit Road Protection Authority believes it is now time for Council to take an integrated approach to planning for the use of the Summit Road and surrounding areas which takes into account its multiple and overlapping values and uses.

Our vision of *A Heritage Road Through A Park* is intended to make it easier to understand how all these uses and values connect to each other, and to facilitate planning and development which will enhance all these aspects of the Road for those who come to enjoy the ‘summit experience’ which it offers.

1. The Summit Road then and now

The importance of the Summit Road and the sky line of the Port Hills as the landscape backdrop of the City of Christchurch, has been recognised by a special Act of Parliament for

over 60 years now. For over 75 years the Summit Road Society has provided strong community leadership and support in these matters. A number of landowners in the area have also made important contributions.

The Summit Road today has uses which were never envisaged by its creators. So does the surrounding land. Some of these users and uses enhance the recreational amenity and heritage values of the road, and some detract from it. The Summit Road Protection Authority has the following principal areas of concern with regard to the changes in the way the road is used today, which need to be addressed if the Road is to stay true to the purposes for which it was created – to give its users better access to natural beauty and recreation along the summit of the Port Hills.

a) Changes in private motor vehicle ownership and use patterns

When Sir Charles Bowen broke the first sod on the Summit Road in 1908, motor vehicles were a very recent invention and very few individuals or families owned a private motor vehicle. The Summit Road was not originally intended for use by motor cars, but rather by walkers, coaches and horse riders, and perhaps by some rugged cyclists. The rest houses on the road were intended for the benefit of tired, hungry and thirsty walkers and riders, not for motorists able to cart their own refreshments (or toss food and drink containers out of car windows on to the Road).

The Road was sealed in 1938 making it much more convenient for motorists, although its narrow and winding nature means it is still a challenging drive, albeit a very pleasant one if taken slowly. Since being sealed it has become a wonderful cycle route. Walkers are now perhaps better served by the Crater Rim Walkway, which loops around and across the Road, yet the Road itself may still offer the best views and photo opportunities, as well as access to historic sites.

Unfortunately, by the end of the twentieth century some motorists had begun making destructive use of the Road, and this destructive usage has become worse over the past ten years. The so-called 'boy racers' use the Road at night in ways which endanger other road users, damage the carriage way, and pose a threat to the surrounding land and vegetation from off-road car use, fire and leaking car wrecks. Also there has been many incidents of vandalism to signs, toilets and fences, the theft of stock and dumping of rubbish. The relative isolation of the Road means that policing such behaviour is difficult, and problems keep recurring. There is also a need for better fire-fighting facilities, possibly with helicopter access.

The Authority has spent many meetings deliberating on the best way to deal with this threat to the Road, and has come to the conclusion that the best way forward is to enhance the Road experience for bona fide users by upgrading the amenity status of the Road to *A Heritage Road Through A Park*. This would at the same time provide for stronger measures for traffic control and restriction (such as those currently applied in Victoria Park) and hence better options for protecting the Road from misuse.

b) Changes in outdoor recreational activities

When the Road was built bicycles were the standard form of every-day personal transport, and were also used for carrying light loads. Bicycles have changed in the course of a century from heavy, gear-less machines, used by a majority for getting to school and work, to light, multi-geared machines and electric bikes used by a minority for mainly recreational purposes, such as road-touring, road racing and off-road ('mountain') biking.

The Summit Road is an increasingly popular destination and route for recreational cyclists of all kinds. This is totally within the spirit of the original vision for the Road, but raises safety issues when cycles share a narrow and winding road with modern motor vehicles. There are also issues around off-road biking on tracks and roadsides which are either intended primarily for walkers, or have vegetation that needs protection. Cyclists cannot damage the Road itself in the way in which motorists can, but they are quite capable of creating nuisances, from littering to traffic hazards. The Authority is of the view that cyclists as well as motorists need to be aware that the Road is not just any old race track. Tourist traffic along the Summit Road is increasing with greater use by campervans.

We consider that their safety, as well as their amenity, along with that of other road-users, would be enhanced by developing the Summit Road as *A Heritage Road Through A Park*.

c) Changes in attitudes and activities related to natural and human heritage conservation and interpretation, and changes in land use

When the Summit Road was conceived, most of the native forest on the Port Hills had been destroyed, the tui and several other native bird species had gone or become very rare, and Kennedys Bush was the only bush reserve of any size which ran from the valley floor to the Summit Road.

The purchase and preservation of Kennedys Bush was Harry Ell's first big achievement with regard to conserving nature and providing public access to it. In his mind the Summit Road was primarily a route for improving public access to the unique natural heritage – geological, biological, ecological – of the Port Hills. It was also meant to give access to the glorious aesthetic values of the hill landscape itself, and the magnificent views of harbour, plains and mountains from the Hills. Ell was a friend of New Zealand's leading botanist (and premier ecologist) of the time, Dr Leonard Cockayne, and accompanied him on many botanical explorations. Their work built on the work of earlier notable Canterbury naturalists, such as Thomas Potts of Ohinetahi, and has contributed to that of their notable successors, such as Hugh Wilson.

Harry Ell was a leading exemplar of and advocate for the changing mindset towards native species and ecosystems which began to occur at the beginning of the twentieth century in New Zealand. Although Ell's dream of large roadside bush reserves every few miles across the Canterbury Plains never came to pass, once he focussed his energies on a particular place, his beloved Port Hills, he was able to inspire others to take more care of their natural heritage, to conserve and enhance it.

By the end of the twentieth century Kennedys Bush and the few other much smaller nature reserves adjacent to the Summit Road had been joined by a good number of other, much larger, reserves. Today almost three-quarters of the Road passes through or beside reserved land. (See Appendix I – *Map of the Summit Road and adjacent reserves*). Some reserves are being developed and maintained mainly for recreational purposes (mostly off-road biking and /or walking) while in others nature and biodiversity protection and restoration is the primary focus. Both types of reserve also provide landscape amenity, whether at close range or when viewed from the city.

The natural values and public use and amenity values of the land adjacent to the Summit Road are therefore much higher than they were when it was first built, and they have the potential

to be further enhanced with careful planning and development work. In addition, the Road now has its own intrinsic heritage value, and its stories are part of Canterbury's history. It has the historic rest and refreshment houses which Ell envisaged, although today only the Sign of the Kiwi is fully functional in this regard. It has old milestones, horse troughs, gateposts, and stone seats.

Over this time pastoral farming activity on the Port Hills has been reducing as market conditions have changed and more land has been acquired for reserves.

The Authority believe that the time has come to better recognise, protect and celebrate the heritage of the Road itself, as well as to integrate its management with the now extensive areas of public and trust land adjoining.

d) Changes in administrative arrangements

Over recent years the number of local Councils having jurisdiction over the Port Hills has reduced from five to just two, the Christchurch City Council and the Selwyn District Council. Since the original Summit Road Protection Act of 1963, the Resource Management Act was passed in 1991 providing the potential for District Plans to better achieve many of the outcomes sort by the 1963 Act.

2. A Vision for the Future

A century of change has brought good things for much of the land beside the Road, with more conservation and restoration of nature and more opportunities for outdoor recreation. At the same time it has created problems for the Road itself, and for recreational users of the Road. Further, it has created problems with regard to the proper recognition, protection and enjoyment of the now historic sides and artefacts along the Road.

The role of the Authority is to safeguard the Road from inappropriate development, and to protect and promote (as far as its budget allows) the heritage and landscape values of the Road and adjoining land. (*See Appendix II – The Role of the Summit Road Protection Authority*). The Authority does not own the Road nor have the powers to regulate its daily use. It can only advise those with these powers on how to best manage the Road, so that the purposes for which it was built are protected, and where possible enhanced.

The Authority is the statutory guardian for the Road and its purposes, and it is from this position of knowledge of and responsibility for the Road that we have developed a twenty-first century vision for the Summit Road – a vision of *A Heritage Road through A Park*. This concept included measures aimed at enhancing the Roads status, protecting its heritage, promoting its values, and streamlining and improving its management. Specific actions which we would like to see taken to these ends are given in the Recommendation. The important elements of the vision are sketched out below.

a) Improved status for the Road

While the Summit Road is arguably the highest status road in the whole country, by virtue of having its own unique Act of Parliament, this fact is hard to reconcile with the reality of the Road itself today. Travelling along the Road and seeing the extent of vandalism on the roadway and its adjacent features, and also seeing that there is almost nothing by way of signage or interpretation that indicates that this is a special road, and tells the traveller what

its special nature consists of, one would be forgiven for thinking that the Road is just a sealed track, of no special value or merit. Only the solidly-built Sign of the Kiwi gives any hint that this road was meant to be something special.

The Christchurch City Council web page for visitors informs them that “travelling by foot or wheel, the Summit Road winds tantalisingly around the rims of two extinct volcanoes and offers the traveller enough scenic views to fill a lifetime”. Correct grammar and geology are not the only things lacking in this sentence. It does not tell visitors how to get to the Road, let alone all the other things that are special about it. Nor are there links to a page with a map of the Road, a history of the Road, information on natural features to be seen from the Road, or anything else that would really encourage a visitor to experience what the Road has to offer. (By contrast, there are links to visitor attractions of much lesser historic, natural and recreational value, such as the restaurant tram).

In the Authority’s view this is a great opportunity missed. We would like to work with the Council in improving the status of the Road so that it is both a draw card for visitors (encouraging them to stay longer in Christchurch, when they find out that they can have a great encounter with nature and some recreational thrills right here, and don’t need to go further south), and for citizens who can come to this natural playground regularly.

The best way to do this is to manage and promote the Road in a way which is consistent with what it has to offer – hence the concept of *A Heritage Road Through A Park*. The Road needs its own integrated management plan which recognises that:

- Most of the Road now passes through or runs beside reserve lands with public access ie it is a road through a de facto park, and
- The Road is of significant historical value in itself ie it is a heritage road.

An integrated management plan for the Road would use these two concepts as its guiding principles.

It would also make explicit provision for remedying the major problems which are currently stand in the way of realising the *Heritage Road Through A Park* vision. These are outlined in (b) and (c) below:

b) Better indication and interpretation of the Road

The Summit Road needs proper signage at appropriate points eg Evans Pass, Dyers Pass, Gebbies Pass which indicate that the Road begins, ends or continues at these points. These signs can be simple (ideally of stone and wood) and need only indicate the name of the Road. They should also be all of the same design.

Signage for reserves and tracks beside and leading from the road also needs to be improved to a more uniform and consistent standard. Interpretation panels are needed at or close to key features on the Road, and/or at the points of entry to the Road.

c) Better protection for the Road and its users

The Road itself, and roadside structures, including car parks, are being regularly damaged by motorised vandals. Dangerous driving also puts other road-users at risk. It is not possible to police such behaviour adequately, and therefore other preventive measures must be considered.

3. Further Work

Further work needs to be undertaken to investigate how the integration of the management of public reserves and private trust lands with the Summit Road itself, can better promote the objectives of the Summit Road Protection Act and further the concept of a “Scenic Drive” or “A Heritage Road Through A Park”, and ensure that in the ongoing management and planning of the Port Hills, the original vision of Harry Ell to develop a scenic roadway along the summit is not lost.

In particularly this work would establish:

- An overview of the present patterns of reserves/trust lands along the Summit Road between Evans Pass and Gebbies Pass.
- An overview of existing management plans and goals/objectives for existing reserves and trust lands and previous studies into these matters.
- An understanding of the purpose, function and classification of the Summit Road from Evans Pass to Gebbies Pass.
- Establish the views of existing management personnel of reserves/trust/roads and identify issues, problems and opportunity and possible forms of future management.
- Identify statutory restraints that may limit opportunities for developing the vision.
- Possible scope of concept in terms of adjoining reserves such as Godley Head, how far down the hill it should extend, retention of access to private land, and links with the Gondola, ‘Sign of the Kiwi’, Bridle Path and Rapaki Track, and the development of wider cycleways across Banks Peninsula.
- Examples with illustrations of similar ‘scenic drives’ in New Zealand and overseas.
- Identify and illustrate opportunities and ways ahead that would help achieve of the vision.

4. Recommendation

That the Christchurch City Council investigate the ways in which improving the status of the Summit Road to *A Heritage Road Through A Park*, including developing an integrated management plan for the Road and adjacent reserve land would meet the objectives of both the Council and the Summit Road Protection Authority, (within its jurisdiction) with regard to enhancing the heritage and natural values of the road and adjacent reserves, making it a safer and more enjoyable place for all users.

Appendix I – Map of the Summit Road and adjacent reserves

Appendix II – Background to the Summit Road Protection Authority

Map Of The Summit Road And Adjacent Reserves



Appendix II

Background to the Summit Road Protection Authority

In 1963 Parliament enacted the Summit Road (Canterbury) Protection Act. This Act was originally administered by the Christchurch Regional Planning Authority, then by the Canterbury United Council and between 1989 and 1992, the Canterbury Regional Council. In 1993 Parliament amended the 1963 Act to provide for the establishment of the Summit Road Protection Authority as a joint standing committee of the Christchurch City Council, the Banks Peninsula District Council and the Selwyn District Council.

The Summit Road Protection Authority was established on 1 July 1993.

The function of the Authority is to carry out its responsibilities under the Summit Road (Canterbury) Protection Act 2001. The purposes of this Act are as follows:

- To provide for the preservation and protection of the scenic amenity associated with the Summit Road and other roads, walkways, paths and public open spaces within the protected land;
- To provide for the preservation and protection of natural amenities of land within the protected area;
- To provide for the improvement of facilities for the public enjoyment of the scenic amenity and the natural amenities.

Scenic amenity includes the extensive views from the Summit Road and other roads, paths and parks within the protected land, to the Port Hills, Christchurch, the Plains and the Harbour. Natural amenities means the natural or physical qualities of an area that contribute to people's appreciation of its pleasantness, coherence and cultural and recreation attributes.

The area protected by the Act runs along the summit of the Port Hills from Evans Pass to Gebbies Pass and is generally the land above a line running about 30 metres below the Summit Road.

In carrying out its functions, the Authority has identified four areas of significant activity:

- Regulation
- Advice and advocacy
- Provision of interpretative facilities
- General administration

In March 2006, Banks Peninsula District Council joined with the Christchurch City Council. As a result, membership of the Authority changed to included two representatives of the Christchurch City Council and one of Selwyn District Council.

The Authority is advised by an Advisory Committee who include representatives of the land owners, the Department of Conservation, The Summit Road Society, Ngāi Tahu, Environment Canterbury and an open space expert.



The Christchurch Civic Trust Inc. PO Box 2632, Christchurch 8140, New Zealand

10 April 2023

Christchurch Civic Trust (the Trust) appreciates the opportunity to comment on the 2023/2024 Draft Annual Plan. The Trust would like to make an oral presentation to amplify these comments.

Our concerns are centred on key aspects of Christchurch heritage as follows.

1 **Heritage Grants:** The Trust notes (p. 44) that the \$200,000 for heritage funding is specifically for Intangible Heritage (a concept resulting from the development of Our Heritage: Our Taonga, 2020 CCC heritage strategy): the grant effectively recognises this relatively new addition to our traditional way of thinking about heritage.

The figure of \$347,000 in the draft AP is not an increase but a carry forward from the previous year's funding for Heritage Incentive Grants (HIGs). 3 years back Council resolved that the remaining HIG pool was to be spread out over the next 3 years. This limited the HIG pool each year to \$347k. The final year of this arrangement is 23/24. After this, there is no HIG funding unless changes are made in the LTP. The Trust believes these changes need to be made to enable the continuation of the HIG. The ravages of earthquake heritage destruction, including post-quakes in the form of demolition, give even greater importance to our city's heritage than hitherto.

2 **Arts Centre:** The Trust supports the continued assistance provided by CCC for the Arts Centre in the form of a targeted rate.

3 **Christchurch Cathedral:** Similarly we support the provision of additional funding for the reinstatement of Christchurch Cathedral.

4 **Canterbury Provincial Council Buildings:** In view of the recent announcement that the restoration of the buildings is to proceed more rapidly than what had earlier been signalled, the Trust applauds the \$2.0m to be spent on restoration in 23/24 and the \$5.0m in 24/25. It would be extremely useful to have a detailed briefing on the proposed restoration process. This heritage complex is unique and at the very heart of the

development of the democratic identity of Canterbury. The Trust fully supports the call for the PCB advisory Group to be re-activated, with urgency.

5 **Hagley Park:** p.175 Under the heading **2. Events - Hagley Park - Daily Fee** is a table of the daily Council fees for Commercial and Private Events, p. 175. The highest daily fee is charged for attendance of 10,001+ people. However, attendance at some commercial events in Hagley Park may well exceed 10,001, given the scale of the area available for such use. Furthermore, such events may require many days of 'pack-in' and subsequent 'pack-out', thereby limiting public access for extended periods to the park's designated commercial areas on non-event days.

- (i) *Is the daily fee for the event day only?*
- (ii) *Will the Council consider adding further categories with associated fees for events well in exceedance of 10,001+ people?*
- (iii) *Will the Council consider further raising the fee for commercial events exceeding 10,001+?*

Fees for Hagley Park Banner Frame Hire: p. 176 displays the Council fee for weekly hire per frame. However, whereas the table on p. 175 distinguishes between the fees for a **Community & Not-For-Profit** event and the fees for a **Commercial and Private Event** in Hagley Park, no such distinction is made in respect of Council fees for weekly banner hire.

Will the Council consider altering the existing wording to include two categories for banner hire (with associated fees), consistent with the Council's distinction in respect of event hire of Hagley Park?

Presumably the up to \$5,800 bond fee (p.176) relates to 10,001+ occupancy which itself may not be adequate, as discussed above. Is this bond sum sufficient? 'Restoration of land fees': are there publicly available guidelines used by the Park Manager to enable informed judgement about the appropriateness of the penalty? The Trust believes that costs incurred for such remedial work must be fully met by the organisers of such events, which should include a calculation of 'lost public access time' if applicable. Charges should be set at a rate which will truly incentivise organisers to treat Hagley Park with due respect for its status as one of the nation's most important heritage public open cultural spaces.

6 **City protected (heritage) trees:** p. 195 the Trust notes the charges for 'all other non-notified applications for works to protected trees' incur a cost of \$1800 (no change from 22/23).

Is this charge sufficient to ensure the continued protection of the city's heritage trees? And it raises the question: what are the penalties for the destruction of such protected trees? Are the penalties sufficient to deter those who decide that their personal gain is more important than the city's historical identity and environmental requirements? The crucial task of increasing the stock of trees in Christchurch must be assisted in every way possible.

7 **Climate change and the 2019 declaration by CCC of a climate change emergency:** the proposed spending on the replacement of the South Library is in the news again, 9/4/23, and the Trust has a fundamental question, hitherto not answered by CCC. Last year a Letter

to Editor at The Press questioned the propriety of demolition of this key city asset in the midst of our climate change emergency. The Trust maintains that this qualm is still justified.

'Despite Christchurch City Council's 2019 declaration of a climate emergency, in contemplating demolition of South Library it is ignoring the cost to the environment of demolition and rebuilding. Christchurch Civic Trust and others have repeatedly pointed out that the embodied energy in an existing building should not be squandered: to repair and restore brings environmental savings with minimisation of CO2 production, fuel consumption, dumping of landfill material.

"The greenest building is the one standing", said Mayor Lianne Dalziel during the 2021 Christchurch City Council Deputations on the Resource Management (Enabling Housing Supply) Bill. Such a building has already made its contribution to climate change. It is about time the bean counters and environmentalists at CCC talked to each other. Furthermore, it would be helpful if the engineers would explain exactly how, why and in which parts South Library is so seismically substandard. It is difficult to believe that this 2004 NZIA Supreme Award- winning Warren and Mahoney building is below seismic code throughout. ' (Ross Gray 24 May 2022)

What investigation of the negative environmental impact and costs of demolition and new build have been undertaken by CCC? The Trust firmly believes that such audits need to become standard practice in this global heating emergency.

8 **Heritage classification terminology:** in view of the widespread confusion about New Zealand's two systems of heritage classification (that used by CCC as a territorial authority and that used by Heritage New Zealand, HNZPT), it is important, when CCC is referring to heritage classifications in the CDP, that it uses the term 'schedule' or 'scheduled', rather than 'list' / 'listed'. Note the entry on p 210 under **Reserves and Trust Funds**, entry 5 Historic Buildings Fund / Heritage Management / To provide for the purchase by Council of **listed** (emphasis added) heritage buildings threatened with demolition, with the intention of reselling the building with a heritage covenant attached. Many do not realise that, strictly, 'listed' refers to HNZPT's The List which does not protect per se such heritage buildings, whereas CCC's Schedule potentially does, meaning at very least, that any proposed demolition must be publicly notified.

In view of the ongoing presence of 'scheduled' heritage buildings which could be included in the Historic Building Fund, the Trust considers that an appropriate increase in funding for 23 /24 would be appropriate, at a rate to exceed the rate of inflation.

Thank you.

Ross Gray

Chair Christchurch Civic Trust

Membership 100



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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Janet Last name: Reeves

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

Birdlings Flat Community

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

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates
No Comment

1.2 Revenue, spending and borrowing
No

1.3 Uniform Annual General Charge

Comments
I cannot speak on behalf of our community

1.9 Capital Programme
Yes, I wish to make a submission on behalf of Birdlings Flat Community in relation to the provision of Water Tanks for Fire Fighting. We request that funding is included in the 2023/2024 Annual Plan for providing water tanks in strategic locations around our village. Please see attached files.

Attached Documents

File

Water for firefighting submission

652

File

Birdlings Flat Water for Firefighting Background Information

Item 3

Attachment B

TO CHRISTCHURCH CITY COUNCIL:

SUBMISSION TO THE DRAFT ANNUAL PLAN 2023/2024

Regarding Water Tanks for Fire Fighting at Birdlings Flat

We the undersigned wish to request that funding for installing water tanks for firefighting in Birdlings Flat is included in the 2023/24 Annual Plan.

Five years ago a submission was made by local residents to the Banks Peninsula Community Board asking for tanks to be installed. Some investigative work was carried out by City Council staff, including scoping of possible locations for the communal tanks. Fire and Emergency New Zealand signed off on the proposals four years ago. Since then nothing has happened other than Council Staff advising that they would seek to bring the funding forward to this coming Financial Year and Birdlings Flat would be the first Banks Peninsula settlement to receive the water tanks.

Birdlings Flat is a community of around 160 dwellings. Many of the properties are old and constructed of wood and there are a lot of outbuildings which are susceptible to fire. Many people use wood burners as their means of heating. The settlement is surrounded on three sides by conservation land and paddocks, which contain flammable vegetation. Birdlings Flat is windy and if a fire were to start it would spread quickly. Two residential properties have burnt to the ground in recent years. Little River Fire Brigade are 20 minutes away by road. Currently there is only one 30,000 litre water tank available to service the whole of Birdlings Flat. Worryingly this was recently found by the Little River Fire Brigade to be nearly empty.

NB. Due to our late realisation that Funding was not included in this years Annual Plan, these names were collected over the Easter Weekend. Everyone that we had time to approach lent their name to this submission.

Provided names electronically

Amalia Wilson & Jared Banks

Andrea & Rowan Drake

Ruby Oakley

Neil Jackson

Henry Mulligan

Michele Olds

Viv & Graham Valentine

Samantha Flower

Dr Benita Wakefield

Rosalie Reynolds & Mike Day



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Taylor Macdonald & Charlotte Roberts

Corrine Murray

Katarina Tawiri

Pam Baird

Di Allison & Andy Hughes

Stephanie & Chris McEwin

Noorli & Dave Gilbert

Wouter Van Toor

Edwin Van Toor

Name	Address	Signature
Vicki Veitch		
Maron Veitch		
Rebecca Veitch		
Daniel Kleinderekis		
Annette Gron		
Jay Dixon		
Stephen Duder		
Nathan Trust		
Sally Maynard		
Barry Knutson		
Clive JAMES		
Vince Burke		
Mandy James		
Lesley Burke		
Janet Keene		
Pete Keene		

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Name	Address	Signature
Maria Jones	[Redacted]	[Redacted]
Steve Lowndes		
Jaden Finlay		
Olive		
Alison Walker		
C. Puffer		
John Hill		
Geoff Erickson		
Mary Bano		
John Haskender		
Charlie Zimmerman	[Redacted]	[Redacted]
Paul Williams		
Long Peak		
Lynne Jones		
Alan Hapuku		
Gina Coatsworth		
Jo Mason-Sievers		
Paul Sievers		
Josh Tasker		
Shayne Ransom		
Patsy Gibson		
Linda Huscumbe		
Maria Piper		
Ron Jansen		
P. McNulty		

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Water for fire fighting at Birdlings Flat, Background Information

Dear [REDACTED]

It is not included in the Annual Plan i.e. the bring back has not been formalized in the Annual Plan. You are welcome to therefore make a submission.

Regards

[REDACTED]
Team Leader Asset Planning WWW
Asset Planning - Water & Wastewater



Te Hononga Civic Offices, 53 Hereford Street, Christchurch

PO Box 73014, Christchurch 8154

ccc.govt.nz

From: [REDACTED]
Sent: Thursday, 6 April 2023 9:55 am
To: [REDACTED]
Subject: RE: Water Supply for firefighting, Birdlings Flat

Hi [REDACTED]
Do either of you know if the funding for Communal fire storage is currently included in this years Annual Plan? I have had a look and can't see it. I just have time to make a submission, so if you could let me know today, I will make a submission if it's not there.

Thanks and Regards,
Janet

From: [REDACTED]
Sent: 05 September 2022 08:53
To: Janet Reeves [REDACTED]
Cc: [REDACTED]
Subject: RE: Water Supply for firefighting, Birdlings Flat

Dear Janet,

My apologies for the delay.

I am looking into this on behalf of [REDACTED] has retired and [REDACTED] his Team Leader has informed me that communal fire storage for communities in Banks Peninsula is funded as of Financial Year 2025.

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██████████ has assigned one of our planning engineers to brief the project to enable a possible start sooner. We will likely be able to confirm this, as part of the Annual Plan process and will start with Birdlings Flat.

If you have any further questions, please feel free to contact ██████████ directly (copied in).

Kind regards,

██████████
Infrastructure, Planning & Regulatory Services

-  03 941 8232
-  ██████████
-  Te Hononga Civic Offices, 53 Hereford Street, Christchurch
-  PO Box 73016, Christchurch 8154
-  ccc.govt.nz

Local elections 8 October 2022
ccc.govt.nz/elections



From: Janet Reeves ██████████
Sent: Thursday, 1 September 2022 12:05 pm
To: ██████████
Subject: Water Supply for firefighting, Birdlings Flat

Dear ██████████

I am chasing up about the Water Supply for Fire Fighting in Birdlings Flat. Two Birdlings Flat residents explained the situation to the Community Board 4 years ago, see below. Since then nothing has happened. You will see that I have contacted our Community Board representative, who forwarded my email onto the Council Team in June, since then I have heard nothing. I would be grateful if you could pass this to the appropriate staff for actioning.

Regards,
Janet Reeves

Banks Peninsula Community Board meeting 11th June 2018 Item 4.4.

4.4 [REDACTED] - Fire and Emergency Services - Code of Practice

[REDACTED] and [REDACTED], property owners at Birdlings Flat, spoke to the Board regarding the water supply requirements for firefighting, under the Fire and Emergency Services Code of Practice. Currently a new house in the area must have an additional 45,000 litres of stored water available for firefighting purposes because of being on a restricted water supply. The speakers raised concerns over the cost of this requirement, and the amount of space taken up by the two tanks that were needed. They asked if a community wide approach could be taken to satisfy this requirement and suggested a series of community water tanks.

The Board **requested** a briefing from staff in respect of the firefighting requirements for Banks Peninsula properties on restricted water supplies.

The Board received the information presented and thanked [REDACTED] and [REDACTED] for their presentation.

Email to [REDACTED], Chair of Banks Peninsula Community Board April 13th 2022

Hi [REDACTED]

Hope all is well with you. You may remember that a few years ago my husband [REDACTED] and [REDACTED] made a deputation to the Community Board (11 June 2018 Item 4.4) about the requirement in the District Plan for water tanks on individual properties at Birdlings Flat. It seemed that it was more sensible for the Council to install water tanks around the village in strategic locations instead. Last week I had a visit from a Fire and Emergency Services person who told me that she signed off on having such tanks (also a few years ago) as a better alternative and was surprised not to see them in-situ. A relocatable house has just arrived in our street and they have been told that they need to install a large tank on their property for fire fighting, so it seems like nothing much has happened on the CCC side. I wonder if you would be kind enough to take this up with the appropriate people.

Response from [REDACTED] 28th June 2022

I am really sorry I missed this email a couple of months back, I am just going through my emails regarding Birdlings Flat as we are trying to deal with Consents to discharge from septic tanks. I have forwarded your email onto the team, unfortunately [REDACTED] who was in the water team has retired, hopefully CCC has got a replacement that is going to follow up with all of [REDACTED] work.

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Mahere Rautaki ā tau
**Our Draft Annual Plan 2023/24
submission form**

Your details:

Full name

MARK FRANCIS CRADDOCK

Organisation name

Your role

Number of people your organisation represents

Hearings will be held in late April/early May (specific dates are to be confirmed).

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

If yes, please provide a daytime phone number so we can arrange a speaking time with you:

[Redacted]

[Redacted]

314

What do you think of our proposed average rates increase of 5.68% across all ratepayers (which is higher than the 5.42% signalled in the Long Term Plan 2021–31) and an average residential rates increase of 5.79%?

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

We want your feedback on our proposed alternatives for how we set the Uniform Annual General Charge (UAGC) – what do you prefer?

- ☐ **Our proposal (A)** – Our current proposed UAGC of \$153 in 2023/24. This is in line with the current proportion of your rates bill that forms the UAGC, and is in line with the overall rates increase.
- ☐ **The alternative (B)** – Setting the UAGC at a lower value of \$50, reducing the overall rates on properties with a lower capital value, but leaving a \$17 million shortfall in the Council's rates take, which would need to be made up by other ratepayers.

Comments:

We're proposing some changes to our rates policies – do you have any comments?

- **A proposed differential on business properties** of 2.22 to maintain the contribution that business properties make to general rates from 1 July 2023.

☐ Support
☐ Do not support

Comments:

- **Extending the use of City Vacant Differential rating** in the commercially zoned areas of New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024.

☐ Support
☐ Do not support

Comments:

Do you have any comments on our proposed changes to fees and charges?

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At the moment residential properties have an allowance of 700 litres of water a day before we start charging for their excess water supply. We're proposing increasing this average daily allowance to 900 litres from 1 July 2023. This proposal is already included in our proposed 5.68% rates increase, and accounts for 0.10% of it in 2023/24. If the proposal doesn't go ahead and the limit stays at 700, the overall rates increase would decrease.

Do you support increasing the allowance to 900 litres of water a day for residential properties?

☐ Yes ☐ No

Comments:

We're proposing a change to how we use our Capital Endowment Fund (CEF) to fund community grants in 2023/24 - which option do you prefer?

☐ **Option 1** - Using \$1 million from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.16%.

☐ **Option 2** - Using \$500,000 from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.08%.

Comments:

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)?

It cycle lanes were constructed on both sides of Hablewood Rd (err Clyde - Johnson) it would jeopardise the motor traffic flow of both commercial and residential users. (See attached letter)

The Council has a small number of properties which are no longer being used for the purpose they were originally acquired for. Do you have any feedback to help us decide the future of these properties?

Any further comments?

Thank you for your submission

Please put this submission form in an envelope and send it to:

Freepost 178 (no stamp required)
Draft Annual Plan submissions
Christchurch City Council
PO Box 73016
Christchurch 8154

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I biked the ^{entire} Green Rd - Harwood Rd route from my residential home in Tenbury St Bryndwr to the underground John Rd / Ryeley Rd corner for approx 7 years.

²⁰²¹ I left home at approximately 7.30am. Most mornings (weekdays) there was only one other cyclist who worked in John Rd.

My other work colleagues at the Christchurch Engine Centre biked along the same route between 7.00am - 7.30am.

I returned home along Harwood Rd at approx 3.30pm.

Some days I dismounted from my bike to pick up broken glass. To lessen the likelihood of myself getting a puncture or my colleagues leaving work a later time. Although there were continuous white lines presumably to enable cyclists to cycle faster motorists would often park inside those white lines.

How acceptable would it be for the enforcing of non-parking within that continuous white lining?

If cycle lanes were imposed, the people who may benefit are the recreational cyclists who if they wished to travel along that route would play their trip in non-peak hours.

Parallel to Harwood is Darrold Rd along which there are bike lanes however motorists park inside the white continuous white line.

Surely it would be reasonable

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To either agreed to the motorists to
park inside the residential property
of the person they're visiting.
To make it more safer for cyclists?

Deiralle Rd is popular for
recreational cyclists, in the weekend
Work Cyclists also commute along the route.
For recreational cyclists wishing
to avoid themselves of the under
ground tunnel they could bike
along Deiralle's turn right into
Hawley's left into Harewood.
Harewood already has a bike path
from Woolridge past Henleys to
Deiralle Rd.

Lawyer's Arms also has a
bike path from Greas to John's

Traffic Congestion

I travel frequently (by car)
from either Harris Crescent into Harewood
or along Greas Rd turning left into
Harewood or across Harewood.
The lights favor north south or
west-east. Turning right from
Harewood into Greas Rd is hazardous.

Summary
If changes (ie bike lanes)
were to be made it could jeopardise
what is a very congested corner
(Greas & Harewood). Since the earthquake
there is an increased traffic flow from
the City to the Airport (there are 4000
people employed by the Christchurch Engine
Centre). The only people benefiting from
changes would be recreational bike users
it

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Before any proposed changes occur — cameras need to be installed to analyse traffic flow.

Commercial and residential users should have priority.

The supermarket (Harewood) is a very busy one and deserves for (present) access to remain as it is.

The shopping complex has lost more to the Repsons and the commercial shopping area should be supported not dealt a further blow.

The Bishopside Library and YMCA rely on people's motor access to it.

People taking to the RHEPMAST PART (Harewood Rd) have every right for access.

As well the JOURNAL HOSPITAL needs to have continued vehicle access off HAREWOOD RD.

Thank you for the opportunity to present my views

Sincerely
Mark Caddack

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 06/04/2023

First name: Marjorie Last name: Manthei

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

Victoria Neighbourhood Association Inc

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

Membership Coordinator & Contact Person

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023
(specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a
speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates

VNA members were not consulted on this aspect of the draft Plan, so our submission does not cover this.

1.2 Revenue, spending and borrowing

No (see above)

1.3 Uniform Annual General Charge

Comments

See above (not covered in this submission)

1.4 Business Differential

Support

Comments

The VNA agrees with this proposal, for the reasons given in the draft Annual Plan document.

1.5 City Vacant Differential

Support

Comments

The VNA supported the initial proposal in the 2022/23 Annual Plan and continues to do so. See attached submission for
additional points and suggestions regarding this.

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1.6 Fees and charges
Not covered in this submission.

1.7 Excess Water Charges

Comments

We did not consult with our membership regarding this, so cannot comment on their behalf.

1.8 Capital Endowment Fund

Comments

We did not consult on this aspect either.

1.9 Capital Programme

Several points are made in our submission about roads vs public transport, water and other topics relevant to climate change in particular. See attached for details.

1.10 Properties

We did not consult on this topic.

1.11 Further comments

See attached submission, which covers (1) Climate change (2) Public transport, including the Shuttle (3) Differential rates (iv) City vacant differential (v) water and (vi) CCC staffing levels.

Attached Documents

File
VNA submission-CCC Annual Plan 2023

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Submission on Christchurch City Council's Draft Annual Report 2023/24

From the Victoria Neighbourhood Association Inc vnachristchurch@gmail.com on 6 April 2023

Introduction

- 1) The Victoria Neighbourhood Association (VNA) is one of six Central City residents' associations. Its boundaries are Victoria Street, Bealey Avenue, Colombo Street and Salisbury Street, as shown in the map below.



- 2) We currently have 180 financial members, with another 61 "associates" who participate in some VNA activities and are often consulted on matters affecting the wider neighbourhood.
- 3) Because the VNA Committee is currently over-stretched by the number of submissions, workshops, consultations and surveys we have been involved in, we were not able to undertake our usual consultation before making this submission on the Annual Plan 2023/24.
- 4) We have, therefore, submitted only topics related to matters we have consulted on previously for other relevant submissions, e.g., City Council's 2022/23 Annual Plan, Plan Change 14, the Urban Forest Plan, ECan's 2023/24 Annual Plan and the Greater Christchurch Huihui Mai proposals.
- 5) The topics covered in this submission are:
 - Climate change
 - Public transport
 - Differential rates (business properties)
 - City Vacant differential rating proposal
 - Water
 - Staffing

Climate Change

- 6) VNA members have consistently said government at all levels need to take more decisive, stricter, immediate and even unpopular decisions to **mitigate and reduce the impact of human activities on climate change**, not "adapt to", as stated on page 20 of the Draft Annual Plan.

- 7) Actions could include a variety of things—some under CCC’s authority and some probably not—such as
- (i) additional restrictions on use of cars
 - (ii) more emphasis and funding of public transport, including reinstatement of the inner city Shuttle
 - (iii) stricter rules for retaining existing trees (residential, public and business sites) and more commitment to increasing the tree canopy
 - (iv) controlling the use of artificial grass and other impermeable materials, in lieu of actual soil in new developments
 - (v) protecting our wetlands and bio-diversity
 - (vi) keeping our water source/s as plentiful and clean as possible (
 - (vii) reducing the number of cattle in Canterbury
 - (viii) requiring companies to take compensate for degrading the environment (e.g., re forest slash, chemical spills, use of excessive impermeable materials) and
 - (ix) much more.
- 8) Many of the actions listed above require cooperation between the City Council, ECan and central government. The time for using this as an excuse for not taking action is long gone.
- 9) VNA does **not support doing less than originally planned**—which is what the Draft Plan says is being proposed (also page 20 of the Consultation Document).

Transport

- 10) VNA members consistency confirm their **support for improved public transport**, which they consider more important than spending on expanding roads to accommodate more cars.
- 11) Although not unanimous, there also is **support to complete—and expand—cycleways**.
- 12) The **highest priority for our members in the reinstatement of the inner-city Shuttle**. This is identified as a “must” in almost all our consultations, even when the topic is not directly related to transport. Residents in our neighbourhood were regular users of the Shuttle, and we have been given many examples of residents either doing their errands and shopping in places other than the central city—unfortunate given how close we all live to the CBD—or driving into the city because for various reasons they were unable to walk or bike. If the Shuttle was back on the roads, there would be fewer vehicle movements in, out and about the central city.
- 13) We are **disappointed that there is no mention of reinstating the Shuttle** in the Annual Plan, despite the number of communications we have had indicating there were plans to do so.

Differential rates

- 14) The VNA **supports the proposal increase in the general rate differential**, for the reasons given in the Draft Plan.

Rates differential for vacant land

- 15) The VNA supported this proposal in our submission on the 2022/23 Annual Plan. Our view has not changed, so we **continue to support this as a way of discouraging land-banking and untidy vacant sections**.

- 16) As suggested in our previous submission, we would also like the differential
- expanded to **include the entire Residential Central City Zone**
 - expanded to **cover derelict buildings**
 - and **increased** to make vacant sections/derelict buildings an even less attractive option for the owners.

Water

- 17) The VNA **supports the City Council's efforts to stop / reduce water bottling consents** offered by ECan. We included this in our recent submission on the ECan Annual Plan as well.
- 18) We would support additional measures taken by CCC, within its jurisdiction, to **protect our wetlands and stop further residential or business developments on compromised land**.
- 19) We have not consulted our membership on Three Waters and therefore cannot comment on proposals related to that.

Staffing issues

- 20) **We do not support staff reductions or delays in filling vacancies.** Residents depend on staff to clarify what are often very complex issues or decisions, to answer questions and meet with residents' groups such as ours. Our impression is that many staff, particularly team leaders, are stretched and probably are taking on work that should be or has been done by others.
- 21) We also are aware that many CCC policies and regulations **must be monitored by Council staff**, or there is no sense in approving them in the first place. For example, we know that the likely outcome of Plan Change 4 will require close monitoring and quick responses to complaints. The consultation documents on this Plan Change clearly stated that current staffing level is insufficient to carry out this role.

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Matthew Last name: Talbot

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

Stanmore Developments Ltd

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

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.4 Business Differential
Support
Comments
Understandable.

1.5 City Vacant Differential
Do not support
Comments
Attached document.

Attached Documents

File
Submission - attachment

Attachment for submission on Draft Annual Plan 2023/23

Matthew Talbot
Stanmore Development Ltd


RE: Extending the use of City Vacant Differential rating in the commercially zoned areas of New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024.

Do Not Support.

I respect the Council's objective encouraging commercial land owners throughout the city to maintain their sites or to develop, but I don't believe the same broad approach used successfully in the CBD will be effective when applied to Local Centre Zones and Neighbourhood Centre Zones.

These areas have *specific issues* holding them back, very different to the CBD, and a differential rating doesn't address the problem - if anything it'll make things worse. The only winners will be those who can deliver the cheapest outcome the fastest, with little to no consideration for opportunity and need. We'll get more traditional generic commercial street fronts that nobody wants (see multiple For Lease signs Gloucester/Woodham, WorcesterSt in Linwood Village, Linwood Ave nr Eastgate.) We'll get more low-quality, dense and highly-infilled residential developments.

There's a problem to be solved, and the Council must acknowledge this, offering direction and support first, before punishment.

We should be asking questions - What are the issues holding these areas back? How are the needs of local neighbourhoods different to the CBD? What might a neighbourhood model look like? What kind of development and activities suits that model? How can we support land owners to create outcomes businesses and residents actually want?

The CBD had a clear plan, directed primarily "top-down". Empty lots were most often the result of apathy, complications or the 'too hard basket'. Applying pressure with the differential effectively encouraged action. Generally the value of the land matched proposed uses in the plan - the development sums added up. Problem solved.

Local neighbourhoods (not on Mass Rapid Transit routes) have no clear plan - no vision. The emphasis for community outcomes has primarily been on central city. Descriptions for NCZ/LCZ commercial zones are basic at best - they lack imagination - the NCZ "small retail and sometimes community facilities" describes little more than the local dairy and takeaway. The expectation is developers will fill in the gaps, but lots are empty because the traditional retail model has visibly failed. Once in this hole, the value of prospect tenants doesn't meet the cost of development - building is no longer viable. It's significant that the value of land and tenants is far lower than in the CBD, and the challenge is to create opportunities, creating value, making quality development viable and attractive. You'd want council on side, right?

While council has promised 'highly liveable neighbourhoods' (Project 8011), the interaction operates either at grassroots level or with businesses through the BID programme (notably Linwood Village lacks both Residents and Business associations). There's little opportunity for developers to engage with council around progressing this shared goal. In the neighbourhood environment, community and business work together, but it seems like these are separate departments in council, making constructive conversation impossible.

Council need to offers incentives to offset the lower value of property, and encourage more mixed land use, greater social mix, higher quality tenants. What is a satisfactory short-term solution?

If the purpose of the Differential is to keep sites neat and tidy, let's work directly on this goal, offering incentives for developers to establish temporary uses of space that benefits community. 95A Stanmore is an obvious example. By removing the old drug house, grassing the land, and establishing a space under the trees for social gathering and events, I was able to bring new life to the neighbourhood. Queues for the Friday Food evenings in Feb stretched down the street. While I'm spending money on this section, tactically it enables me to attract a new kind of tenant to the renovated building 97 Stanmore. The changes on the street are profound. This is the role Council could support with - incentives for developers to create positive change, enabling future development - instead I'm told I will need to engage privately with Gap Filler. I cannot be expected to take such a heavy burden of community development along with private development.

I've been proactive about resolving problems.

In Mar 2021, I circulated a slide deck to local councillors, raising the issue of disconnected community hubs on the city fringe, proposing local public transport connections with the CBD. A shuttle has since been proposed.

In Mar 2022, I circulated another slide deck, raising the issue our 'unwalkable' neighbourhood, dominated by commuter traffic, proposing a 10 minute radius to define the 'Stanmore' community neighbourhood and prioritise people. The 10 minute radius is now the boundary used by the Streetscape project, and council is talking about walkable streets.

It's time to start being clearer what a highly liveable neighbourhood looks like. To develop a vision for local neighbourhood. To support developers willing to make the effort (those that are tend to be also residents).

Until then the Differential rating is something our neighbourhood communities would be better off without.

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Lindsay Last name: Carswell

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

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.3 Uniform Annual General Charge

Comments

Having a uniform charge creates a regressive tax. Regressive taxes should be avoided

1.7 Excess Water Charges

No

Comments

1.11 Further comments

Complaints Procedure

Reasons for a Complaints Procedure

My own personal experience dealing with the Christchurch City Council

An Independent Complaint Procedure

Complaints need to be handled by an Independent body within Council with sufficient resources to obtain external advice.

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Attached Documents

File
No records to display.

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 08/04/2023

First name: Nancy Last name: Vance

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

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.10 Properties

Yes, 2M Waipapa Ave.

Please find attached PDF submission.

Thank you.

Attached Documents

File
Vance_Submission_2M_Waipapa_Ave

Christchurch City Council

4th April 2023

Re: Annual Plan 2023/24 Council Land For Disposal at 2M Waipapa Ave, Diamond Harbour

Hello, my name is Nancy Vance and my family lives at [REDACTED]. I present this submission to oppose 2M Waipapa Ave listed as Land for Disposal in the 2023/24 Annual Plan.

We have lived [REDACTED] land parcel for nearly 18 years and are familiar with its features and opportunities.

A physical description of 2M Waipapa Ave (the site) is critical for consideration of disposal/retention.

The site is part of a valley landform that projects from upper Waipapa Ave out to the northeast tip of Stoddart Point, via the Historic Weir. The site is a valley floor, and the surrounding catchment drains a significant amount of stormwater, so the ground is wet year-round (an approximate 300m² area) and has stagnant water puddles in winter. It is a cold site in winter and frost sets where there are not trees. Refer to Figure 1.

It is relatively sheltered thanks to the eucalyptus trees (Stoddart Cottage windbreak and landscape setting) and the row of poplar trees planted as windbreak in the early 1970s. These trees provide shelter for both the 15 valley residents (from the Nor'easterly) and for the Hall/Cottage (from the Sou'westerly). The NE/SW orientation of the valley limits sun penetration into the site. This is a relatively dark site – summer or winter, with or without the trees.

Being a valley, the west side is sloped within the site; the remaining sides are sloped in the surrounding residential properties creating a natural compact amphitheatre. Voices and noise in this space are magnified. Surrounding residential properties are raised 5m+ and all look into the site in this lower central location, like looking at a stage.

While the Property Status Report Locality Description states that "The site adjoins a small commercial development at Diamond Harbour" and "is adjacent to parks and recreational areas", this land parcel is approximately 200m away from the village centre, is perceived as a reserve within a residential area, and the bulk of the property is not adjacent to the Hall/field/playground. It is a dead-end and shares its boundary with 10 properties which encircle it – there is a medical centre to the north, and 9 residential properties to the south, east and west. It "shares the valley" with an additional 5 properties at the top and bottom end. Refer to Figure 2. Five of these residents access their properties via a shared driveway on the site as their Purau Ave frontage is too dangerous for access, and 4 of these residents have wastewater infrastructure through the site. Refer to Figure 3.

The site has informal trees and plants that, with neighbouring residential landscapes, support the diversity of birdlife along the ridge of Stoddart Point. There are many bellbirds, wood pigeons, wax eyes, fantails and other species. A tui have recently been sighted here as well. Both the dawn chorus and dusk chorus here are loud, rich and lengthy – this birdsong is one of the treasures of this neighbourhood. The vegetation on site also benefits both visitors to the Hall/rugby grounds and the residents by creating an informal transition or buffer between the two which, during any sporting event is necessary for residents' privacy, and offers a clear delineation for the extent of the Hall and Medical Centre parking areas.

While the plan measure of the site is 2,705m² it should be noted that approximately:

- 800m² is shared access/driveway with residents of 6-14 Purau Ave (5 adjoining properties)
- 200 m² is the poplar windbreak footprint
- 100 m² is wastewater pipe, and
- The 300m² centre is wet year-round

Maintenance-wise, the Council presently mows the small, grassed area twice a year. Neighbouring residents regularly mow and weed the area.

Nancy Vance [REDACTED]

Site values:

- Abundant native birdlife
- Landscape setting/backdrop to public recreation area, and for all properties looking into it
- Physical access driveway to 5 residential properties
- Physical access for wastewater infrastructure for 4 residential properties
- Privacy, shelter and amenity for 15 residents in a compact valley landform
- Visual/audio buffer for 15 residents – from each other and from rugby club/playground
- Windbreak shelter for Hall/Cottage (from SW) and for residents (from NE)

The physical context and values described above begin to reinforce several strategic needs and initiatives of the community that can only be supported through public ownership of this land; these are outlined below.

Four Council strategies/policies/initiatives currently apply to this parcel of land.

- 1 The site is currently zoned Open Space Community Park (OSCP) and offers the surrounding residents: amenity, privacy, shelter, access and opportunity for interaction which the zone offers. It is however a dead-end and completely surrounded so does not attract further visitors. As it is largely undisturbed due to its landform, climate and setting it attracts many birds. Conservation Activity is permitted in this zone (18.4.1.1. P3) and while not formally observed, this land parcel is currently providing habitat and roosting for many indigenous avifauna.
<https://districtplan.ccc.govt.nz/pages/plan/book.aspx?exhibit=DistrictPlan>
- 2 The Stoddart Point Reserve and Coastal Cliff Reserves Network Diamond Harbour/Te Waipapa Management Plan 2013 outlines the values and management objectives of local reserves and coastal spaces, including those of Stoddart Point, of which this land is physically a part of (though not as reserve status). <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/park-management-plans/stoddart-point-and-coastal-cliff-management-plan>
- 3 Getting to the Point – prepared by the Stoddart Point Regeneration Ideas Group (SPRIG) after the 2010/11 earthquakes outlining issues and ideas that the community wished to see progressed – effectively a community design and planning document. This parcel of land is identified as windy and perceived as reserve in this document’s analysis. <https://drive.google.com/file/d/0B2jCygY8-HlpLWE5QUFxRUdKejg/view?resourcekey=0-DarFmxyipWj6Vz99epUliA>
- 4 Village Planning Diamond Harbour Concept Plan 2016 – progression of SPRIG work and an action plan from the community saw Council prepare a Concept Plan for the village centre, considering primarily the future of former Godley House site. This parcel of land is identified as Activity Area 3 and suggested as “Alternative Community Garden area and management of existing trees to be considered”. <https://diamondharbour.info/local-politics/village-planning/>

2M Waipapa Ave for Council Retention

Given the physical features preclude the site from warm dry occupation, building construction, easy access, privacy, noise control, adequate climate or space for a community garden or recreation activity -> the land use with greatest potential to influence its best feature (the birdlife), and least environmental effects on the 15 neighbouring residents, would be to provide land status and land management that enhances native birdlife.

I would like to see this site retained in public ownership and be protected with a reserve status (eg. Local Purpose Reserve – purpose being native revegetation and enhance biodiversity with retained access lane) or receive protection for native revegetation and biodiversity enhancements efforts in some other way.

While the current Open Space Community Parks Zone can support enhancement of indigenous biodiversity, including birds, (Objective 18.1.1 a. viii. “recognises and provides for the district’s indigenous biodiversity”) a reserve status would better support such an initiative.

Nancy Vance

Reserve land status would also go a long way to support the Stoddart Point Reserve and Coastal Cliff Reserves Network Diamond Harbour/Te Waipapa Management Plan, adding another 'habitat patch' to the ecological network being implemented by the local Reserves Management Committee and the Council. It would also support the SPRIG work that was undertaken by the community post-earthquakes and would provide the tree management that the 2016 Village Concept Plan proposed.

On Monday April 3rd several adjoining residents attended a neighbourhood meeting about this proposal and all in attendance expressed interest in the land remaining in public ownership, retaining the public driveway entry, and it being planted to enhance biodiversity and bird habitat. Neighbouring residents also expressed interest to participate in the control and management of the reserve in a formal way (eg. community association) for the land's long-term management and would be keen to discuss options for this with the Council. I am a landscape architect and would be happy to prepare a landscape plan to support these efforts.

Review of criteria for potential disposal of Council owned properties (vs Council retention)

1. Whether the property is being used for the purpose it was originally acquired for?
Yes – currently used as OSCP = amenity, privacy, shelter, access and opportunity for interaction, in addition to bird roosting and feeding.
2. Cultural, environmental or heritage value that can only be protected through public ownership?
Yes – environmental value as roosting and feeding habitat for bellbirds, kereru, fantails, tuis, wax eyes and more. The potential for environmental improvement high on this compact valley floor.
3. Is there an immediate identified alternative public use/work/activity in a policy, plan or strategy?
Four relevant public strategies/plans/initiatives are listed and supported above.
4. Are there any strategic, non-service delivery needs that the property meets and that can only be met through public ownership?
Ecological potential to support existing native birdlife and to provide for more, in the wider Diamond Harbour, Banks Peninsula, landscape context.
5. Are there any identified unmet needs, which the Council might normally address, that the property could be used to solve? And is there a reasonable pathway to funding the unmet need?
Regarding long-term management, the neighbouring residents are keen to participate in a society/committee to manage and maintain this land as reserve. There is potential for the community to prepare a plan, apply for funds and grants for native vegetation/tree planting, and for volunteer planting days and maintenance days. I/we would be open to discussions with the Council to arrange this.

The land parcel 2M Waipapa Ave has physical features which preclude it from most land use options, there are relevant strategies/initiatives for its future management, it currently supports abundant birdlife, and it does not meet the criteria for "Council land for disposal". It should therefore be removed from the 2023/24 Annual Plan.

The land should be granted reserve status and the Council should work with adjacent residents to ensure its biodiversity restoration, public access, and local participation in its management.

Sincerely,

Nancy Vance

Nancy Vance 



Figure 1 Stoddart Point Landform Context

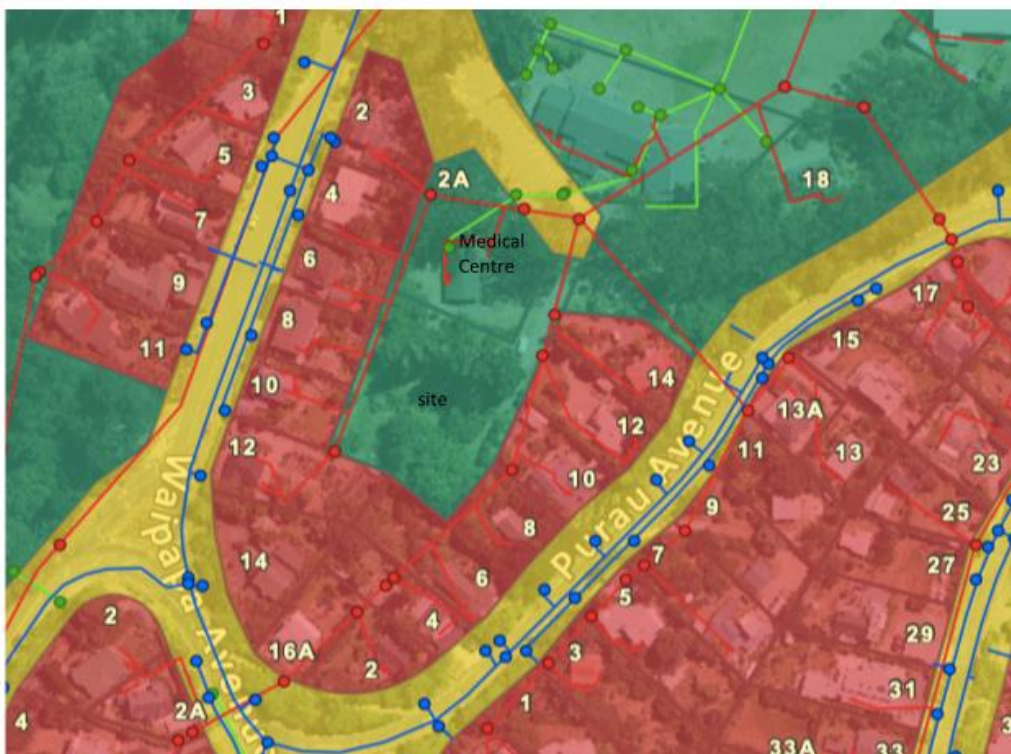


Figure 2 District Plan Zones (Green=Open Space Community Park, Red=Residential), 3 Waters Infrastructure (pipes), 15 neighbouring residents and the medical centre.

Nancy Vance



Figure 3 Aerial photo with contour overlay showing surrounding slopes and central low point (the site) of the valley landform. Site features are labelled including arrows to demonstrate immediate neighbouring views into the site.

Nancy Vance

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 12/03/2023

First name: Phil Last name: King

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

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates

I think the rates here are outrageous. I moved from the Gold Coast Australia where the rates on my \$1.8m property were \$2300 per year. The rates on my \$900k Christchurch property are nearly \$6k per year.

By the way the rates quoted in your annual plan are deceiving as my rates are closer to \$6k per year as opposed to the \$4k shown in your annual plan.

The roads and services are significantly better there.

They don't lose 27% of there water. They dont need 4 theatres and a large number of swimming pools etc.

Please consider not spending 160k on a stone to celebrate Antarctica and shutting down the stupid number of duplicate services so as you can bring down rates and perhaps spend our money on things that would actually make a big difference such as more arterial roads and better roads so as we don't suffer from the slowest roads in the country.

Please also stop fighting the national initiative on city planning with our hard earned money which would actually lead to decreased rates. If you were the best planned and run city in the country, it would be understandable. When you are the worst you are just highlighting how out of touch and out of your depth you are. It's not just a waste of our money, it's embarrassing.

23

People may have been able to put up with outrageously high rates in the past. With the current cost of living crisis it's unacceptable to put this additional burden on your constituents.

CCC needs a radical rethink if it is really going to become the most desirable city to live in.

1.2 Revenue, spending and borrowing

reduce it by reducing all the duplicate services. It's not needed, unnecessary and unaffordable.

1.3 Uniform Annual General Charge

Our proposal (A): Our current proposed UAGC of \$153 in 2023/24. This is in line with the current proportion of your rates bill that forms the UAGC, and is in line with the overall rates increase.

Comments

1.4 Business Differential

Support

Comments

1.5 City Vacant Differential

Support

Comments

1.7 Excess Water Charges

Yes

Comments

1.8 Capital Endowment Fund

Option 1: Using \$1 million from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.16%.

Comments

Attached Documents

File

No records to display.

Item 3

Attachment B

359

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 07/04/2023

First name: Kevin Last name: Lamb

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

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Attached Documents

File
CCC submission 2023

Submission to Christchurch City Council 2023-2024 Annual Plan

Submitter – Kevin Lamb

1. Water Supply

Based on my investigation of the 67 territorial authorities in New Zealand providing water supplies, **Christchurch City Council is the only council** to charge on a **total capital value basis**. See Appendix one for the detail.

The Revenue and Financing Policy states:

“capital value is considered to be the most equitable basis for targeted water rates.”

Definition of “equitable basis” – Collins dictionary

“Something that is equitable is fair and reasonable in a way that gives equal treatment to everyone.”

This example for water supply rates gives the impression to the reader that all ratepayers will be treated equally.

Appendix two outlines some examples taken randomly across the city.

The equitable way to charge for water supply to domestic properties is by way of a uniform charge, or alternatively, by a water meter. This uniform charge basis should also apply to other rating types – wastewater, stormwater, transport, parks and heritage, etc.

The examples in Appendix 2 show properties with values ranging between \$570,000 and \$1,080,000 being charged a difference of \$882 for three waters. This is an unacceptable difference for services which should be charged on a equal basis, where the user pays; and not some form of property tax where the property owners income and outgoings are not known by council.

RECOMMENDATION:

Charge all properties on a metered water charge, from 1 July 2023.

2. Uniform Annual General Charge

This charge cannot be “cherry picked” in an Annual Plan year. This must be done with the next Long-Term Plan. There is insufficient detail given in the Draft Annual Plan to outline the proposal.

One of the statements “to try and reduce the impact on the revaluation increases on some of our lower income households”. You do not know the household income, so how can that statement be made?

Low income earners can apply for up to \$700 under the Rates Rebate Scheme.

RECOMMENDATION:

Decline to change the UAGC to \$50-00 for the 2023-2024 and move towards the removal of the UAGC in future years, to be replaced by uniform charges, as outlined above.

3. Land Information Memorandums

As I have previously submitted, the council charges a sum far more than neighbouring territorial authorities. The accounting statement seems to point to a surplus exceeding \$1.4 million for the financial year for the Land and Property Information Services budget.

Notes made by staff to the Council during the setting of the Long-Term Plan noted:

“When setting fees for LIM we conduct a benchmarking exercise with other Councils of similar size and complexities. Wellington City Council has been identified as our closest neighbour in this regard with them having similar types of Residential housing. The various types of housing adds layers of complexity to the LIM. Selwyn and Waimakariri District Council have a standard build environment, with little to no multi-story residential dwellings resulting in an easier product to produce. The cost comparison between Wellington and Christchurch Councils Residential LIM’s are; Wellington - \$333.35, Christchurch - \$290.00. The fast-track LIM was introduced in response to customer feedback and demand, it is an optional service for customers who wish to utilise it. On average 14% of our customers have chosen to utilise this service since its introduction 2014. During busy periods the fast-track LIM gives our customers an option to get information faster prior to property purchase, removing this option could lead to customers being disadvantaged in the market place. It does not add cost to customers who do not choose to use this service.”

My question was about where the “profit” is going, not an exercise in comparisons between councils.

I have discussed my concerns over the years with three Council staff and nothing has changed to justify the fee and associated “profit”.

The Council should be setting fees considering the following guidelines and practices:

“Guidelines for setting charges in the public sector (2017)” – The Treasury.

“Setting and administering fees and levies for cost recovery Good Practice Guide” – Office of Auditor General

RECOMMENDATION:

Land Information Charges be reduced from \$290-00 from 1 July, 2023, to be in line with Selwyn and Waimakariri District Council charges and the “fast track charge of \$390-00 be removed.

4. Council Controlled Organisations

a. Enable Networks Ltd

As previously submitted, Christchurch is the only territorial authority in New Zealand to have ownership in a company providing fibre broadband network. This is 100% ownership with 100% risk to ratepayers.

RECOMMENDATION:

Enable Networks be sold.

b. Statements of intent

Some of the CCO's contract work outside the council boundaries. Examples include City Care depots in Auckland, Clutha, Dunedin, Greytown, Masterton, New Plymouth, Palmerston North, Stratford, Tauranga, Timaru, Waikato, Wellington; Enable services to Selwyn and Waimakariri and the purchase of land by the Christchurch Airport in Tarras.

Quote by staff in 2021 – "Submissions concerning divestments and investments by Christchurch City Holdings Limited (CCHL) are a matter for the Board of CCHL."

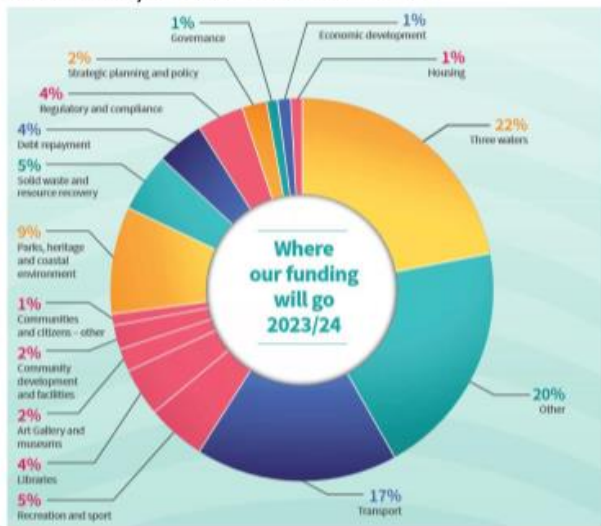
This statement suggests ratepayers should be submitting to CCHL?

RECOMMENDATION:

A comment be made by council to Christchurch City Holdings Ltd to the draft statement of intent requesting all operations be moved back to the city boundary, within five years.

5. Funding

The graph in the consultation document shows 20% of the funds going to "other". The explanation of this should have been expanded. It amounts to \$278,000, which is an extraordinary amount to show as "other".



Appendix one

Charges for water supplies taken from 2020/2021 Annual Plans.

Note: The amounts shown, with no further explanation, are a Uniform Charge.

Far North	\$224-42 plus metered water
Kaipara	\$124-23 plus metered water (Dargaville)
Whangarei	\$34-50 plus metered water
Auckland	\$1-5.94 per 1000 litres
Hamilton	\$444-00 plus excess metered water
Hauraki	\$201-26, then sliding scale based on excess over 200 cm
Matamata-Piako	\$367-59 plus excess metered water
Otorohanga	\$100-00 plus \$1-50 cm
Rotorua	\$279-00 plus excess metered water over 56cm per 1/4
South Waikato	\$399-72 plus excess metered water over 320cm
Taupo	\$493-10
Thames-Coromandel	\$320.39 average (metered)
Waikato	\$250-69 plus \$2.05 cm metered
Waipa	\$114-00 plus \$1.593 cm metered
Wairoa	\$669-10
Waitomo	\$664 Te Kuiti plus \$2.77 cm over 292 cm
Kawerau	\$82-00
Opotiki	\$279-28 Opotiki
Tauranga	Fixed amount depending on meter connection size plus \$2-23 cm
Western Bay of Plenty	As above plus \$1-24 cm
Whakatane	\$182-17 plus \$1-57 cm
Central Hawkes Bay	\$789-33
Napier	\$236-00 plus differential fire rate (13.24%)
Hastings	\$450-00 plus \$0-81 cm (see policy)
New Plymouth	\$303-00
South Taranaki	\$624-45
Stratford	\$573 plus \$2-20 cm in excess of 250 cm pa
Gisborne	\$548-39
Horowhenua	\$437-00 - Levin
Manawatu	\$424-00
Palmerston North	\$255-00
Rangitikei	\$762-81
Ruapehu	\$772-05
Tararua	\$477-88
Whanganui	\$259-01
Carterton	\$650-39
Hutt City	\$489-00

Kapiti Coast	\$222-00 plus \$1-19 cm
Masterton	\$102-00 plus rate in \$ on capital value
Porirua	\$401-56
South Wairarapa	\$631-00
Upper Hutt	\$419-00 plus rate in \$ on capital value for fire protection
Wellington	\$189-39 plus rate in \$ on capital value
Chatham Islands	\$785-69
Nelson	\$200-60 plus metered water
Tasman	\$342-90 plus metered water
Marlborough	\$300 (Blenheim) plus metered water
Buller	\$800 (Westport)
Grey	\$537-40 (Greymouth)
Westland	\$378-00
Kaikoura	\$542-38
Hurunui	\$262-90 plus metered water
Waimakariri	\$327-60 (Rangiora)
Selwyn	\$254 plus metered water
Ashburton	\$415-30
Timaru	\$399-00
McKenzie	\$409-28
Waimate	\$466-10
Waitaki	\$559-00
Queenstown	
Lakes	\$280-00 plus a rate in \$ on capital value
Central Otago	\$433-11
Dunedin	\$419-50
Clutha	\$646-40 Balclutha
Southland	\$444-31
Gore	\$395-00
Invercargill	\$393-45

Appendix two

				Water	Land drainage	Sewer	Total
2023/2024 rates				0.063867	0.035374	0.073733	
48 Gibbon Street, Sydenham		\$570,000		\$364.04	\$201.63	\$420.28	\$985.95
15 Gibbon Street, Sydenham		\$850,000		\$542.87	\$300.68	\$626.73	\$1,470.28
72 Metehau Street, Marshland		\$1,080,000		\$689.76	\$382.04	\$796.32	\$1,868.12
86 Metehau Street, Marshland		\$970,000		\$619.51	\$343.13	\$715.21	\$1,677.85
49 Checketts Avenue, Halswell		\$570,000		\$364.04	\$201.63	\$420.28	\$985.95
72 Checketts Avenue, Halswell		\$790,000		\$504.55	\$279.45	\$582.49	\$1,366.49

These examples show the difference in these sample properties for the 3 waters supply of up to \$882.

720

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Fiona Last name: Bennetts

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

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates

I think the proposed average rates increase is acceptable given the current rate of inflation. I'd be happy to pay slightly more in rates if it resulted in the faster delivery of climate action, e.g. cycleways and bus lanes.

1.2 Revenue, spending and borrowing

Investing \$2.05 million in a coordinated effort to attract major events to Christchurch - this wouldn't be needed if the city was more than just another city with a conference facility and stadium. Our point of difference is our connected cycleways, our great access to the outdoors, Hagley Park, etc. Spend less on "advertising" and more on infrastructure that will speak for itself (word of mouth is more powerful!)

Not filling vacancies puts undue pressure on existing staff to pick up the difference in order to meet key deliverables. Be realistic in staffing levels and levels of service.

Act like we are in a climate emergency!

1.3 Uniform Annual General Charge

The alternative (B): Setting the UAGC at a lower value of \$50, reducing the overall rates on properties with a lower capital value, but leaving a \$17 million shortfall in the Council's rates take, which would need to be made up by other ratepayers.

Comments

I like the alternative option as it makes the rates more affordable for lower-valued properties, which are more likely to be owned by low-income households

720

1.4 Business Differential

Support

Comments

I support an increase in the business differential.

1.5 City Vacant Differential

Support

Comments

It would be good to encourage land-bankers to develop their empty sites in commercial areas of suburbs as well as the CBD.

1.7 Excess Water Charges

No

Comments

People need to get leaks fixed and plant appropriately for the weather we get here so they're not watering the garden so much.

1.8 Capital Endowment Fund

Option 1: Using \$1 million from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.16%.

Comments

With the cost of living affecting a huge number of residents, option 1 gives the greatest benefit

1.9 Capital Programme

We need to urgently roll-out infrastructure improvements such as cycleways and bus lanes in order to urgently reduce greenhouse gas emissions due to our huge perceived reliance on private motor vehicles to get around our city and region. Please don't delay any cycleways, especially the Wheels to Wings Papanui ki Waiwhetū and commuter routes to both Prestons and New Brighton. Please install the necessary infrastructure to enable slower speeds across the entire city so that all streets become safe spaces for people riding bicycles and crossing the road on foot.

I support the creation of a roving footpath maintenance crew as a lot of our footpaths are not suitable for differently-abled people or people using mobility aids.

I support bringing forward the re-development of New Brighton Mall.

I support the re-phasing of expenditure/budget allocation for community facilities based on the delayed completion of anchor projects and realistic time frames for design, consultation, etc.

1.10 Properties

Please don't dispose of properties. We need more green spaces, especially as developers build more dense housing.

1.11 Further comments

Thank you for reading my submission

Attached Documents

File

No records to display.

Item 3

Attachment B

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 11/03/2023

First name: Greg Last name: Urquhart

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

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates

I think its disgusting, at a time of increased pricing and a potential ressession that you can not remove wasted costs out of council. Rate take in 2010 was about \$270,000,000 - now 13 years later the rate take is close to \$800,000,000. When you have agencies like Christchurch NZ that is costing over \$20,000,000 — and a massive staff. - just as a single example. There are true and easy options to reduce costs.

1.3 Uniform Annual General Charge

Our proposal (A): Our current proposed UAGC of \$153 in 2023/24. This is in line with the current proportion of your rates bill that forms the UAGC, and is in line with the overall rates increase.

Comments

Christchurch - UAGC should be closer to \$500 for evry household. We do know that the socialist left see rates - as not a value for service but instead a wealth redistribution charge...as Jake (city councilor) told me. This isnt the remit of the council....The UAGC hasnt increased for decades, and as such the burden of the cost of the city is falling unfairly upon the minority. UAGC should be at a similiar rate of other cities and towns in New Zealand. For this to occur - the UAGC needs to increase not decrease. At a minimun it should be covering the true cost of rubbish, water, waste for households. I am on a less than 800 square meter section, with a three bedroom signle story home with two people....and our rates are close to \$11,000 a year this year....a change like this would raise our rates to more like \$15,000 a year. Yes higher value homes should pay a higher rates charge- but the differential is way to much.

1.8 Capital Endowment Fund

Option 1: Using \$1 million from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.16%.

Comments

Stop giving away our money

1.10 Properties

56

Sell all property including council housing- this is a state role not a council role

Attached Documents

File
No records to display.

Item 3

Attachment B

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 11/03/2023

First name: Greg Last name: Urquhart

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

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.3 Uniform Annual General Charge

Our proposal (A): Our current proposed UAGC of \$153 in 2023/24. This is in line with the current proportion of your rates bill that forms the UAGC, and is in line with the overall rates increase.

Comments

Christchurch as a city must compete for visitors but also residents . By tesucing yhe uagc we ate penalising sunstantially all those that have a property above the average. If anyone does improvements to their home they get penalised . With yhe cost of the red bin alone per household being \$48 a year... this council is suggesting the uagc shouldnt even cover the cost of bins for households. The uagv all around the xountry is multiples of the chch one... meaning families and retired people are paying two or three or four or fave times the rates in chch vs similiar value properties around the country. This ideological attack and wealth redistribution harge just further alienates poyential higher value salaries or business owners comming to chch and even has number looking at movong also.

Attached Documents

File

No records to display.

722

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Don 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? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates

I think a rates Rise below 6% is fantastic except in my case because of property valuations my rate increase looks like it's going to be around 59%.

I don't have confidence in the accounting in the numbers given that I see lots of new development around the city and yet my rates go up while they should theoretically go down because there are so many more properties now to pay for the services delivered in.

It concerns me that the value of the CBD hasn't kept Pace with the residential suburbs meaning that the rates burden was on the profitable CBD is now passing across into residences especially low-income residences in the eastern side of the city .

1.3 Uniform Annual General Charge

Comments

this question seems like moving deck chairs around on the Titanic and is a waste of time

1.4 Business Differential

Support
Comments

722

yes I do support a differential rate for business but we also need to more accurately identify business as it is moved out of the CBD and it into the suburbs

if I operate my business from home say a computer programmer then I can deduct from my tax and amount for use of home.

anything that's going on my tax return as commercial and being claimed should also be subject to rating we need a more dynamic rating system that allows a simple honesty based system same as the tax system that allows for people to set the appropriate amount of rates to pay

we also need to thoroughly address this short stay and also boarding situation both where you are providing accommodation in your home which is exactly the same as my claiming a segment of my house as an office to do computer programming or if I was running in accounting business graphic design or many other home-based work opportunities that exist today

1.7 Excess Water Charges

Comments

the water question has been handled poorly and is a currently a shambles.

I understand some people that considering the judicial review.

I get the point at the end of the day the council tried to ask citizens to reduce water leakage through the network on their own properties and went largely ignored

700l 900s it's largely immaterial as far as I'm concerned it just means that I might be a little bit more conscientious of how I actually use the water or more likely just accepted it costs a few extra dollars

1.8 Capital Endowment Fund

Option 1: Using \$1 million from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.16%.

Comments

1.9 Capital Programme

we have to get the sewage treatment plant situation sorted out also the Organics plant situation sorted out both of them are highly unacceptable and a first world community.

We will have been delivering about on stormwater issues and not doing the maintenance that's clearly required .

I read this week in the newspaper that there's a report that says that some stormwater things will never be able to be fixed frankly I he just laugh at that suggestions while at the same time have very very little confidence in the entire stormwater situation .

722

It seems that the reality is when resident actually go and investigate what's going on they find maintenance that is not being done and when they jump up and down about it can get it done suddenly problems that were there seem to start to evaporate

1.10 Properties

anything that's not being used should be sold in the open market to help reduced rates help reduce debt and also make those assets available to be wider community to do something useful with

As far as I'm concerned at council doesn't need to sit on public assets for the never never when it is quite positions to be able to purchase back any asset that it needs at any point in time

1.11 Further comments

we declared a climate emergency number of years ago and it doesn't appear to be taken seriously

For something is simple as fixing a pothole in the road we get to truck rolls everytime one with someone who draws a little circle around the pothole and then another eventually for someone to fill it in .

Last week I had a phone call from a very helpful gentleman from the council or more precisely from treetech who had come to trims and trees that I had put snap send solve ticket in for however it was in a place that meant the ticket should have gone to city care rather than treetech 2B trimmed so he lodged another ticket in the computer system and left . It was a tree he had all of the gear there and order to deal with tree he should have just simply deal with the tree and moved on .

\$6000000 to develop a piece of software to count the water usage across the city seems absolutely horrendous and I hope that we will see through the ltp process and better more robust budget presented that staff well-being be held to rather than this constant game of carry forwards push bags which really undermine entire process of long-term planning and making mockery of the budgeting process

If staff can simply decide that the project is brought forward or pushed back then we seem to have lost councillor engagement in which case we may as well just have the chief executive running the councillors that was a corporate business and not in fact Council .

we also need to make sure that we're only collecting rates from the public for projects that are actually being executed in the given year

we need to stop collecting rates for projects that we plan to execute but instead focus on collecting rates only for projects that we actually do execute

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Attached Documents

File
No records to display.

Item 3

Attachment B

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 07/04/2023

First name: Justin Last name: Randall

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

Mainland Canoe Polo Association

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

Treasurer - 250 members

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023
(specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a
speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.11 Further comments

To CCC Councillors

I am writing this submission in regard of part of the Roto Kohatu development plan – adding two more canoe polo pitches that is not funded as part of the draft annual plan and asking specifically that funding for item 65241 – Roto Kohatu Development under Parks, Heritage and Coastal Environment – Parks and Foreshore – Level of service improvement on Page 57 of the draft – Annual – Plan 2023-2024 be increased so the pitch additions can be included in the Plans timetable.

Canoe Polo is an ICF (International Canoe Federation) sport played internationally in 50 plus countries and inside NZ by 1500-2000 participates nationally, we have 250-300 participants locally. We play on water based pitches 35*20m and it is a mix of water polo/basketball/kayaking. Canoe Polo has had pitches at Roto Kohatu since not long after the reserve was formed and have been using them continually for nearly 25 years.

The reason we ask for the addition or to bring forward the funds to add the pitches is that at present

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at peak times we are at capacity and not able to add more participants to our competitions. This is preventing us from developing and growing our members and contributing to our region falling behind the main north Island regions which have incidentally already have 4 pitch venues and better access to indoor pool resource.

Due to daylight and temperature constraints we are limited in how long we can run competitions for. We run from when day light starts to the minute it stops. The difficulty this brings as an organiser is at the start and end of this period you physically can't have as many games due to when sun set is. At present for our main weekly competitions googling when sunset occurs is the first thing you have to do. If we had the extra pitches you could run the needed number of games with out playing to the very last bit of daylight. Temperature wise it is cold at dusk in October and November and canoe polo does regularly fully immerse player in the lake.

At present in particular both our youth schools league and 2 tier adult competitions don't have space to add more teams. We are almost entirely unable to offer our sport to adults wanting to play socially or even start the sport. There are only so many pitch hours after work and in the weekends and they fully used in these peak periods by our competitions, training by NZ national reps, national league, and schools trainings.

Nationally we are also suffering as the limitation of only having 2 pitches, Christchurch is being overlooked for larger National and International level events in favour of the larger 4 pitch venues in Palmerston North and in particular Mitre10 Park in Hastings. For reference our national level regional tournaments would if fully attended bring approx. 300-400 people to the city.

For the above reasons I ask that consideration be given to bring forward adding the funding for the extra pitches to the plan. Since the loss of QE2 our significant indoor venue we have been heavily restrained in our ability to participate and grow our sport, we have people that want to play but we don't have enough capacity to cater for them, that really upsets us as a sport especially in the school youth area. The addition of more pool space may help but more playing time at the Roto Kohatu pitches is critical for us.

Attached Documents

File
No records to display.

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 11/04/2023

First name: sylvia Last name: lukey

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

Would you like to speak to the Council about your submission? Hearings will be held in late April/ early May 2023 (specific dates are to be confirmed). If yes, please provide a daytime phone number above so we can arrange a speaking time with you.

☒ Yes

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

Hearings will be held in late April and early May (specific dates to be confirmed).

Feedback

1.1 Average rates

There needs to be some mechanism whereby productive land that is bought up by developers, held onto for speculation, with the intention of later development pay their share of rates at a level which relates to the surrounding urban area.

Developers who do this pay lower rates then reap benefits by rezoning and developing off the backs of the infrastructure paid for by existing higher paying ratepayers later.

This practice has often contributed to the loss of necessary food producing land being lost forever.

1.3 Uniform Annual General Charge

Our proposal (A): Our current proposed UAGC of \$153 in 2023/24. This is in line with the current proportion of your rates bill that forms the UAGC, and is in line with the overall rates increase.

Comments

As it is not possible to know of the ability to pay the fee by someone in a higher or lower capital value property it is fairer that all should be treated equally.

1.4 Business Differential

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Comments

I am not sure if the above means that businesses will be paying 2.22 more in rates over urban dwellers. If so I would support that differential.

1.5 City Vacant Differential

Comments

Not sure once again what this change entails.

I agree that landowners of unsightly vacant properties should be encouraged to take care of their land and receive advice on how they can do that for their benefit and prevent the deterioration of the area where they are situated.

The question is should ratepayers shoulder be burdened with costs relating to the actual development of that land?

While advice and ideas proffered by council officers as part of their job is fine, actually granting council funds to action plans at the expense of ratepayers is not something that I am in favour of.

1.7 Excess Water Charges

Yes

Comments

I think that the allowance of 700 litres is totally unrealistic for properties who have larger properties and existing large canopy cover. 900 litres may not be enough for people who have a large canopy to preserve. The right to grow ones own food should be factored into the calculation.

Canopy cover is essential and important for the city as we have lost a great number of trees and green space. The canopy and its contribution in relation to climate control, overall health benefits to the public mental and aesthetic, stormwater management, prevention of erosion, source of shelter and food for wildlife.

These benefits are scientifically valid - and have a monetary value to society.

Thus people with urban tree canopy and properties that contribute should in fact be compensated by having a reduction in rates related to canopy. This happens in many cities in the world and is a way of ensuring that canopy is not lost.

For people living in apartments and on miniscule properties 2,3,4 and even 500 square meters without trees could be overusing water for no gain to the community.

1.8 Capital Endowment Fund

Comments

Not sure as I do not know how this will impact upon some organisations nor how much this relates to in dollars per property.

1.9 Capital Programme

I am concerned that where there is new housing development the surrounding roading comes under a "heavy wear load" from heavy traffic breaking the existing infrastructure. These roads are dug up constantly, patched and chip sealed constantly. It is important that developers pay some of the costs to ensure these roads are not a patched up mess with cheap seal after the new developments

T24Consult Page 2 of 4

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paved with asphalt are sold off to the public.

Thus surrounding roads leading into new developments must be upgraded and not downgraded by the development.

Aging water pipes especially concrete asbestos water pipes which have been banned since 1984 need to be replaced as science has shown they are well past their use by date and people are ingesting asbestos fibres in their drinking water as has been noted in the recent study by Otago University. This study showed almost all hydrants tested had asbestos fibres in the water. The CCC has for many years been using an inadequate method for testing the water.

In Kennedys Bush Road the pipes are over 80 years old around 40- 60 years past their use by date. Something needs to be done about this situation with urgency. Apart from Hackthorne Road we have some of the oldest pipes in Christchurch.

In times of heavy rain sewage has been mixed with stormwater, travelled down the hill and contaminated the pond in the Quarry Park. Development occurring within the hill and at the top of the hill just adds to the problem. Something has to be done to ameliorate these problems.

New developments have removed almost all significant canopy cover, drastically reduced land soakage (tiny sections with little surrounding land, the house covering most of the land) this combined with hard surfaces means that large areas need to be allocated to cope with surface water and enable planting of large trees to compensate for the canopy lost and contribute to helping with climate change control.

It seems like developers are reluctant to play their part and ratepayers are paying the price.

Facilities for recreation for all ages should be incorporated into new developments at the beginning of development. I do not see that there are places for teenagers to gather together in the new subdivisions off Kennedys Bush Road. eg no half courts for basketball shooting or places to play ball games etc.

Halswell Quarry Park should not be allowed to become a water holding facility either by design or default for the benefit of developments in the area. The stormwater pipe under the road from the Quarry park into Greens stream needs to be fitted with a valve to prevent backflow into the Park.

1.10 Properties

Unsure what these properties are so cannot comment.

1.11 Further comments

I am concerned that there is a decreasing amount of input that citizens are able to make regarding the areas they live in. Most planning/development is non notified. Council officers etc no longer alert or encourage citizens about those matters that may or may not be of benefit to the community. People without technology are left out of the loop.

In the old days- the community board used to have an advocate and secretary who would be proactive in letting the community know about matters that may or may not concern them. I feel now that too much is merely a fait accompli.

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Many of the matters I have mentioned relate to other parts of the city and I support those who are concerned about the health of our environment and the rapid reduction of canopy cover - bit by bit - but adding up to a substantial loss to all.

Why do we have to wait until we have lost probably over 50% of canopy cover before the CCC posits that we need to increase cover by 20% - not nearly enough.

The CCC needs to seriously consider the concept of Zero population growth - we can not continue promoting more people needing more housing, needing more roads and then more people to pay for more roads etc etc. What is Sustainable for the city and the country? is a question that must be asked.

Attached Documents

File
No records to display.