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## Christchurch City Council AGENDA

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### Notice of Meeting:

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

**Date:** Friday 28 April 2023  
**Time:** 9.30 am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

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### 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

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24 April 2023

### Principal Advisor

Dawn Baxendale  
Chief Executive  
Tel: 941 8999

Cathy Harlow  
Hearings and Committee Advisor  
941 5662

Cathy.Harlow@ccc.govt.nz  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

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

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## TABLE OF CONTENTS

1. Apologies Ngā Whakapāha ..... 4
2. Declarations of Interest Ngā Whakapuaki Aronga..... 4

## STAFF REPORTS

3. Hearing of Verbal Submissions for Draft Annual Plan 2023-24 - Friday 28 April  
2023 ..... 5

## **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 - Friday 28 April 2023

Reference / Te Tohutoro: 23/606385



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

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

#### 1. Brief Summary

- 1.1 The purpose of this report is for the Council to receive the attached volume of submissions of those wishing to be heard at the Draft Annual Plan 2023-24 hearing held on Friday 28 April 2023.
- 1.2 Attachment A contains the hearing schedule.
- 1.3 Attachment B contains a volume of submissions.

#### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	28 April 2023 Schedule of Submitters	23/606506	6
B 	28 April 2023 Volume of Submissions	23/606507	9

**Christchurch City Council Draft Annual Plan 2023/24**  
**Friday 28th April 2023**

<b>Time</b>	<b>Name</b>	<b>Submitter Number</b>
<b>9:30am (5)</b>	<b>Open Meeting</b>	
9:35am (5)	Bronwen Summers	503
9:40am (5)	Jane Cowan-Harris for Friends of the Christchurch Botanic Gardens	306
9:45am (5)	Richard Suggate	213
9:50am (5)	Sian Ruth for Marshland Hall Trust	220
<b>9:55am (5)</b>	<b>Gap</b>	
10:00am (5)	Stephen Wood	380
10:05am (5)	Ross Houliston for Greater Hornby Residents Association	646
10:10am (5)	Mark Gerrard for Historic Places Canterbury	669
10:15am (5)	Marie Gray for Summit Road Society	651
10:20am (5)	Ian Chesterman	525
<b>10:25am (5)</b>	<b>Gap</b>	
10:30am (5)	Chrissie Williams	666
10:35m (5)	Mel Graham	697
10:40am (5)	Pam Richardson	536
10:45am (5)	Pam Richardson for North Canterbury Federated Farmers	312

**Christchurch City Council Draft Annual Plan 2023/24**  
**Friday 28th April 2023**

<b>Time</b>	<b>Name</b>	<b>Submitter Number</b>
10:50am (5)	Marie Gray	653
<b>11.00 (30)</b>	<b>Break</b>	
11:30am (5)	Jenny Healey for Cass Bay Residents Association	744
11:35am (5)	Bill Greenwood	573
11:40am (5)	Timothy Seay for Save the McDougall Campaign	603
11:45am (5)	David Moorhouse	656
11:50am (5)	George Laxton	92
<b>11:55am (5)</b>	<b>Gap</b>	
12pm (5)	Suky Thompson for Banks Peninsula Native Forest Climate Change Group	740
12:05pm (5)	Geoffrey Sugden	566
12:10pm (5)	Jeremy Dixon for Civil Contractors New Zealand	736
12:15pm (5)	David Hawke for Halswell Residents Association (Inc.)	587
<b>12:20pm (15)</b>	<b>Break</b>	
12:35pm (5)	Joanna Gould	580
12:40pm (5)	Will Vere	348
12:45pm (5)	Victoria Andrews for Akaroa Civic Trust	761

Christchurch City Council Draft Annual Plan 2023/24  
Friday 28th April 2023

Time	Name	Submitter Number
12:50pm (5)	Victoria Andrews	397
12:55pm (5)	Cameron Bradley	597

503

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 09/04/2023

First name: Bronwen Last name: Summers

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

Whilst this is manageable for me I am sure there are people who will struggle to pay because the cost of living has rocketed up and their earnings in real terms have diminished.

#### 1.2 Revenue, spending and borrowing

None of the Assets that have been purchased by the ratepayers of Otautahi / Christchurch over many years ought to be sold. No councilor campaigned on this.

#### 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

A fixed rate on everybody should be abandoned.

Charge more rates on those with more expensive properties.

This is a better indication of people to be able to pay.

#### 1.7 Excess Water Charges

Yes

Comments

503

When building our home we were not permitted to install a compostable toilet.

We installed a grey water waste system, and installed two tanks which hold 14,000 litres of water off our roof which keeps our house in water year round.

As an owner of a large garden frequently admired and talked about, adding joy to my low socioeconomic community and as someone who has made a real effort to take responsibility for my use off water I am distressed as I realise I will still be charged for water (which no one owns) even at 900 litres a day.

#### 1.9 Capital Programme

The Heathcote river is a disgrace. It must be cleaned and made viable for communities to enjoy.

#### 1.10 Properties

Any land currently owned by our Council that is suitable for housing should have community housing built which is desperately needed.

#### 1.11 Further comments

The current shortfall of \$2.5 million must be found to ensure that the South Christchurch Library is built to the standard required.

If you don't have the right staff then please get the right staff. The use of contractors should be absolutely a last resort.

The Tasman district council some years ago did the sums and realised it would be cheaper to have their own in house cleaners rather than contracting the job out.

City Care should be owned and operated by the Council within our city. Expanding it to work in other cities is extremely unwise.

Using a merchant banker to advise on the use or sale of our assets is an insult to ratepayers.  
Merchant bankers

#### Attached Documents

File
No records to display.

306

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 06/04/2023

First name: Jane Last name: Cowan-Harris

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

Friends of the Christchurch Botanic Gardens

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

President 200 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).

### Attached Documents

File
signed Submission to the Christchurch City Council Draft Annual Plan 2022 2 2
FCBG-Submission cover letter

**Submission to the Christchurch City Council Draft Annual Plan 2023/24  
By The Friends of the Christchurch Botanic Gardens Inc.**

Supporting Document

The Friends of the Christchurch Botanic Gardens Inc. (FCBG) is an incorporated society formed in 1989 to promote and support (both monetarily and practically) the aims of the Christchurch Botanic Gardens (CBG).

The society has a Memorandum of Understanding signed between the Christchurch City Council (CCC) and the FCBG in 2017 to formalise and strengthen this partnership and develop stronger relationships with garden staff. (Christchurch Botanic Gardens Management Plan, (2007, p149).

In 2021 the FCBG formed a sub-committee to promote and strengthen support for Mona Vale (Heritage Gardens and City Centre) which is under CBG management.

In addition to the large number of FCBG volunteers who spend numerous hours supporting the CBG in different ways, we have volunteers working with Mona Vale staff as guiding ambassadors, maintaining the garden displays, and up-dating collections. We welcome the chance to submit the following recommendation to the CCC Draft Annual Plan and feel in a strong position to do so.

Our submission relates to the **Mona Vale Bathhouse** (Parks, Heritage & Coastal Environment Proposed Capital Programme, Asset Renewal 3368, CCC Long Term Plan (2021-2031, p96). We note that the restoration of the Bathhouse has been pushed back to 2029. In 2022 we submitted to the Annual Plan however we were informed that the repairs were unable to be brought forward at that stage. (see attached 2022 submission)

Submission

1. The FCBG requests that the Mona Vale Bathhouse earthquake repairs are brought back onto the Annual Plan budget 2023 (Year 3 of the LTP) to be restored to house a display of semi-tropical plants managed by the Mona Vale staff and open for the public and small community groups such as artists, musicians etc. to enjoy.

Rationale

- The Friends have begun an active fundraising campaign with a Garden Party and art sale set at Mona Vale. This Garden Party has raised public awareness and begun a fund to assist the restoration. The Friends' committee has agreed to increase the amount raised to \$50,000.
- Ongoing public donations are contributing to this fund.
- This initiative has triggered philanthropic interest from prominent citizens as well as a commitment to the funding of a bathhouse water feature subject to the restoration moving forward.
- We have been encouraged by the continuously positive public support for early restoration of the Bathhouse. We base this on feedback from an informal survey of walkers and groups at Mona Vale including from our fortnightly guided walks.
- The Garden staff have a clear vision for the use of the bathhouse; to display a collection of semi-tropical plants, additional to what is grown in Cunningham House, to include a water feature and appropriate seating for public enjoyment and community group use.



- It is the intention that the future use for the Bathhouse will be available for community groups and visiting public immediately after restoration. In addition there is an option to hire out the facility for events and weddings.

#### Submission Outcomes

- The Friends of the Christchurch Botanic Gardens have begun a fundraising campaign to assist the CCC with the cost of repairs and have agreed to contribute \$50,000. This contribution includes ongoing donations from the public.
- The FCBG strongly advocate that the restoration of the Mona Vale Bathhouse be reconsidered in the current Draft Annual Plan 2023/24 (Year 3 of the LTP 2021 – 2031).
- The Bathhouse is the only Heritage building left to be repaired at Mona Vale and should be considered under the Parks and Heritage Management Activity Plan which states that services are delivered by, '*Recognising and protecting heritage places and items (scheduled and unscheduled)*' and '*facilitating the use of heritage buildings*' (Draft LTP 2021-2031, Parks Heritage Management proposed for adoption, P4).
- We believe that the costing and repair plan had been finalised in the Operations budget 2017 and the longer it is left the more costly it will become as the bathhouse deteriorates.
- Public interest has been raised during the above campaign including discussions with the Mayor, local councilors and Community Boards.

#### To Summarise

- The Friends of Christchurch Botanic Gardens Inc. (FCBG) are recommending that Christchurch City Council bring forward to the 2023-2024 financial period (Year 3 of the 2021/31 LTP), the restoration of the earthquake damaged, heritage Mona Vale Bathhouse.
- The FCBG have raised the sum of \$50,000.00 towards the cost of repair through a fundraising campaign which includes public donations.
- Funding for restoration was approved in 2017. However other priorities shifted the Bathhouse to 2029 in the 2021-2031 Long Term Plan.
- The FCBG are concerned the Bathhouse will further deteriorate in this time and that the cost of repair will increase rapidly.
- The FCBG advocate that the Christchurch public and visitors to Mona Vale be able to enjoy this beautiful heritage building within the next year.

Submitted by  
Jane Cowan-Harris



President  
Friends of the Christchurch Botanic gardens Inc.

306



**Friends** of the  
Christchurch Botanic Gardens

Annual Plan Submission  
Christchurch City Council  
Po Box 73016  
Christchurch 8154

Attn. Tessa Zant

Submission from:

Friends of the Christchurch Botanic Gardens Inc.  
PO Box 73036  
Orchard Road  
Christchurch 8154

Jane Cowan-Harris



President



The Friends of the Botanic Gardens Inc. have 200 financial members which include families and couples.

NB: We would like to speak to this submission

Submission to the Christchurch City Council Annual Plan 2023/24

Documentation Included:



- Supporting Document



*Veronica lavaudiana* is endemic to Christchurch



Friends of the Christchurch Botanic Gardens Inc  
PO Box 73036, Orchard Road, Christchurch 8154  
New Zealand

 [friendsofthegardens@gmail.com](mailto:friendsofthegardens@gmail.com)  
 [www.friendschchbotanicgardens.org.nz](http://www.friendschchbotanicgardens.org.nz)

213

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 04/04/2023

First name: Richard Last name: Suggate

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

That is acceptable given current levels of inflation

#### 1.2 Revenue, spending and borrowing

No

#### 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 support B as it is a more 'progressive' option

#### 1.4 Business Differential

Support

Comments

Definitely need to maintain at least the same contribution from business

#### 1.5 City Vacant Differential

Comments

No comment

#### 1.6 Fees and charges

No comment

213

1.7 Excess Water Charges

No

Comments

700 litres is ample

1.8 Capital Endowment Fund

Comments

No comment

1.9 Capital Programme

It is increasingly important to strengthen climate change resilience by increasing infrastructure spending

1.10 Properties

Do not sell 2M Waipapa Avenue, Diamond Harbour. Detailed submission is attached.

1.11 Further comments

No

Attached Documents

File

Suggate\_Submission\_2M\_Waipapa\_Ave

Item 3  
Attachment B

Christchurch City Council

4<sup>th</sup> April 2023

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

My name is Richard Suggate [REDACTED] present this submission to oppose 2M Waipapa Ave listed as Land for Disposal in the 2023/24 Annual Plan.

I was a member of the DH Community Association Committee for ten years and for five of those I was the Chairperson and I have a good feel for community viewpoints on many local issues. This submission is largely based upon the submission of a local landscape architect, [REDACTED].

**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 300m<sup>2</sup> 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 2,705m<sup>2</sup> it should be noted that approximately:

- 800m<sup>2</sup> is shared access/driveway with residents of 6-14 Purau Ave (5 adjoining properties)
- 200 m<sup>2</sup> is the poplar windbreak footprint
- 100 m<sup>2</sup> is wastewater pipe, and
- The 300m<sup>2</sup> 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.

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-HlpLWE5QUFxFxRUdKejg/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 permanent 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.

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 3<sup>rd</sup> 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.

#### 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 is high on this compact valley floor. **Private ownership is unlikely to lead to biodiversity enhancement and allow public recreational access.**
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 support retention **in public ownership under protected status.**
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. **Private ownership is unlikely to deliver this.**
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. Residents would be open to discussions with the Council to arrange this.

#### Conclusions

1. The land parcel 2M Waipapa Ave has physical features which preclude it from most land use options and there are already 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.
2. 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,


Richard Suggate, 



Figure 1 Stoddart Point Landform Context

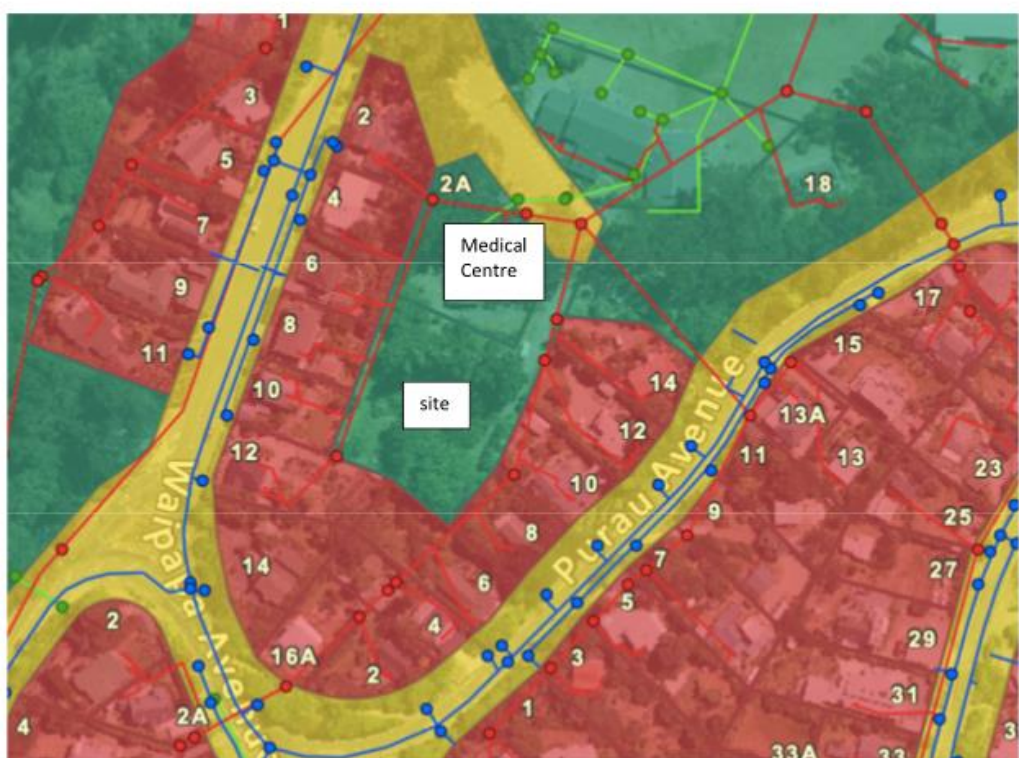


Figure 2 District Plan Zones (Green=Open Space Community Park, Red=Residential), 3 Waters Infrastructure (pipes), 15 neighbouring residents and the medical centre.



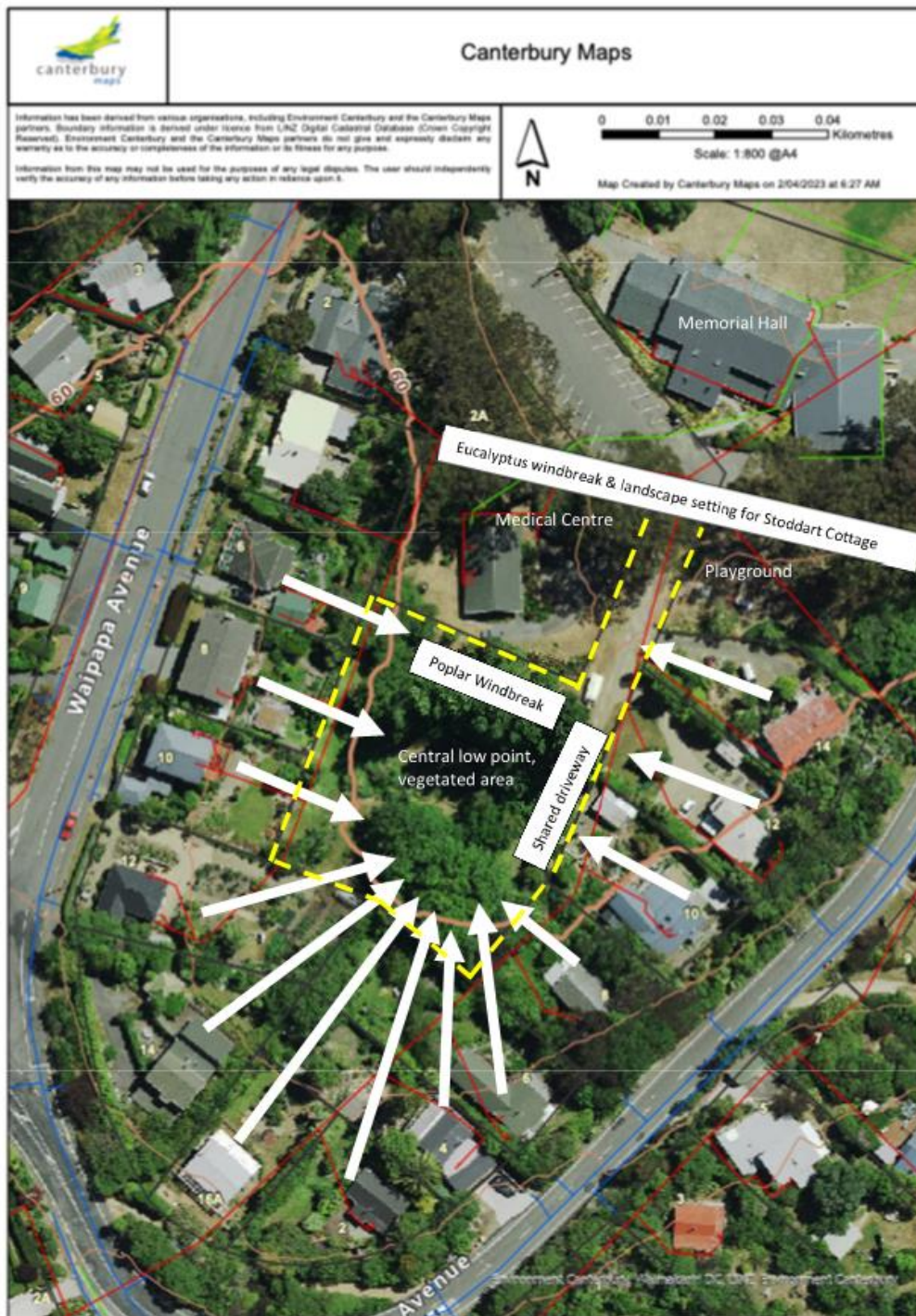


Figure 3 Aerial photo with contour overlay showing surrounding slopes and central low point (the site) of the valley landform. Site features are labelled including arrows to demonstrate immediate neighbouring views into the site.

220

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 04/04/2023

First name: Sian Last name: Ruth

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

Marshland Hall Trust

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

Trustee, 5 trustees representing the Marshland  
District

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

Given the current economic environment the increase in rates is understandable. The Council should be  
commended for keeping the increase below the rate of inflation.

#### 1.2 Revenue, spending and borrowing

No, but we would love to see funding provided for the purchase of the land for the Marshland Community Facility  
(Burwood Ward), please refer to our submission for additional information.

#### 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

Do not support

Comments

Very tricky, understand the need to spread the rating cost fairly but am concerned that this is another cost that will be passed  
onto commercial tenants and isn't met by the majority of land lords.

#### 1.5 City Vacant Differential

220

Support Comments
1.6 Fees and charges No
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
1.9 Capital Programme No
1.10 Properties Sell them!
1.11 Further comments We would like Council to provide funding in the 2023/24 Annual Plan for the purchase of land for the Marshland Community Facility (Burwood Ward). The amount we are requesting is \$1,300,000. Please refer to the attached submission.

Attached Documents

File
Annual Plan Submission April 2023

Item 3

Attachment B



# MARSHLAND HALL TRUST

## COMMUNITY FACILITY PROJECT



*By our Community, for our Community  
Helping build the future of the Marshland  
District*



## Background

The Marshland Hall Trust is a registered Charity (CC507102) with its purpose defined by its Trust Deed as being the provision of a community hall for the instruction, entertainment, enjoyment or benefit of all residents in the Marshland District.

To qualify as a resident of the Marshland District a person must be of the age of twenty-one years, permanently residing in the District and a bona fide resident of the District for a period of at least 6 months.

The Marshland District is defined as the area within a two-mile radius (3.22 Km) of the original Hall. Catchment areas include Tumara Park, Waitikiri, Burwood (north of Expressway), Prestons Park and Prestons, Marshland and west of Marshland Road up to the Motorway. The physical boundaries are: State Highway 74 (West side) Ouruhia (Northside), Queenspark (East side) and the Palms (South side).

The original hall was built in 1906 and was significantly damaged in the Christchurch earthquakes. It was deemed uneconomic to repair and the Trustees received an insurance payment to settle their claim. The Trustees determined that the original site was no longer fit for purpose, as it is on a busy road with limited access and car parking. The building itself was in a state of disrepair, to the extent that only a few groups would use it. The Trustees have now sold the original hall.

The Marshland District has grown significantly over recent years and has been identified by the Christchurch City Council as an area lacking in suitable community facilities.

## Vision

A highly accessible, community led, multi-use facility able to be accessed by all members of the Marshland and surrounding districts. It is envisaged that the facility will be used by a wide variety of groups including Marshland School, sporting groups (eg Basketball, Football, Wheelchair Rugby, Badminton, Volleyball), local aged care facilities, community fitness and recreation groups (eg Zumba, Pilates, Exercise Boot Camp).

A facility that recognises the history of the District and includes memorabilia and timber from the original Hall and the Memorial Gates. We will work with local Rununga to get their input into the project.

## Is there a need for a Community Facility?

The CCC Community Facility Network Plan updated in June 2020 identified that, in the then Coastal Burwood Ward, there were 3 Council owned facilities (Aranui Wainoni, North New Brighton and South Brighton), 5 Council owned community leased facilities (Parklands Community Centre being the closest to Marshland), 4 Church owned and managed facilities and 8 Community owned and managed facilities (the closest being the Pukeko Centre which is approx. 5.5km from Marshland Road).

In the Papanui Innes Ward the closest Council owned facility is Ouruhia Hall which is 4.3km from the old Marshland Hall site. The Ouruhia Hall was built in 1963 and comprises a hall with a stage and kitchen and toilet facilities. Capacity is 150 people.

The Plan noted a lack of community facilities in Burwood. It did note that the Burwood area was also seen to lack indoor recreation spaces, although some did exist at Marshlands Domain (noted as very much the recreational and community hub for the area, with a seniors-only tennis club, Marshland Scout hall and the North Christchurch Pigeon Flying Club rooms), along with Marshland School. At that time, the school hall had space to hire outside of school hours (but is now extensively used and has almost no capacity for new bookings).

The Prestons subdivision commenced in 2013 and has approximately 730 homes. Sale of land in the Prestons Park subdivision commenced in 2016 and is expected to contain 1,150 sections when finally completed. In 2013, Prestons had 237 residents, and this number had grown to 3,048 in 2018. The estimated population of both subdivisions at June 2022 was 4,290. In addition to the Prestons subdivisions, further developments have recently occurred, Oakbridge at the western side of Marshland Road on Prestons Road which is expected to comprise a further 500 homes. Secondly, the latest development is at Waitikiri Gardens where a further 27 homes are to be built.

A significant number of the residents of both Prestons subdivisions are people displaced from eastern suburbs following the Christchurch earthquakes. The Community Profile developed for Coastal-Burwood through 2019 and published early 2020 found that as a new suburb, Prestons was a community where many people are still establishing themselves and finding their place, some struggling to connect to their neighbours. The profile noted that there is room to build greater social cohesion. Prestons lacks an anchor community facility which fosters a sense of belonging and of place. When Marshland Hall was built in the early 1900s, through community fundraising and on donated private land, it fulfilled this function for what was then a rural community. Marshlands Hall Trust want to take this legacy and develop it into a new facility that is better located and equipped to service the suburban population that now resides in the area.

### ***Sport and Recreation***

A feature of the proposed facility is a full-sized basketball court. Discussions with local residents and staff of Canterbury Basketball have identified a real need for further indoor facilities for basketball in Christchurch and in particular in the East. Basketball, particularly at a junior level has grown significantly over recent years and there is a real shortage of facilities for teams (including schools) to practice in and to use for competitions.

In terms of growth in Canterbury – looking at the Saturday Junior club grades (which schools enter as well) – U13 through U17 levels numbers have steadily grown as follows:

Year	Boys Under 13	Girls Under 13	Boys Under 15	Girls Under 16	Boys Under 17	Total Number Of Teams
2017	N/a	N/a	12	8	21	41
2018	8	6	18	6	23	61
2019	12	6	24	4	32	78
2020	19	6	32	7	27	91
2021	20	8	44	8	36	116
2022	28	7	52	7	35	131

The after-school competition at Cowles has grown so much Canterbury Basketball has had to add another day to play on (and expect to need to add another day in 2023).

### ***Marshland School***

The new Marshland School was opened in 2016 at which time the roll was 348 students. It was built with an expected capacity of 400 students. The school roll at July 2022 was 545 students.

As part of our community consultation process we have met with School personnel and have noted that they have space issues with their current school hall. We were advised that when they want to put on a school production they need to find an alternative venue such as Shirley Boys High School. They struggle to have sufficient space for a full school assembly with family members present. Their hall currently has a half size basketball court, basketball is a sport showing strong growth in the school. In our proposed facility we have included a stage and green room that could be used for school productions with more than sufficient space for the school community in the sports court space. We envisage the Trust and School working together in partnership to maximise opportunities to use the community facilities.



We have also consulted with other community groups such as Burwood Football who have identified a need for a facility that they could use as a base and where they could store equipment for home games and practice sessions. There are also several other community groups who have approached us after hearing our plans and who are keen to use the space.

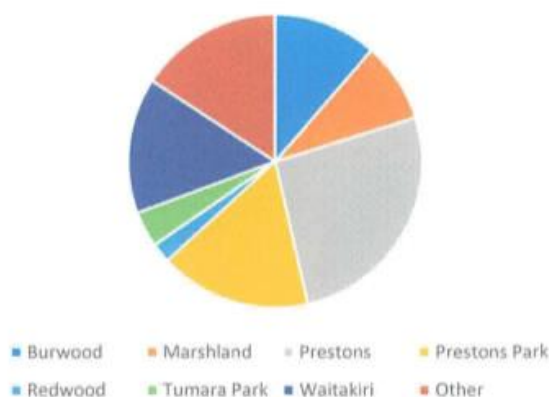
## Is there Community Support for a new Facility?

An online survey, designed by the Marshland Hall Trustees and Dinky Media, was shared via our Facebook page, along with the key Facebook groups serving the Prestons, Prestons Park, Waitikiri, Tumara Park and Travis Country communities – Prestons Residents Christchurch, Prestons Park Residents Christchurch, Tumara Park Neighbours, Tumara Park Residents and Waitikiri Residents, with promotion boosted. The link was also promoted via posters at the old Marshland Hall and around the community. The survey ran from 3 – 30 September 2020. The survey was clearly being undertaken by Marshlands Hall Trust and indicated in the preamble that as a valued member of the community, the Trust would like feedback to help build a business case for a new community hall.

### *The Respondent Group*

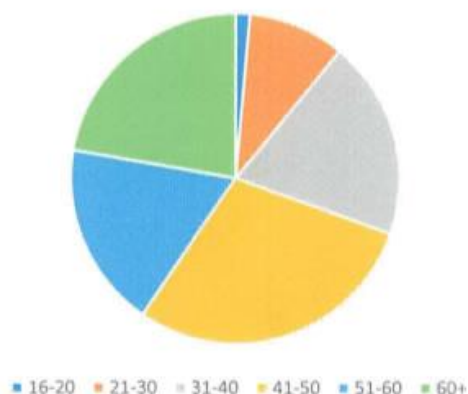
In total, 228 survey responses were received.

Respondents Location





Age Demographic



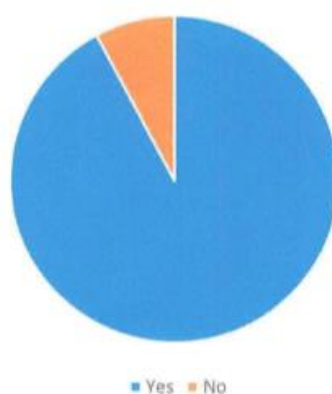
There was an even spread of responses across age groups with the lowest engagement from those under 30 years of age.

Of the 228 respondents to the survey, 85.5% (195 responses) lived in the catchment area of Marshland Hall. A further 11 lived in other parts of Coastal-Burwood, 12 lived in other parts of Christchurch city outside these ward areas, 3 in North Canterbury and 1 in Selwyn. One respondent did not record the area in which they lived.

#### Need for a community facility in the Marshlands area

The survey asked "Do you think a community facility is needed in our area?", to which 92.1 percent (n=210) answered YES and 7.9 percent (n=18) NO.

Is a Community Facility Needed in our Area?



Of those 174 respondents who resided in the immediate catchment area of Marshland Hall 83.8 percent (n=162) indicated YES, while 16.2 percent (n=12) did not think a community facility was needed.

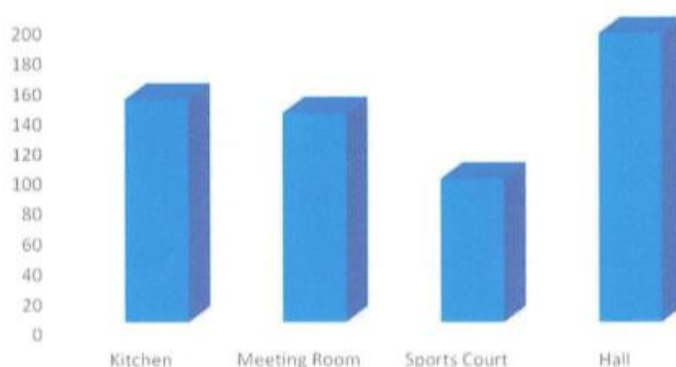
### Potential Usage

Organisations interested in using a community facility included:

Archery Club
Burwood AFC
Business
Christchurch Dog Training Club
Christchurch School of Music
Church groups
Hash House Harriers
Irish Dancing
Karate
Local market
Marshland Table Tennis
Netball Club
Parafed Canterbury
Probus
Rollerskating
Wheelchair Rugby
Youth Groups
Zumba

### Space Preferences

What sorts of spaces would be useful?



The survey asked respondents to identify what sort of spaces would be needed in a

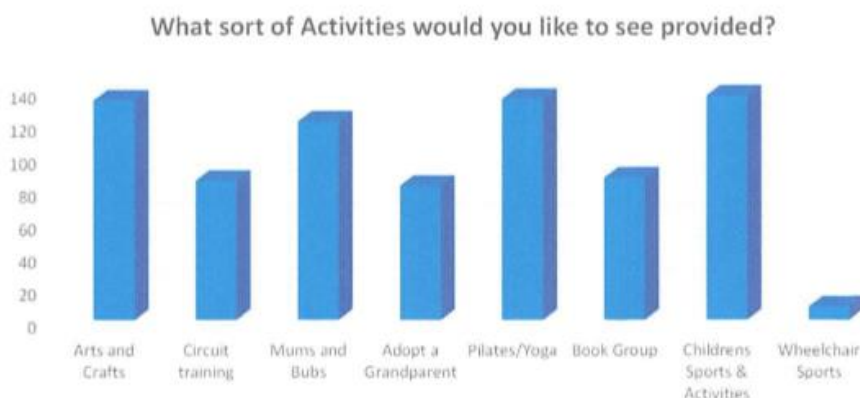
community facility in the Marshlands area, out of hall, sports court, meeting rooms, kitchen and other which could be specified.

Of the 228 respondents, 84.2 percent (n=192) felt a hall was needed in a community facility, 64.9 percent (n=148) wanted a kitchen, 61.2 percent (n=139) meeting rooms and 41.7 percent (n=95) a sports court. A number commented in "other" that they would like the facility to be multi-use, with spaces able to be used for a range of activities, and this was reflected in their responses, where the bulk of respondents identified a number of these features as desirable in a new community facility. Some mentioned affordability as a key factor.

### Preferred uses

The survey presented respondents with a list of activities and asked them to identify what sort of activities they would like to see provided for in any community facility.

Responses included:



### Other Community Feedback

The Trust undertook a feasibility study in 2021 to investigate the option of a community facility on Council owned Domain land using an existing building which was to be relocated. It eventuated that neither was the best option. Since 2020 we have worked at building relationships with stakeholders including Marshland School, Marshland Scouts, local businesses and the local community so they are aware of and supportive of what we are proposing. The Trust will be undertaking a further feasibility study in 2023. As part of that project we will obtain feedback from other key stakeholders including Council Personnel, Marshland School, Eastern Sport and Recreation Incorporated, Paraferd Canterbury Incorporated, Wainoni Avonside Community Services Trust, existing tenants of the Marshland Domain, Pukeko Centre, and users of the old Marshland Hall.

## ***Progress to date***

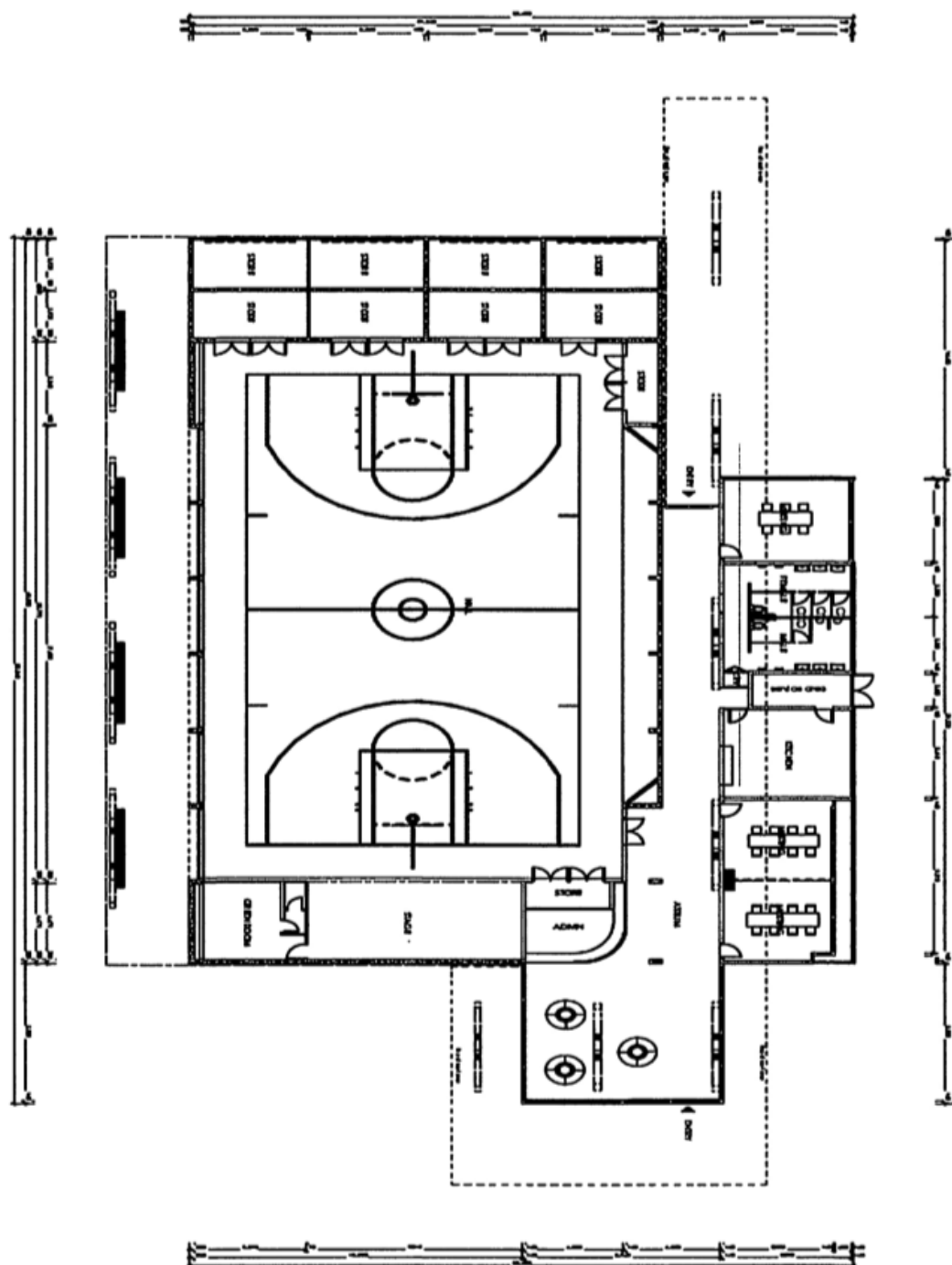
- March 2017: New Trust Deed approved by the High Court and new Trustees appointed, one trustee appointed by the (then) Coastal Burwood Community Board, one trustee appointed by the NZ Law Society and one trustee appointed by Parafed Canterbury Inc. Further trustees are able to be appointed as required.
- 2018/2019: Discussions commenced with various parties around options for the construction of a new community facility. Discussions with Council Staff regarding the possibility of constructing the facility on Council owned land at the Marshland Domain. Subsequently advised that Council would not approve the construction of any additional buildings on the site.
- August 2020 Online Survey undertaken to obtain feedback from residents regarding whether there is a need for a community facility, possible locations, what facilities would be important and what activities could be held there. Two hundred and twenty eight responses received.
- Throughout 2020 Discussions with various potential users of a community facility to identify their needs and wishes.
- November 2020 Sale of old Marshland Hall finalised.
- 2020: Discussions commenced with Prestons Park developer, CDL Land to purchase the strip of land adjacent to the Marshland Domain, sale of the land to the Trust agreed in principle, details to be finalised.
- April 2021: Research into facility design continued including visits to Aranui Community facility, Mt Pleasant and the new St Albans facility. Following this a concept plan was prepared by Walker Architects, with the support of the Prestons Park developer, CDL Land.
- May 2022: Concept plans fine-tuned following further consultation. Walker Architects to proceed to get their QS to cost the project based on the concept plans.
- November 2022: Community Day held at Marshland Domain to bring the community together providing the Trustees an opportunity to talk to people about our plans and to obtain further feedback.
- November 2022: Marshland Hall Trust Website launched.
- November 2022: Interim costings for the project received from Walker Architects.

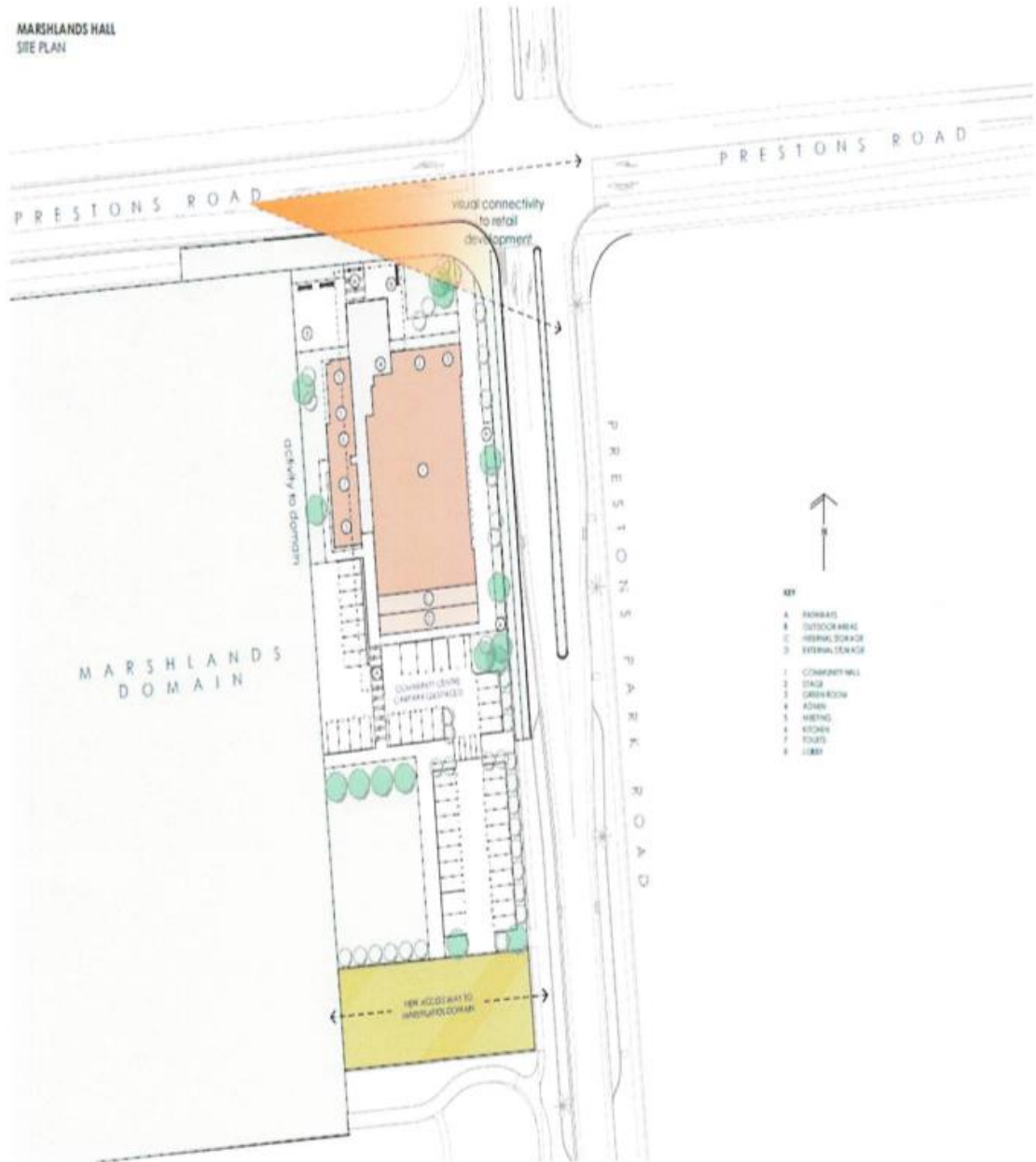
- November 2022: Trustees meet with members of the Waitai Coastal Burwood Community Board to discuss the project and request their support for a new community facility to be built in the Burwood Ward.
- March 2023: Two additional Trustees appointed, one being the Waitai Coastal Burwood Community Board appointed representative and one Trustee with building, construction and project costing knowledge and expertise.
- March 2023: Meet with Rata Foundation personnel to discuss the project.
- April 2023: Submission to Christchurch City Council Annual Plan requesting assistance with funding the purchase of the land for the facility.



## The Plan Forward

What does the Project look like?





## Preliminary Costs:

New Building estimate (subject to further review)	\$6,700,000
Land Purchase cost	\$1,300,000
<b>Total</b>	<b>\$8,000,000</b>

### Funding is anticipated to be provided as follows:

Cash funds held by Marshland Hall Trust	\$1,000,000
Council funding advance – initial land purchase	\$1,300,000
Council funding advance – stage 2/3 building	\$1,700,000
Fundraising – community	\$500,000
Corporate Sponsorship	\$500,000
Corporate Sponsorship – value in kind	\$500,000
Grant Funding	\$1,500,000
Council funding advance – stage 4/5 building (if required)	\$1,000,000
	<b>\$8,000,000</b>

- We have a verbal agreement with the developer CDL Land to purchase our preferred site on the corner of Prestons Road and Prestons Park Drive for a price of \$1.3million. It is our priority to secure this land and we are requesting council assistance towards the cost of the land acquisition and groundwork.
- We are very aware that funding is very difficult to obtain and we will be undertaking a further review of the concept plans/design to see how we can reduce costs while not losing any of the core requirements. We believe there are several areas where this can occur.



## Next Steps:

### **We want to secure the land, this is key to being able to proceed with the project**

After that:

- Complete a new feasibility study.
- Organise our next Community Day in November 2023.
- Continue with our fundraising projects including our "Buy a Brick" campaign.
- Establish relationships with Grant Funders such as Lotto, Rata Foundation, NZCT so we can proceed with applications at the appropriate time.
- Commence our Corporate Sponsor fundraising campaign.
- Investigate other uses for the facility including a Civil Defence emergency gathering place.

## Project Governance and ongoing funding, long term roles and responsibilities

Once the construction project is completed it is envisaged that a management committee will be set up by the Trustees to look after the day to day running of the facility, following our philosophy of "by the Community, for the Community". We will investigate the benefits of establishing relationships with organisations such as Parafed Canterbury Inc, WACST's or Eastern Community Sport and Recreation Inc to manage facility bookings and also to make the facility available for their activities. We envisage the Council will be an Investor/Funder of the project with applications being made for operational funding if required. It is the Trusts intention that the facility aim to be self-funding, but we do acknowledge that's not always an easy goal.

By having a core tenant/operator for the facility we believe we can have a higher level of activation for the facility, and correspondingly a higher level of income. However, it is important that in order for the facility to be accessible to as many members of the community as possible, it must also be affordable.

We have obtained from Council Staff operating costs and life cycle costings for two buildings owned and managed by Council as community facilities. Using these figures we have extrapolated out projected costs for our facility.

	Building A	Building B	MHT Facility
Year of Construction	2019	1920's	2025/26
Area (m2)	748	543	1,200
<b>Operational Costs</b>			
Security Services	\$1,200	Nil	\$1,500
Building WOF	\$250	\$250	\$250
Electricity	\$12,000	\$4,000	\$15,000
Insurance	\$17,000	\$8,000	\$17,000
Maintenance	\$8,500	\$8,500	\$13,600
Heating/Ventilation	\$8,500	Nil	\$5,000
Facility Management	Nil	Nil	\$12,000
Fire Service	\$1,500	\$500	\$2,000
Lift Maintenance	\$4,200	\$4,300	Nil
Grounds Maintenance	\$600	Nil	\$1,000
Cleaning Services	\$15,000	\$11,000	\$12,000
<b>Total Costs</b>	<b>\$68,750</b>	<b>\$36,550</b>	<b>\$79,350</b>

It is our aim to make the community facility as sustainable and energy efficient as we possibly can within our budget. This will include the use of solar panels, rainwater recycling, noise and heat insulation, double glazing, use of natural light and energy efficient lighting. This should assist in having reduced operating costs.

### **Maintenance Provision**

For their modern building, the Council would allow \$15,000 spread evenly over the first six years of the building's operation, \$19,500 in its seventh year, \$25,000 for each of the next two years, \$64,840 in 2030, and so on for maintenance and planned upkeep. From 2021 – 2040, they expect \$443,105 in upkeep costs. Total life cycle costs are anticipated as over \$1.2 million for the next 50 years for this building, so \$24,000 would be being set aside annually for this purpose to cover that full cost. Their figures are based on analysis of 25 specific construction events across the life of a typical community facility asset.

If we were to use the same scenario with our facility, considering that it is 60% larger than Building A, the Marshland Hall Trust facility would have an annual maintenance provision of \$38,400.

The combined annual operating and maintenance provision costs based on these calculations would be in the region of \$117,750.

### **Projected Revenues**

Overall, Council community facilities have a core occupancy average of 36-38 percent (unpublished data presented in earlier draft of Facility Network Plan).

Based upon the following assumptions:

Hourly facility charge: \$20 for Community Groups and Not for Profits

\$30 for Private Users

Estimate of usage split: 80% Community, 20% Private

40% activation for 2 spaces in the facility for 5 days per week would equate to \$704 per week, \$36,608 per annum, rounded to \$36,750 for purposes of the calculation.

### **Funding of Operating Costs**

Total hire revenue	\$36,750
Fundraising and sponsorship	\$15,000
Grant funding	\$36,000
CCC Community Resilience Fund	\$30,000

## Supporting Letters



13<sup>th</sup> March 2023

### Marshland Hall Trust – Annual Plan Submission

I would like to support the submission by the Marshland Hall Trust to the Christchurch City Councils Annual Plan.

I am the General Manager of ParaFed Canterbury which is a charitable organization that offers sporting and recreational opportunities to people with a physical disability in the Canterbury region.

Post earthquake the lack of facilities for our organization to use has had a huge impact on our services and has meant that we have had to try and source numerous venues to ensure we can provide consistent programmes. Accessibility is a huge barrier to participation especially for wheelchair users and the proposed plans for the new community facility that the Marshland Hall Trust is planning is unique and will ensure that it will become one of the premier facilities for people with a disability to use.

From the draft plans that I have seen, the facility will ensure every aspect of use by someone with a disability has been allowed for, from the width of doors, accessible bathrooms, storage areas to wheelchair access to the stage. This level of detail will ensure that the facility can be used by all of the community and will be a shining star in accessible community facilities. I can assure you that as an organization, we will be utilizing the facility across many areas and if the facility is built with all the features in the draft, it will be a magnet for many other community groups to use.

I fully support the Marshland Hall Trust submission the Christchurch City Councils Annual Plan in the hope that your support will fulfil this growing communities needs for an accessible community facility.

Regards



Ken Sowden (MNZM) (JP)  
General Manager  
ParaFed Canterbury





8th March 2023

To whom it may concern,

I am writing this letter to support a submission for funding for the Marshland Hall Trust. We are a large U6 grade (a roll of 501-675 students) full Primary School (Years 1-8) positioned within the Preston's Subdivision.

Our school hall was built in 2016 when the first stage was erected on the new Marshland School - Te Rito Harakeke site. At the time, the school was built for 400 students. The school hall was built to accommodate this number of students. However, over time, our role has continued to grow and we are now at the stage where we can no longer hold whole school events in our school hall.

As a school with a strong community focus, this has limited opportunities for school events, activities and fundraising ventures. As such, we would appreciate the opportunity to have a flexible community hall space to enable us to engage in these types of activities and events.

In addition, our limited sized school hall can only fit a modified half-sized basketball court. This limits our ability to engage in interschool competitions, school sports and P.E. teaching for all indoor sports,



220

including basketball, netball volleyball, badminton and other modified games. This also means we cannot engage successfully with external sporting professionals and opportunities, such as the Canterbury Rams teaching our students.

We hold learning celebrations throughout the year and end of year award assemblies. Due to not having the space, we have to limit these celebrations and school productions to a smaller audience. As such, we have to divide these up over multiple days. Having a flexible community hall space available for these such celebrations would result in a strong sense of community belonging and togetherness.

We thank you for the opportunity to support the Marshland Hall Trust in providing a facility that can be utilised for the whole community, including Marshland School - Te Rito Harakeke.

Ngā mihi



Leigh Fowler

Tumuaki - Te Rito Harakeke

Principal - Marshland School

Item 3

Attachment B

Canterbury Basketball Association Inc.  
Cuthberts Green Sports Centre  
220 Pages Road Wainoni  
Christchurch 8062

PO Box 27112 Shirley  
Christchurch, 8640  
New Zealand

10 January 2023

To whom it may concern,

We wholeheartedly support the application by the **Marshland Hall Trust** to apply for funding towards the construction of a basketball court inside the new Marshland Hall.

In particular, the basketball court proposed there would have a significant impact for our rangatahi who play, or want to play basketball.

Christchurch City had a deficit in terms of publicly accessible indoor court-space before the 2011 earthquake. The population growth both in terms of the wider population of Christchurch, and the number of people playing basketball here, means that there is even more demand for court-space than there was a decade ago.

Currently after-school junior basketball for East Christchurch is offered (Year Three to Year Eight) at Cowles Stadium. The competitions at this venue were already at capacity in 2022, and more and more clubs are searching for adequate places for their teams to practice. A quality community court in the Marshland area would help meet some of this demand for court-space in the Eastern Suburbs of Christchurch.

If you have any queries, or wish to confirm anything, please do not hesitate to contact either of us.

Kind Regards,



Clive Beaumont  
General Manager  
Canterbury Basketball Association



James Lissaman  
Community Basketball Manager  
Canterbury Basketball Association



March 17, 2023

Adele Mitchell  
Trustee  
Marshland Hall Trust  
[REDACTED]

Kia Ora Adele,

**Re: Letter of Support – Marshland Hall Trust**

New Zealand Wheelchair Rugby would like to confirm their support for the creation, development and establishment of Marshland Hall. This type of accessible, inclusive space is desperately needed to forge a connection between those living with impairments, disability sport and community groups. The establishment of this facility in close proximity to Burwood Spinal Unit can only assist in positively promoting life skills that are invaluable to ongoing rehabilitation and social connection.

Globally, the sport of wheelchair rugby has a positive reputation from grass roots to international competition with many commenting on how the whole sport is friendly and inclusive. Unfortunately, finding accessible facilities to showcase the game, train domestic and national teams, hold clinics and upskill our wider volunteer base of coaches, mechanics, carers, sport scientists and officials is difficult. The sport has struggled to obtain appropriate training facilities with wooden sprung floors without glass down at ground level and appropriate run off at the end of the court around the country. It would be incredible to be able to have Marshland Hall as an option for our premium training base and as an Academy for Wheelchair Rugby Development.

New Zealand Wheelchair Rugby (NZWR) would support a full-sized basketball court with extended run off (ideally three metres) to be used for competitions, training and multi-sport demonstrations. The ability to store our rugby chairs and associated equipment safely overnight would be invaluable as would having meeting rooms for clinics and High Performance sessions. We currently use the Garden Hotel in Shirley as accommodation for our events and Marshland Hall would be a perfect facility nearby.

Previously, NZWR has held training camps in the North Island, however after recent pandemic restrictions, flooding and cyclone affected roads, having a solid base in the South Island will assist with the continuity of the teams preparations for international competitions. There is a growing number of athletes playing the sport around the South Island and it isn't fair for them to continuously be having to travel north.

As the governing body for the sport and its disciplines in New Zealand, we work closely with our friends across the Tasman in Wheelchair Rugby Australia. We are both isolated in our part of the world and try to gather together several times a year for training and competitions. With a stress-free



international airport, Christchurch would be an ideal base for trans-tasman competition should we have Marshland Hall providing an accessible facility. Opportunities that may arise from a base at Marshland Hall come in the form of increasing sport awareness, fan exposure, development pathways, media confidence in disability sport and community engagement across platforms.

New Zealand Wheelchair Rugby supports the development of Marshland Hall wholeheartedly and believes the inclusion of wheelchair rugby friendly facilities will be deeply beneficial for ongoing competitive sport development as well as positively contributing to the community.

Kind Regards,



Dr Chérie Harris  
President  
New Zealand Wheelchair Rugby





Alpine Presbytery & Prestons Neighbourhood church  
Joshua Olds & Rev. Martin Stewart



27<sup>th</sup> March 2023

To the Christchurch City Council,

RE: Support of the Marshland Hall Trust's efforts to establish a local community centre.

We are writing in support of the Marshland Hall Trust's application for funding for the purpose of securing land in Prestons to establish a community centre. We have an emerging church community situated in the Prestons community, made up mostly of local residents. While being an openly faith-based community that has association with the Presbyterian Church of Aotearoa New Zealand, via Alpine Presbytery, it is a group of people who are deeply invested in the local Prestons/Marshland community. The approach that this group takes in 'being' church is in being a positive presence in the local community by joining in and encouraging a sense of community and relationship to form. An example of this can be seen in the weekly preschool music that is run – Movin' 2 Music, which typically attracts 25-30 children and parents/grandparents each week, this is about the capacity of the space that they use.

A significantly limiting factor not only for our emerging church community, but also seemingly for the wider local community, is the distinct lack of community spaces available in the general Marshland area, and specifically within the Prestons/Prestons Park subdivisions. Movin' 2 Music is currently run in the North Christchurch Pigeon Club – in the Marshland Domain. This is a space that is less than ideal for a preschool music group, both in the size and facilities, however it is really the only space available within the Prestons community that is in walking distance for the majority of those who attend. The Prestons neighbourhood church group also currently gather on two Sundays per month. Various local spaces have been used and trialled, however nothing fit for purpose has been found, and so this group currently meets in a community centre in Papanui. They strongly wish to be able to gather in a local space on Sundays but run into the same problem – that nothing usable is available.

Therefore, we strongly support the establishment of a local community centre. The emerging Prestons Neighbourhood church have a growing relationship with the Marshland Hall Trust, and have enjoyed sharing a vision for the local community. They can absolutely see themselves making significant use of a community centre should one be completed, and are potentially open to the idea of an arrangement to become an anchor tenant of some sort if this was agreeable to the Marshland Hall Trust.

Please do not hesitate to contact Josh (Preston's Neighbourhood church leader) if I can be of any further assistance.

Ngā mihi nui,

Josh Olds – Preston's Neighbourhood church team leader.



Rev. Martin Stewart – Executive Officer for Alpine Presbytery.





## Summary

We request that Council support our project to build a community led facility in the Burwood Ward, and as an initial step provide funding assistance to purchase the land we have identified as the most suitable location for the facility.

We request initial funding of \$1,300,000 with a further amount of \$2,700,000 to be provided within the Long-Term Plan for the balance of the project.

We recognise that by providing the funds for the purchase of the land, Council is placing a lot of faith in our ability to raise the balance of the funds and to complete the project. In order to protect the Council's investment in the land purchase, the Trustees would be very comfortable for the Council to register a mortgage over the land until such time as the project is completed.

We believe our project meets the Strategic Priorities and Community Outcomes as detailed in the Council's Strategic Framework for Otautahi- Christchurch:

Strategic Priority	
A strong sense of community	Our motto: By our Community, for our Community We need Council support and assistance with this project, but as an Investor/Funder, the ongoing management of the facility and decisions around what is in the facility are very strongly community led.
Active participation in civic life	Supporting our communities to grow their voice and to have input into the running of their community, related facilities and the city itself.
Safe and healthy communities	The facility will be a place for all members of the community to meet, it will be a safe place in difficult times.
Celebration of our identity through arts, culture, heritage, sports and recreation	Celebrating the history of our district is an integral part of the design of our facility, the facility will provide an opportunity for the community to gather and build a new history.
Valuing the voices of all cultures and ages (including children)	A venue where local identity and diversity can be celebrated.
Modern and robust city infrastructure and community facilities	A building that is accessible, sustainable and environmentally friendly to reduce our carbon footprint and our impact on the environment. The site of the facility is central to the Marshland district enabling residents to walk to the facility rather than using cars, it is also close to public transport.

## Who are the Members of the Marshland Hall Trust?



**Adele Mitchell**, Adele is the New Zealand law society appointed trustee of MHT and has previously run her own legal practice specialising in immigration law. She has lived in the Burwood and Marshland areas her whole life and currently resides in Prestons. Adele is also on the board of trustees for Waitakiri Primary School.



**Sian Ruth**, Sian is the Parafed Canterbury appointed trustee of MHT and is a self-employed chartered accountant. Sian is the Board Chair of Parafed Canterbury and is also on the Board of Paralympics New Zealand. For many years she was involved with the running of the QE2 Swim Club. Parafed Canterbury has a long history of being involved with the old Marshland Hall and is happy to be continuing that association with the new Community Facility.



**Joanne Noble-Nesbitt**, Jo is the Waitai Coastal Burwood Community Board appointed trustee of MHT and is a chartered secretary. Jo works at the University of Canterbury as a risk and insurance advisor. Her areas of expertise include corporate governance and compliance, risk management, project management, minute taking and meeting management. Jo and her husband Scott reside in Prestons Park.



**Scott Nesbitt**, Scott has been appointed by the MHT Trustees and brings invaluable expertise to the Trust. Scott is a quantity surveyor with over 25 years' experience including a number of construction projects in the Christchurch area. Scott resides in Prestons Park with his wife, Jo.



**Aurelia Hand**, Aurelia is MHT's head of fundraising. Full of fundraising ideas and overflowing with enthusiasm, she is not daunted by the size of the fundraising task. Aurelia and her husband Steve are long-term Marshland District residents and have strong ties to the community. Seeing huge growth in the area over recent years, Aurelia sees a real need for a new community facility and is hugely excited to be a part of this project to make it happen.

380

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 08/04/2023

First name: Stephen Last name: Wood

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

Raises are to be expected with increasing costs and the decision to build a stadium. I am a little concerned the the cost cutting has been too enthusiastic.

#### 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

While I think council should be free to charge for water as they see fit. this issue seems to be upsetting people. I have lived in a rural areas where a household allocation was over 1000 litres but "enforced" by flow limiters and a requirement for householders to install water storage.

380

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

using \$1M leaves much less for the real purpose of the fund - community grants.

1.9 Capital Programme

While i realise that some of the cost saving has been achieved by deferring capital spending as a short term fix, There is one area I think this has been taken too far. I believe that work on cycleways should not be deferred. In particular the Wheels to Wings Cycleway, which has been on council plans for 10 years, should proceed as soon as possible. It has already been planned, consulted on and approved by the prior council. The proposed delay is just politics. it is unlikely that a further round of consultation will deliver a fit for purpose cycleway. I would rather that cycleways be designed by traffic engineers according to recognised design standards (such as those published by CCC and Waka Kotahi) and NOT by objectors.

I am a keen cyclist for transport and recreation, and have recently got involved in leading groups of less confident cyclists on rides around the city. While riding alone, I can and will cope with roads with little or no cycling infrastructure, but my group leading has made me aware of the importance of good quality and connected cycle routes. While people dismiss the Harewood road route as having no demand, i think it will form an important link to the airport, businesses in the airport area, schools, new subdivisions in the northwest, recreational facilities in the Groynes and Macleans Island. On my last ride through the area I was returning to the city from the West via Chattertons and Macleans Island Rd, and crossing Johns Rd would have been safer if I could have got to the underpass at Harewood Rd. Riding along Harewood road feels very squeezed with traffic lanes forcing you to choose between riding in the door zone of parked cars or taking a lane, and the intersections and crossings are more hazardous because of the multiple lanes. While I'll currently use Harewood road on a transport trip if I can avoid peak traffic, it is not a road I'd choose for a recreational trip at all - it's not a fun place to be - either to travel on or cross. it's also an area we avoid when leading group of riders. The sooner that council can deliver on a meaningful improvement the better.

1.10 Properties

Attached Documents

File

MCR-maps-2013-2023

Item 3

Attachment B



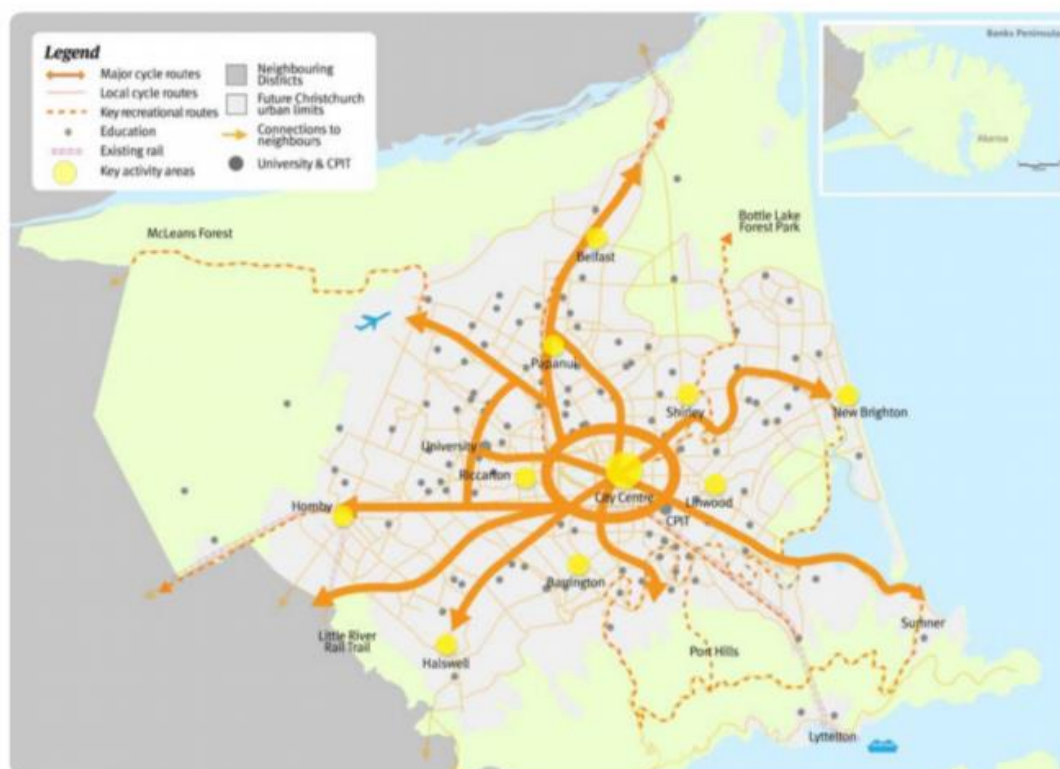


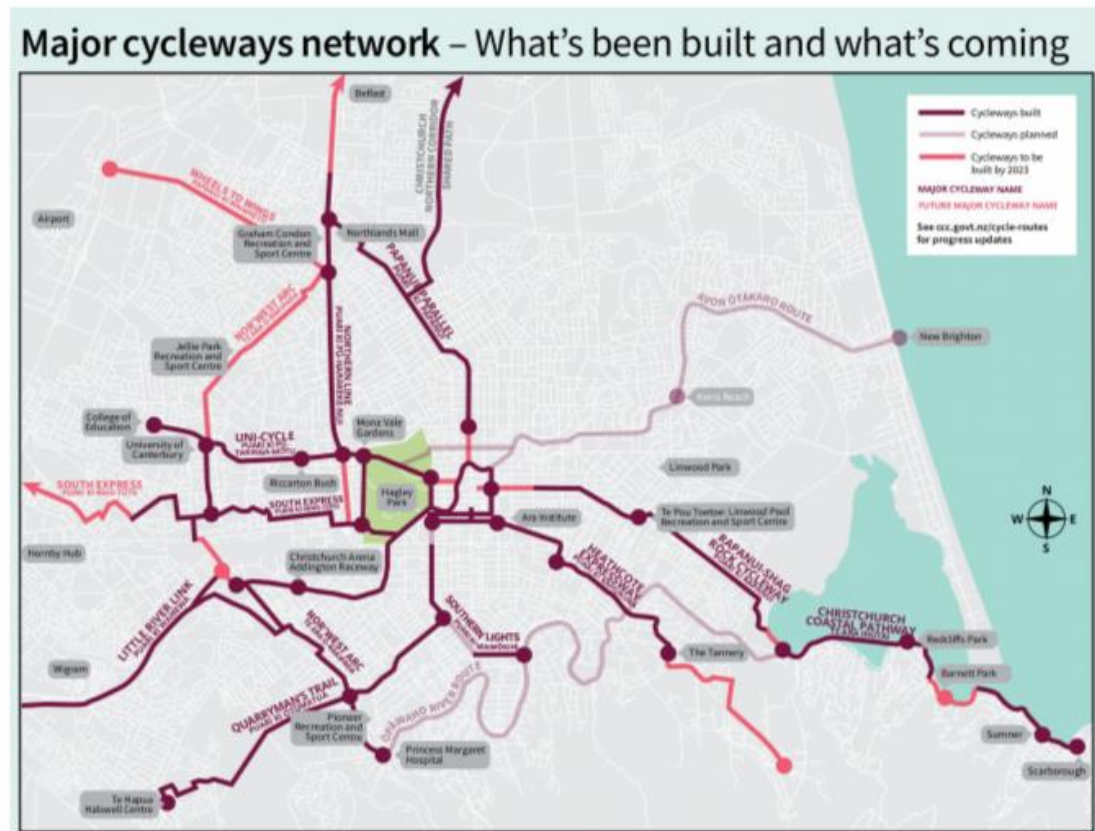
Figure 1.1. Future cycle network: major, local and recreational cycleways (Christchurch Transport Strategic Plan).

## Network of Major Cycle Routes as envisaged in 2013



## Progress on Major cycle routes: 2018





Progress in Major Cycle Routes: 2022. (from the CCC Cycle map)

646

## Our Draft Annual Plan 2023/24

Item 3

Attachment B

### Submitter Details

Submission Date: 10/04/2023

First name: ROSS Last name: HOULISTON

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

Greater Hornby Residents Ass.

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

Greater Hornby Residents Ass.

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

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

With this community in a lower socio-economic zone residents can struggle to pay their rates, while those earning higher rates of pay and living in higher socio-economic zones are better placed to pay higher rates for the privilege of living in those zones.

#### 1.4 Business Differential

Support

Comments

#### 1.5 City Vacant Differential

Do not support

Comments

It is time to move on from the earthquakes and if some can't then perhaps it is better for them to sell.

A prime example is the cnr. of Brougham St. and Selwyn St.

#### 1.6 Fees and charges

Dissatisfied in the charges for community Hall charges.

646

1.7 Excess Water Charges

Yes

Comments

This appears to be a breach of The Human Rights Bill in which it is illegal to discriminate.

1.8 Capital Endowment Fund

Comments

Should be left alone altogether.

1.9 Capital Programme

Doubtful if they will cope under intensification.

1.10 Properties

Do your research properly and engage fully with the public in the affected zones.

1.11 Further comments

See Submission attached.

Attached Documents

File

Ross Houliston CCC Annual Plan Submission on behalf of GHRA (2)

Item 3

Attachment B



## GREATER HORNBY RESIDENTS ASSOCIATION

e: hornby.ra@gmail.com

The Greater Hornby Residents Association thanks you for the opportunity to submit on the 2023/2024 Annual Plan.

The following comments are based on feedback from both our monthly meetings with residents and a survey with residents with just over 450 returns.

There are several concerns/issues with residents in our area that the GHRA has brought to the City Council over recent years that continually we are not seeing being addressed in annual and long-term plans. Combined now with the threat of high-density resident housing in the Hornby area these issues being addressed is more urgent than ever.

### **FOOTPATH ACCESS BETWEEN THE HUB HORNBY AND MEGA CENTRE**

The first is lack of Pedestrian access on the northern side of the Main South Road between the Hub Hornby and the Hornby Mega Centre i.e., Countdown/Mitre 10 Hornby. This footpath and cycleway should extend to the Sockburn Overbridge.

Council staff were supplied with a Stantec Report done for NZTA some years ago and the GHRA has submitted on this issue for over three years.

The lack of pedestrian and safe cycleway access through this area is a major health and safety issue and our community wants this issue taken seriously by the City Council, and with urgency.

We have seen and supplied the City Council previously with photos of residents/visitors/tourists having to walk on the Main South Road, and wheelchairs becoming stuck in the railway lines. The GHRA is challenged to find two major shopping centres that are not linked with direct and safe pedestrian access.

82% of respondents to an early survey saw this lack of footpath as a major issue.



## GREATER HORNBY RESIDENTS ASSOCIATION

e: hornby.ra@gmail.com

### **HALSWELL JUNCTION ROAD EXTENSION**

This has been a project that has been delayed, and delayed, and the community is extremely grateful to see it finally happening and out for tender. There would not be a week past where the Residents Association is asked by effected residents on the latest update.

The residents in this area have been long suffering, and we have much empathy with them, in the delight they will have, in finally having this project completed.

### **HALSWELL JUNCTION ROAD/BRANSTON STREET INTERSECTION:**

This intersection we understand is about to come under the control of Christchurch City Council from Waka Kotahi/NZTA, and we ask that Traffic Lights be installed at this intersection, as Heavy Vehicles/Vehicles are having trouble turning right out of Branston Street, onto Halswell Junction Road due to the heavy traffic flow on this road.

As a result, Heavy Vehicles are forced to travel North up Branston Street, onto Amyes Road (that is a story in itself), and either North or South down Shands Road or worse through the narrow Goulding Avenue to travel South.

Parker Street as a result is also being used by Heavy Traffic despite a Heavy Vehicle ban that is in place.

This is causing increased congestion on our already congested local streets that is continually getting worse.

### **GILBERTHORPES ROAD/PARKER STREET/WATERLOO ROAD INTERSECTION:**





## GREATER HORNBY RESIDENTS ASSOCIATION

e: hornby.ra@gmail.com

The GHRA is still awaiting the independent traffic report that we were promised for this intersection nearly three years ago. We were also guaranteed, that no construction of the South Express Cycleway through this intersection, is commenced until the Independent Safety Report is released to the public and its findings taken into consideration. So far, the City Council have kept this promise and we hope they will continue to do so.

The only reason that this intersection has not seen a higher crash rate, is because locals understand its danger, and approach it with absolute caution and in many cases fear. Accidents and near misses every week is not acceptable.

The comment made by a traffic engineer at a site meeting, when he saw 10 vehicles in a row go straight through the Stop signs at the intersection was that "You will only see Fender Benders happen here" is one that still rings in the ears of the GHRA representatives present that day. We have seen serious accidents, even including death here!

### **AMYES ROAD/AWATEA ROAD/SPRING ROAD JUNCTIONS**

If you consider the comments made by the traffic engineer, then you would question if these intersections need to be signalised, but we know both these, and including the Gilberthorpes intersection the need is real and needed now.

Around half of residents thought the Awatea/Springs Road/Amyes Road intersection upgrade was one of the most pressing issue in terms of roading needs in Hornby, but many replies indicated this upgrade, would benefit Halswell residents more than the Hornby roading network. Obviously, the answer to this question is relatable to where you live in Hornby to what is the most pressing traffic need.

The traffic builds up during the evening and in the afternoons which is vehicles travelling from Hornby to Halswell while in the mornings is the reverse. This is acknowledgement that Hornby is a major centre of employment and many travel to Hornby for their daily employment whether it be retail or industrial.

### **EXCESS WATER CHARGES**



## GREATER HORNBY RESIDENTS ASSOCIATION

e: hornby.ra@gmail.com

The GHRA supports the residents in their overwhelming support for the water allowance to be increased to 900 litres with 78% of respondents agreeing to this. The Greater Hornby area is river bed, not silt, as in the East of Christchurch and therefore has a different usage requirement. This point was so well articulated by Cr Keown in a recent Council meeting.

The other factor is also the legal definition of the NZ Bill of Rights, and discrimination, and whereby it could well be illegal, to differentiate between those with meters, and those without, especially with the City Council itself, possibly, disconnecting meters on some properties throughout Christchurch, for rebuilds without meters.

### **ENDOWMENT FUND/COMMUNITY FUNDING:**

With regards to using the Endowment Fund to assist community funding, over 50% of our residents did not want to see this fund touched for this purpose, and believe it is better kept for what maybe more pressing issues in the future.

### **ANNUAL PLAN DOCUMENTATION:**

Ross Houliston, our Research and Submissions Officer, found difficulty in trying to find the true data within the plan documents, for example a breakdown of costs is not given when you enter an ID number, as it just comes back with the total project figure, and not how that is broken down.

It is noted that the operational spends seems to have been miscalculated, however it would appear there still seems to be a difference/gap of \$87.6 million when you take into consideration the Capital Spend and Operational Spend.

### **TREE RENEWAL AND CANOPY COVER**



## GREATER HORNBY RESIDENTS ASSOCIATION

e: hornby.ra@gmail.com

As the confirmed ward with the lowest tree canopy, we are frustrated that we are seeing little efforts to increase the tree canopy cover in our ward, while we see projects being funded by the City Council, to do this in other wards. We would welcome the opportunity to address with Council, on how funding for tree canopy in this area, can be increased to address tree canopy in the most needed ward.

With high density housing planned for the Hornby Ward and the opportunity for developers to just wipe sections clear before construction and no trees required to be planted but a levy to be paid, upon approval, is greatly concerning to our residents.

To improve transparency, we would ask that the Tree Replacement register is made a public document that is open to residents to view at any time.

### **INTENSIFICATION:**

Our community is extremely worried about what is proposed, in terms of High-Density Housing, to the point 86% believe Hornby infrastructure is already creaking and croaking and frankly not coping. There has been communication with residents over raw sewerage back flowing in their drains and over the ground. We are bamboozled how housing intensification is going to fix/address this issue.

Residents, like the GHRA, are disturbed at the apparent lack of planning in both Annual and Long Terms plans for the high-density housing being forced on our suburb. There are so many questions with no answers forthcoming – How will increased intensification address our already struggling sewer system, How will the roading network cope, Will overbridges be needed to keep our pedestrians and cyclists safe, Where will we see the increased green space required for increased residents in an already established suburb.

The outlook for the Hornby Ward is dire, unless the City Council takes urgent action to address the infrastructure issues, in the upcoming Long-Term Plan. This is Hornby's nuclear moment. All this is happening at a time when the Christchurch City Council has a policy, and a target, for increasing numbers of residents living in the Central City, which in reality has only just got to pre-Earthquake figures and a long way from its self-imposed target.

646



## GREATER HORNBY RESIDENTS ASSOCIATION

e: hornby.ra@gmail.com

We acknowledge the funding of the Hornby Centre – Matatiki but also this a facility we have waited for over at least 40 years and some older than us, say was first promised in 1952 or even in the 40's. With the intensification planned, we can only hope the centre will be large enough to cater for the increased residents.

It is interesting times we find ourselves in as a community, and this is before we even start considering the impact of future earthquakes, and A.F.8, which is not an if but when, and has the potential to flood Christchurch as we know it.

Thank you

Ross Houliston – Research and Submissions Officer

On behalf of the GHRA Committee, Members and Residents

669

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: Mark Last name: Gerrard

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

Historic Places Canterbury

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

Chair

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
Historic_Places_Canterbury_Submission_CCC_Draft_Annual_Plan_2023_2024

Item 3

Attachment B





## *The Voice of Heritage*

Christchurch City Council Draft Annual Plan 2023-2024  
Submission  
From Historic Places Canterbury

Mayor and Councillors,

Historic Places Canterbury (HPC) wishes to acknowledge the work and professionalism of the Council's Heritage Team and requests the Councillors pass on our appreciation of their work.

HPC considers the Canterbury Stories web site to be a successful initiative. HPC commends the Council for funding work on this project.

HPC recently attended a Workshop and came away impressed with the Canterbury Stories Team approach and progress made.

**HPC requests this projects funding be continued and additional funds be set aside to allow the Staff to promote the site to the communities of Christchurch and beyond.**

### **Toi Auaha Rolleston House Community Arts Facility**

HPC commends the CCC for the Toi Auaha Rolleston House Community Arts Facility. It is a great example of adaptive reuse where the community has found a use. HPC has in past submissions argued for actively seeking Community input on possible uses for a building.

**HPC requests that actively seeking Community input on possible uses be the default position for a CCC building instead of demolition or sale.**

### **HPC Specific Comments on the CouncilDraft Annual Plan 2023/2024:**

#### **Christchurch Cathedral**

**HPC endorses the release of the \$3 million grant as outlined in the Draft.**

#### **Arts Centre Old Student Union Building (the old Dux de Lux)**

**HPC encourages the discussions between the CCC and Arts Centre Board to arrange for the repair of the building. HPC considers the Board repairing its own building is the best option as it means it could then be simply commercially leased out.**

HPC asks if the CCC has considered extending of the Arts Centre Targeted rate? (This would enable the Arts Centre Board to borrow against it to repair the building.)

#### **Christchurch City Council Heritage Team**

**HPC requests the Council Heritage Team be restored to its pre-COVID staffing levels and make an adjustment to the funding accordingly.**

The CCC deferred from filling a Team Heritage vacant position due to the financial influence of COVID and recently, self imposed CCC restraints.

**HPC is requesting this vacant position be filled as it considers the Heritage Team's expertise will increasing be required both internally and externally.**

HPC expects the Heritage Team's workload to increase as their input is sought in CCC reports. This will be an improvement, as HPC in past submissions has highlighted CCC reports where the Heritage Team's input and advice was missing.

The Heritage Team's work will also increase as the Government's intention to intensify our City will place additional strain on the preserving of our Heritage. Due to Government intensification measures, we face the real prospect of significant loss of Heritage buildings that would qualify, but has not yet been assessed for protection by the Heritage Team.

HPC still considers the District Plan is not representative of our Heritage and extra effort needs to made to rectify this. HPC would like to remind the Councillors a couple of years ago we found that scheduled Heritage Buildings were just (if I recall correctly) just 0.25% of the total building stock so Heritage is rare.

#### **Heritage Incentive Grants (HIG)**

**HPC supports the carry over of the resources to ensure funds are available for Heritage Incentive Grants in the upcoming financial year.**

**HPC requests provision be made for the need for addition grant funding as we note the upcoming sale of the Harley Chambers and Worcester Chambers buildings. The new owners may apply for grants for their restoration. (Knowing funding is available will surely empower the Heritage Team in any negotiations with the new owner/s.)**

**HPC requests the Councillors consider:**

#### **Heritage Incentive Grants (HIG)- The Tangible Fund**

**HPC requests the Council at minimum, begin the full reinstatement of the grant to its highest previous levels (between \$800,000-900,00).**

Reinstating it to its previous levels will bring operational parity with the Intangible Fund.

HPC considers there is an imbalance as applications for built heritage are generally more cash intensive so the funding for the HIG should reflect this and needs to be raised. "Our Heritage Our Taonga" Heritage Strategy commits the Council to supporting and partnering with the Community in the retention of our Heritage and the funding must reflect this.

HPC argues BOTH the HIG and Intangible Funds should be well supported to be effective.

**This is not a case of one or another but both together.**

#### **Canterbury Provincial Council Buildings (PCB)**

**HPC supports the funding of work on the Canterbury Provincial Council Buildings.**

**HPC requests that a full briefing of the proposed work of Stage 1 be made to Stakeholders and interested parties.**

**HPC requests and supports Dame Anna Crichton's public call for the PCB advisory group to be activated and be involved in the decision making. (The Press 19<sup>th</sup> March 2023)**

HPC was highly critical of a tender process being used for the Old Municipal Chambers restoration. The process adopted meant any decisions of use, etc were excluded from public scrutiny and Christchurch Residents were denied a say in the restoration and type of use for their heritage building. The result was effectively a fait accompli. HPC does not want a repeat of the process.

**The PCB is a nationally and internationally significant Heritage building and HPC considers the CCC to be custodians on behalf of Aotearoa New Zealand.**

**HPC requests any decision making in oversight, policy, funding etc should be extensively publicly consulted at the initiation/ beginning of the decision making and not developed, without public scrutiny, within the CCC and then presented as effectively as a fait accompli at the end of the process.**

### CCC Cemeteries

The CCC is to be commended for having a specialist Cemetery Team. HPC has complimented their work in a past Public Forum presentation.

### General Comments

**Aside from the above requests, HPC endorses the Draft Plan in relation to what is proposed for Heritage.**

**HPC is pleased with the repair of the Cunningham House.** The Botanical Gardens are one of Christchurch jewels and Cunningham House is an integral part of the Parks experience.

### Barbadoes Street Cemetery Sextons House Renewal

**HPC is pleased work is planned for this building, as it is long overdue. However if the renewal is to be delayed as proposed, HPC requests an assurance the building will made very secure.** HPC has knowledge of other CCC buildings where this has not happened and damage ensued.

### Heritage Targeted Rate

#### Special Heritage (Arts Centre) Targeted Rate

#### Special Heritage (Cathedral) Targeted Rate

**HPC supports the continuance of these targetted rates.**

**HPC supports the funding for the following in the Draft Plan:**

- 3366 Little River Coronation Library
- 61795 Heritage Parks Planned Hard Surfaces Renewals
- 3349 Chokebore Lodge
- 3368 Mona Vale Bathhouse
- 22167 Canterbury Provincial Chambers Works (Stage 1)
- 61691 Heritage Buildings Reactive Renewals
- 61692 Programme - Heritage Buildings Planned Renewals
- 61693 Programme - Public Artworks, Monuments & Artefacts Planned Renewals (PAMA) Parks
- 61709 Heritage Metropolitan Project (Former Council Stables)
- 61821 Cunningham House Building Renewals (Heritage)
- 65405 Yew Cottage Conservation Works
- 65406 H Building - Sign of the Takahe window renewals
- 65407 H Building - Sign of the Kiwi and Lyttelton Signal Box
- 65416 Delivery Package - PAMA Conservation and Renewal Projects
- 65417 PAMA-Jubilee Clock tower repair of Artefacts components
- 1469 Robert McDougall Gallery Weathertightness
- 65641 Robert McDougall Gallery - Base Isolation
- 45164 Robert McDougall Gallery Strengthening

**"Our Heritage Our Taonga" CCC Heritage Strategy**

HPC finishes this submission with a quote from the CCC Heritage Strategy.  
We do so, to remind the Councillors and CCC Staff, the CCC has a Heritage Strategy.  
HPC in the recent past has found and criticised reports where no reference to the Heritage Strategy were found.

"Kia kōmiroa, kia whiria ngā weu kia ū, Kia roa, kia pītonga ai te taura  
we lengthen and strengthen the essence within  
As we weave together new strands into our rope,

We work together to recognise, protect and celebrate our heritage, which weaves our stories and places together, and is vital to the identity and wellbeing of our communities and the district."

**Mark Gerrard**  
**Chair Historic Places Canterbury**

669

The Following are slides taken from a presentation:  
“Heritage and Economics: Multiple Lenses”  
given by  
Building Economist Donovan Rykema

Item 3

Attachment B



In Norway  
only 6% to  
10% of money  
spent by  
heritage  
visitors is spent  
at the historic  
site itself.





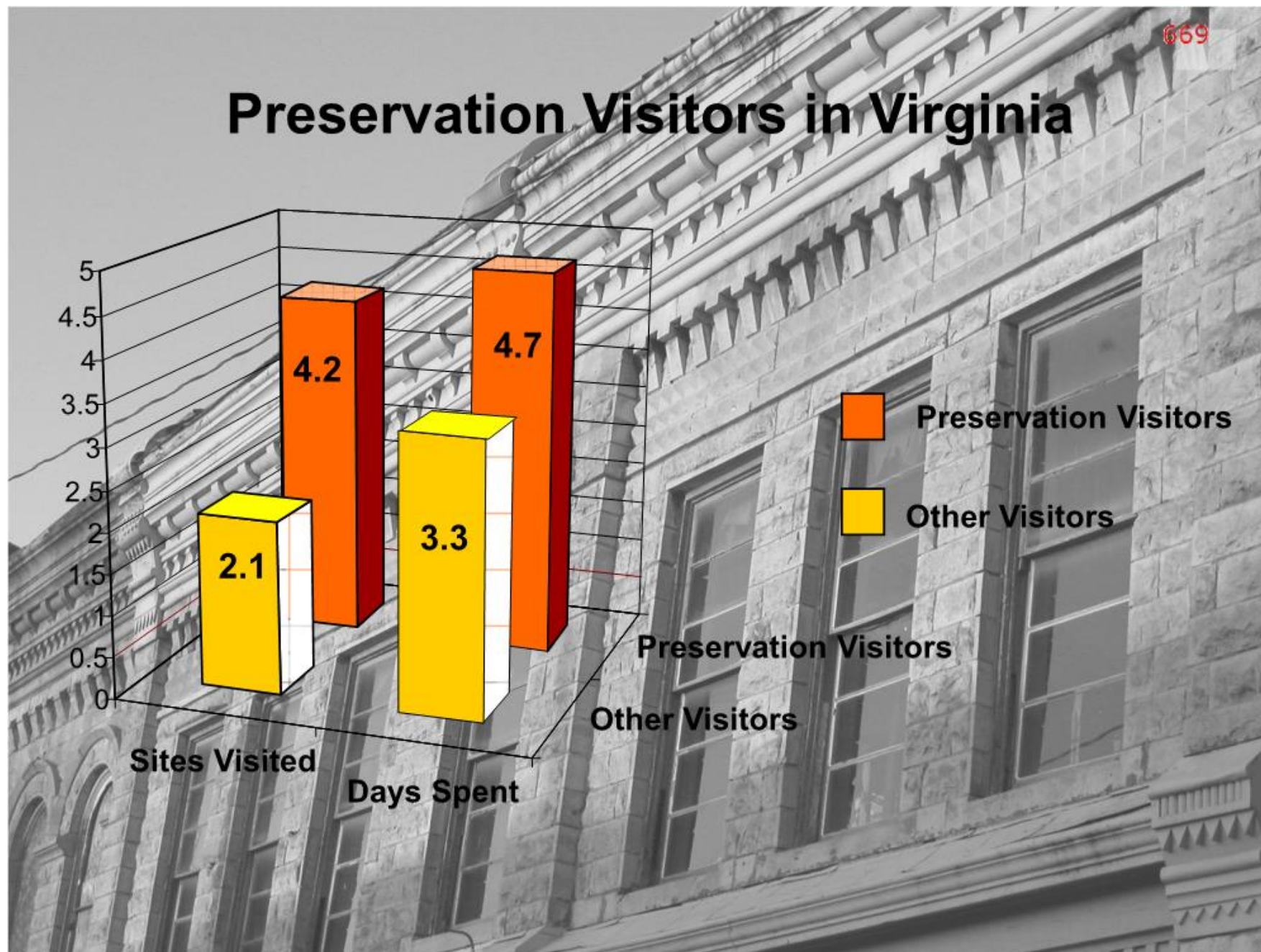
**Mount Vernon**

**USA20**

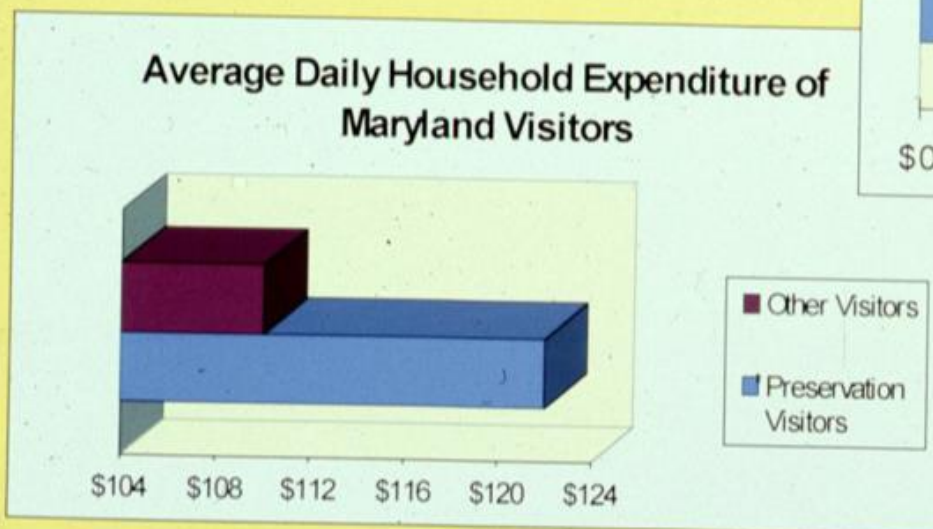
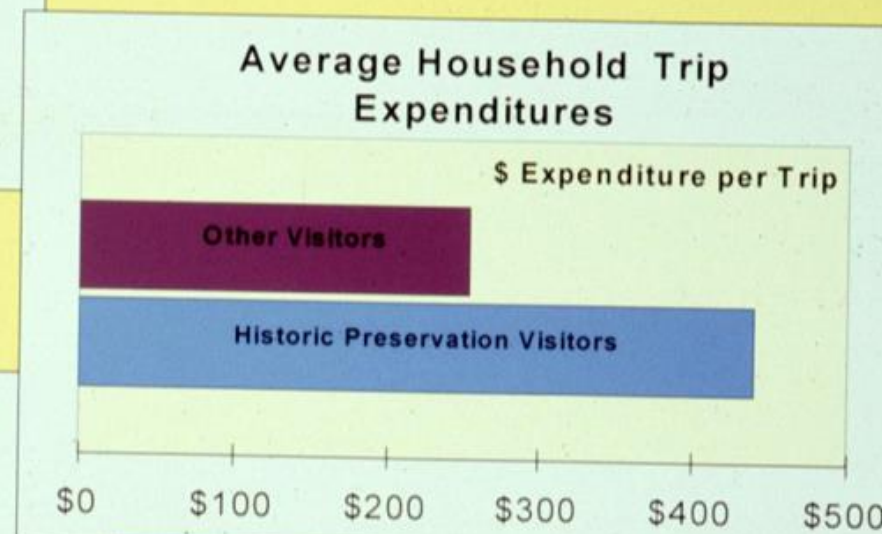
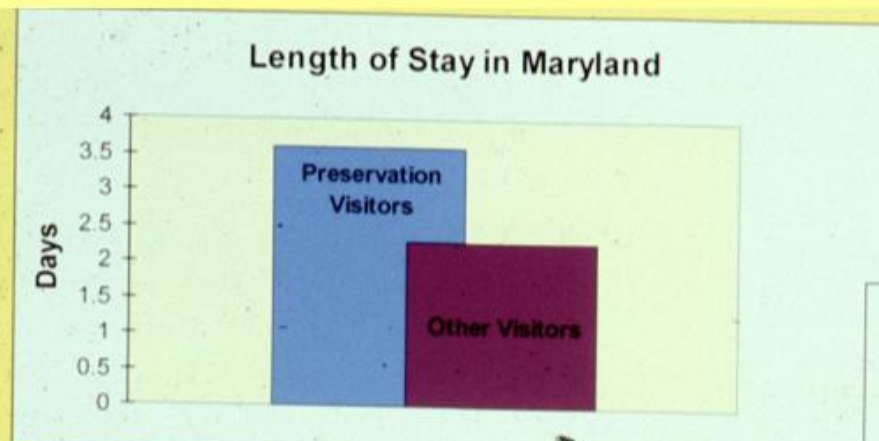
**669**

**In Virginia Heritage Visitors:**  
**Stay Longer**  
**Visit twice as many places**  
**Spend 2 ½ Times as much money per trip**  
**Than do non-heritage visitors**





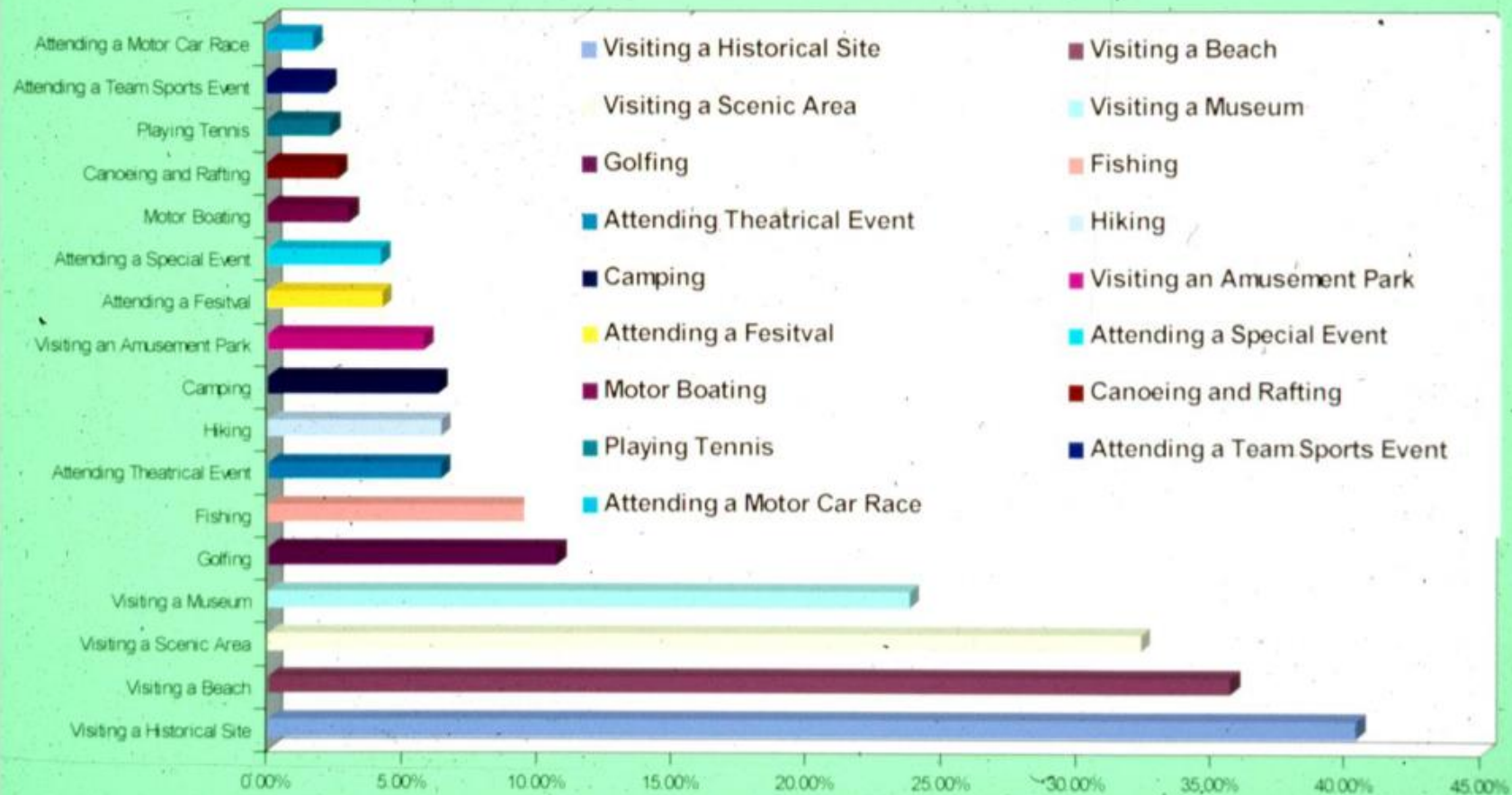
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## What Visitors Do in North Carolina





651

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: Marie Last name: Gray

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

Summit Road Society

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

330

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
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Submission CCC annual plan 2023 final
---------------------------------------

Item 3

Attachment B



a passion for the Port Hills

### Our Hills, our Heritage

The Summit Road Society is a grassroots conservation charity based in Christchurch. The Society was formed in 1948 to further the vision of Harry Ell to preserve and protect the Port Hills. We own and manage four reserves on the Port Hills and also lead the backyard and community project 'Predator Free Port Hills'.

Thank you for the opportunity to provide feedback on Christchurch City Council's Draft Annual Plan.

### Climate Change and Ecological Restoration

The devastating weather impacts in the North Island are highlighting the importance and urgency of both reducing emissions and building climate resilience. The Society's long term vision includes restoring native vegetation to the gullies of the Port Hills including wetlands, shrublands and broadleaf-podocarp forest. Reforestation of the gullies will create ecological corridors, provide habitat for native fauna, reduce erosion and sedimentation, improve freshwater values, enhance community wellbeing, improve resilience to extreme weather events, sequester carbon and restore mahinga kai values. Landscape-scale projects require a collaborative approach, with councils, hapū, community organisations and private landowners working together.

We support a holistic, catchment-based approach that focus on regeneration ki uta ki tai. We need to set up the appropriate conditions for nature to take over. In areas of regenerating and remnant bush such as on Banks Peninsula, this includes fencing, weed, pest and predator control, and enrichment planting. The biggest threats to the health of the forest are invasive weeds and feral browsers, such as pigs, deer, hares, rabbits and possums. In valleys or other areas that are devoid of vegetation, the focus is on landscape-scale planting. There is insufficient seed source for these areas to naturally regenerate in the coming decades.

To this end:

- We support an increase in both the biodiversity and sustainability funds to \$600,000 to protect existing areas of high value biodiversity and fund community-led projects that reduce emissions and build climate resilience.
- We support investment in the Climate Change and Environmental Partnerships Fund.
- We prefer the option of funding 50% of community grants from the Capital Endowment Fund to ensure there is more community funding available overall.
- We support increased funding to the parks ranger service who go above and beyond to protect and restore our native eco-systems and provide for public access.
- We will be asking the Council to invest significant resource via the next Long Term Plan in the reforestation of the gullies of the Port Hills.

We would draw the Council's attention to Te Kāhaku Kahukura, a landscape scale project to restore and connect 1000ha of native bush on the Southern Port Hills. It is an exciting and aspirational initiative that has the ability to deliver landscape-scale restoration on the doorstep to Christchurch city.

### Waterways

The investment in the Ōtakaro Avon River Corridor is an ambitious and transformational plan. It highlights the scale of waterways action that is needed. We urge the Council to give consideration to other important waterways requiring immediate attention within the wider



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Christchurch area, including the Ōpawaho-Heathcote River, Ihutai Avon-Heathcote Estuary and Whakaraupō Lyttelton Harbour. The Summit Road Society contributed to the development of the Ōpawaho/Lower Heathcote Guidance Plan with a particular focus on the relationship between the river and the Port Hills and the importance of predator control along the river. The development of this guidance plan has been an exemplar of grassroots, community involvement and we commend the former Waikura Linwood-Central-Heathcote Community Board for this approach. Now the Council needs to resource the implementation of this plan.

#### **Port Hills and Lyttelton Harbour Erosion and Sediment Programme**

On a related issue, we support the planned investment in the Port Hills and Lyttelton Harbour Erosion and Sediment Programme. Sediment off the Port Hills is a major source of pollution into Whakaraupō Lyttelton Harbour, the Ōpawaho Heathcote River and Ihutai Avon-Heathcote Estuary.

The Port Hills is vulnerable to erosion due to the presence of loess soils. Revegetation of the gullies is one of the most effective actions we can take to reduce slips, sedimentation and erosion, especially as our climate warms and the risk of heavy rain events increase. It also has many other benefits. Our Avoca Valley restoration programme is an example of what can be achieved. Thanks to Jobs for Nature and other funders, we have planted 36,000 plants and trees in Avoca Valley since 2021. We have established wetland areas to catch sediment, enhance biodiversity and improve freshwater quality. Birds not seen for decades have returned to the valley. We are planting a further 11,000 plants and trees this winter. In time, we intend to restore the entire Avoca Valley catchment. The valley has been covenanted with the QEII National Trust and protected in perpetuity. Our thanks to the Council for supporting this project.

#### **Pest Free Banks Peninsula and Predator Free Port Hills**

We support the investment in Pest Free Banks Peninsula and would like to see additional resource this year and in future years. This programme is achieving transformational change to eradicate pests and predators from the Port Hills and the Peninsula by 2050. The programme is on track to eliminate feral goats from the Peninsula by the end of the coming financial year – a momentous achievement. The programme has also eliminated hedgehogs from a section of Kaitōrete, which is a New Zealand first on the mainland.

The Summit Road Society is leading community trapping efforts on the Port Hills with our Predator Free Port Hills initiative. We are now active in 15 community areas across the Port Hills and Lyttelton Harbour. Over 1500 households are trapping in their backyards and more households are signing up every week. We are also seeing the emergence of Predator Free Christchurch groups. It is an exciting time for the Predator Free movement. This work supports local action in response to the crises of climate change and biodiversity loss, and also supports physical and mental health, community cohesion and connection and the enhancement of our natural environment.

#### **South Library**

We strongly support the rebuild of Te Kete Wānanga o Wai Mōkihi South Library. It has been a valued asset for the community, including the Summit Road Society. We regularly hold meetings and community workshops in this venue. We ask that the Council budget for the shortfall of \$2.5 million to complete the fit for purpose rebuild of the library.



a passion for the Port Hills

### **Enviroschools**

We support the investment in Enviroschools and school environmental programmes. The Society has organised Arbor Day activities with local school children for decades and have a school programme for Predator Free Port Hills. We have seen the value of involving kids in protecting and restoring our natural environment.

### **Port Hills Management Plan**

We urge the Council to prioritise the development of an integrated Port Hills Management Plan. This has been discussed many times over the years and it is now time to fund it. It would enable the recreational, ecological and cultural values of the hills to be recognised and provide for integrated management of issues around sediment, reforestation, biodiversity, recreation, erosion, fire risk and anti-social behaviour.

### **Port Hills Red-zoned properties**

We note the council is considering selling 16 Port Hills red-zoned properties for housing. We are concerned about the potential risks of this decision. We know first hand the challenges around managing rockfall hazard. Rocks are most likely to come down during two periods: seismic activity and during and after heavy rain. We also know that as our climate warms, there is increased risk of heavy rain and coastal erosion. We favour red-zoned land on the Port Hills being repurposed for ecological restoration and where safe, recreational access – not housing.

We would also draw the Council's attention to two red-zoned properties on Horotane Valley Road. A decision has yet to be made on the future of this land. The Summit Road Society would be keen to work with the Council on ideas and options, including a possible entrance way to Linda Woods Reserve. Horotane Valley is a hidden gem. It sits below Castle Rock and includes a stream, rocky bluffs (a naturally uncommon eco-system), rare flora and stunning vistas. We are getting started on the restoration of Horotane Valley this winter with the planting of 3000 native trees with volunteers. Horotane Valley also links the popular Bridle Path Walk with Duncan Park and Avoca Valley. We are committed to developing a comprehensive track network for recreational users with multiple access points.

### **Final comments**

The scientific evidence is clear, we are facing dual crises around climate change and biodiversity loss. Piecemeal and incremental action is no longer sufficient. There are costs of action but there are also costs of inaction. The Council has developed forward-thinking strategies over the years – the Waterways and Wetlands Strategy 1999, the Ōtautahi Christchurch Climate Resilience Strategy and the Biodiversity Strategy. While good progress is being made, the speed and scale of the climate change and ecological crises demonstrate the need for transformational action and landscape-scale solutions. The sooner we act, the more likely we are to be successful and the cheaper it will be in the long run. We look forward to engaging with the Council further on these issues in the next Long Term Plan.

We would like the opportunity to speak to our submission.



525

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 09/04/2023

First name: Ian Last name: Chesterman

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

This is understandable given current inflation.

#### 1.7 Excess Water Charges

No

Comments

700 litres per day is plenty. It is much fairer for high users to pay for what they use, rather than expect general ratepayers to cover it. The evidence is that introducing high user water charges has reduced water use which is the desired outcome.

<https://i.stuff.co.nz/the-press/news/131207813/water-use-falls-in-christchurch-as-residents-fear-new-charges>

Council already doesn't charge residents if their bill is less than \$25, so the charge point is effectively 900 litres already- this should not be increased.

#### 1.9 Capital Programme

The budget for the replacement South library is currently \$2.5 million short. The annual plan needs to be adjusted to cover this shortfall to ensure the replacement for this vital and well loved community facility is fit for purpose, and not compromised by a reduction in score which would be regretted for decades to come.

### Attached Documents

File



525

No records to display.

666

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: Chrissie Last name: Williams

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

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 support setting the UAGC at \$50.

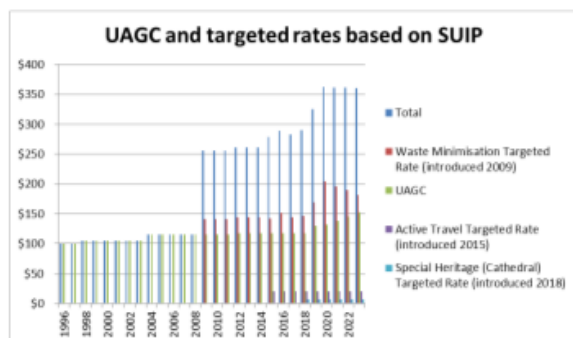
The Council imposes a uniform annual general charge (UAGC) on each separately-used or inhabited part (SUIP) of a rating unit. The uniform charge modifies the impact of rating on a city-wide basis charging all rating units a fixed amount to recognise the costs, associated with each property, which are uniformly consumed by the inhabitants of the community.

- The UAGC was introduced in the 1990s, and initially set at \$100. Over the following 20 years it was increased to \$117.56, an average increase of less than 1% per year. Changes occurred only at the beginning of the LTCCCP/LTP period.
- Then in 2019 there was a large increase to \$130. Since then the UAGC has been increased annually to its proposed \$153, an average increase of about 5.5% per year.
- There have been three targeted rates that are also charged uniformly based on an SUIP. These are the
  - Waste Minimisation Targeted Rate - introduced in 2009
  - Active Travel Targeted Rate of \$20 – introduced in 2015
  - Special Heritage (Cathedral) Targeted Rate of \$6.52 – introduced in 2018
- The significant addition is the Waste minimisation targeted rate.
  - It was initially set at \$141 and increased gradually to \$146 in 2018
  - Then in 2019 there was a large increase to \$169, went up to \$204 in 2020, and lowered slightly to the \$181 proposed this year
- So from a total uniform change of \$100 in 1996, to \$250 in 2009, the total charge in 2023 is now proposed to be \$360.
- This imposes a significant change on low income households.
- Reducing the UAGC top \$50, a reduction of \$103, would return the equity that was intended when the UAGC was

666

introduced.

- It would offset the significant increases made in the total change over the last five years.



#### 1.4 Business Differential

Support  
Comments

I support increasing the rates of business properties to be closer in line with other NZ cities

#### 1.7 Excess Water Charges

No  
Comments

Charging for water use over the 700 l/day allowance has just been introduced following significant consultation.

If allowed to continue, it will lead to further leak identification and water conservation.

Retain the 700 litre allowance and give the scheme some time to work

#### 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

#### 1.9 Capital Programme

Do not delay MCRs

- I strongly oppose any 'pushing out'/re-phasing of budgets from 2023/24 into future years of the LTP for Major Cycleway Programme (\$12.9 million)
- I disagree with the statement that "We also propose pushing out approximately \$23 million for **environment projects**, mostly in the cycleways programme – the cycleways programme is NOT an environmental project – cycleways provide multiple benefits for the transport system, safety, health and well-being, and reduce emissions
- I oppose ANY delay in the construction of the Wheels to Wings Cycleway.
  - The reason given for even more consultation is disingenuous. This project has been through many rounds of consultation and very recently Council approved that it go ahead.
  - Deferring it now will affect a major project that will improve safety for ALL road users. Significantly the critical infrastructure at intersection that would provide safe routes to schools will be delayed even further – this project has been asked for by the community and the community board for many years.
- I oppose re-phasing the Ōtākaro Avon River Major Cycle Route – Fitzgerald Ave to Swanns Road Bridge –

moving budget from FYs 25-26 to FYs 26-28

- The City to Sea pathway will provide a recreational route along the Ōtākaro Avon River, but the Major Cycle Route is urgently needed to provide a viable commuting route from New Brighton to the City.
- I oppose rephrasing \$10 million for safety projects.

#### E Kete Wānanga o Wai Mōkihi - South Library and Service Centre Earthquake Repairs

- I oppose re-phasing the planned rebuild of the **South Library and Service Centre building**, pushing \$5.5 million to a future year.
- It is now 12 years since the 2011 earthquake. The Beckenham/South Christchurch community is overdue for earthquake repair on their library.
- There has already been significant planning and consultation on this project, and community expectations have been raised about the replacement of the library, despite the grief and fears of losing a much loved community space.
- Delaying this project will impact on the community buy-in to the project, and will make them wonder why they bothered to engage with the council thus far. Some of us have put significant time, energy and thought into the engagement, with the expectation the building will continue on the time frame presented to us.
- Further funding **MUST** be found for this project to continue, and adequate funding is provided to complete **BOTH** the building and the landscaping required to restore the outside area and the Ōpāwaho Heathcote River environment.

#### Roving Pothole repair team (\$2 million), 51% subsidised by Waka Kotahi.

I oppose the specified \$2 million towards creating a **roving footpath maintenance crew**, even though the cost is eligible for a Waka Kotahi subsidy of 51%.

The Council needs to have a system that provides an **OBJECTIVE** assessment of footpaths and roads. There is a high risk that campaigns will be used to over report damage in some areas, which will distort the technical and methodical appraisal process. I am concerned that this will override good practice of assessment and prioritisation based on need, rather than based on squeaky wheels (pun intended!).

#### 1.11 Further comments

##### Proposed LOS change

Original level of service agreed for 2023/24  
30 city bids prepared to attract business events to Christchurch.

New proposed level of service for 2023/24  
50 city bids prepared to attract business events to Christchurch.

I oppose an increase from 30 to proposed 50 city bids prepared to attract business events to Christchurch

The investment made by the CCC and allied organisations for an event is significant. The net benefit may not be great, and is frequently a benefit to **PRIVATE** business, not to the community. For example, based on figures provided by ChristchurchNZ, the quantified cost to Christchurch of hosting SailGP in 2023 was estimated at \$8.57million, and the quantified benefit was estimated at \$10.32million – a net benefit of \$1.76million

This is a small net benefit for the investment made.

I therefore oppose any increase in Council funding directly, or through Christchurch NZ, to bid for further business events.

666

Attached Documents

File
No records to display.

Item 3

Attachment B



697

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: Mel Last name: Graham

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 support the rates increase. Many council projects are evidently struggling for funding, which is a constant source of frustration for the residents of Ōtautahi. We have lost our faith in the ability for projects to be completed within the predicted time and budget, and to the standard that had been promised.

While many residents may feel a sense of annoyance to have more of their personal money going towards rates, once that money has been pooled together, it can do so much more for each and every resident

#### 1.2 Revenue, spending and borrowing

I have been concerned for the investments going into New Brighton. Much of the new projects there have been built on the coastline, which seems short-sighted given the risk of rising ocean levels.

#### 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 think it's totally fair that the shortfall can be covered by those who experience significantly lower levels of financial anxiety.

#### 1.4 Business Differential Support

697

Comments
1.5 City Vacant Differential Support Comments
1.7 Excess Water Charges No Comments People who are regularly using between 700-900 litres of water a day should definitely be paying extra to cover their excessive use. If it's a situation such as >5 people in one house, then that's a matter of ratio and I support a system where those situations are given more flexibility. For most households though, a 700 litre cap before charges apply is reasonable. The concern of being charged for water usage has also resulted in residents discovering leaks, mismatched water meters, and generally being more conscious of their water use. These are good things that are improving our environment and our infrastructure.
1.8 Capital Endowment Fund Comments I do not believe that the overall rates increase should be reduced at all. If the CEF has resulted in having more money due to higher interest rates, great! We can put that money into the community! If the rates increase remains the same, then we have more money going into the community overall. That's a good thing!
1.9 Capital Programme I do not support the proposal to delay the Wheels to Wings project. There will be residents who are against introducing more cycle routes in Ōtautahi. People always struggle with change. But people will also struggle with, erm, <i>climate</i> change. I think adapting to a new cycle route is much easier, personally. I expect that the increased time to negotiate with residents will likely focus more on complaining NIMBYs than practical improvements to the design. Additionally, cyclists are currently working with a city that was designed for cars, leaving them as an afterthought, if anyone even thought of them at all. Though this has improved in current years, there is still a long way to go. The sooner we move towards a safer, more climate-friendly city, the better. This is not time to delay.  South Library should have more funds put towards its redevelopment/reconstruction. Libraries should be long-lasting safe spaces, that are enjoyable to spend time in. Without sufficient funding, this library will not end up being a place residents will want to visit. We should be prioritizing encouragement to engage with CCC services, including libraries.
1.10 Properties 1640 Christchurch Akaroa Rd - Convert into native wetlands.  4 Moncks Spur Rd & 8 Moncks Spur Rd - Remove invasive plant species on the plot, and replace with native plants if no other project comes about.  304 Port Hills Rd - Convert into green space that is accessible to the public.  36 Union & Collingwood St - Refurbish and use for social housing/youth work/community hub/bookable space/etc.  62 Wordsworth St - Perhaps convert into space for a free public service of some sort?

T24Consult Page 2 of 3

697

1.11 Further comments

I do not expect the results of this survey to be representative of the views of Ōtautahi residents. People with higher levels of education, income, and exposure to advertising of the survey will be more inclined to fill in this form (especially those who are Pākehā, male, older, and/or wealthier). Proposals such as preventing higher rates, and increasing the cap on excess water use charges, are far more likely to be appealing to these residents. One of the reasons I felt it was important to submit a response was because I knew that I belong to a number of underrepresented demographics. By participating, I am doing what I can to reduce the skew in the results. The CCC is supposed to serve everyone, not just those who had the awareness/ability to contribute to this survey. I hope you will consider this when going through all of the submissions.

Attached Documents

File
No records to display.

Item 3

Attachment B

536

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 09/04/2023

First name: Pam Last name: Richardson

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 acknowledge the effort to keep the rates as low as possible and that a number of projects have been pushed out to later dates . This will see some serious issues eg Climate Change to be addressed in the Long Term Plan . Rates will have to be higher at some stage and the CCC needs to ensure all avenues to address rising rates have been researched and evaluated for the benefits - times are a challenge for us all.

#### 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

I believe that there needs to be fairness to all rate payers .

Noted that there is a ratepayers rebate available and some benefits have also been increase .

#### 1.7 Excess Water Charges

Yes

Comments

This appears a reasonable proposal.

Maybe landowners should also be looking at seeking advice and installing some extra storage eg to collect rain water .

536

#### 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

The 'help up' funding is vital for the survival of a number of volunteer groups .

Volunteer groups provide and offer a range of activities great for mental health and wellness . The City Council couldn't survive without the groups operating in our communities . Self help goes a long way and no better than being provided by the community.

#### 1.9 Capital Programme

Our Community water supplies are important. I am looking for updates to both the Pigeon Bay and Duvauchelle supplies . Both these supplies have ongoing issues for some time and I am and our communities are looking for explanations. Duvauchelle water is being brought in to fill the water tanks when it rains and Pigeon Bay an electronic sign highlighting issues with the supply . Both these examples are not appropriate particularly Council owned supplies .

For Banks Peninsula rural rate payers the roading network needs to be managed well with ongoing improvements. The structure of our roads is not suitable for modern transport today . The maintenance of our shingle roads in some areas continues to be a disaster - the roads have 'lost their shape' and have poor cover of shingle and full of pot holes eg the Holmes Bay / Port Levy Rd .

The water tables need to be kept clear of branches and prunings . Culverts need to be clear and damaged / blocked culverts replaced with larger culverts and rural bridges maintained . I acknowledge that work in some areas has already been completed. We need to see ongoing improvements across Banks Peninsula.

#### 1.10 Properties

Our Banks Peninsula surplus land for disposal needs to be considered carefully with the community where located . As a community we have to be realistic in what we want to retain and look for other options/ alternatives . Maybe its time to make serious decisions in that we can't save everything - we have to be realistic .

Discussions re disposal of Banks Peninsula Meats site needs to be undertaken with the community. Today there maybe some innovative options available for use of the site .

#### 1.11 Further comments

Inundation and erosion of land is happening across Banks Peninsula in many of our Bays . I am pleased to see that the Lyttelton Harbour Communities are being worked with to resolve some of their issues and that the Banks Peninsula Community Board is also asking for further work in other areas of the Peninsula

The recent storm event showcased what might happen more regularly. SH 75 was pounded by very high tides and spread seaweed rocks and debris etc across the road , damaging the seal and Wainui Wharf , causing dropouts etc.

The Pigeon Bay community is watching the area around its foreshore drop away . The area at intersection of Wharf Rd and the Pigeon Bay Rd to the right hand side of the bridge if some protection work is not undertaken there will be no access to the Pigeon Bay Wharf area separating sections of the community . We have already planted the area out a number of years ago and these plants have dropped away . The plantings were seen as an interim stop gap .

To the left hand side of the bridge at the intersection the same issue is progressing quite rapidly also . This road the Holmes Bay / Port Levy Rd provides an alternative access road back to SH 75 and Akaroa . As the result if a serious accident on SH75 in the last few weeks - this route through Port Levy was used .

We need some action - could we as a community work to find an interim solution . Something has to happen it is not appropriate to wait until we have no road access .

T24Consult Page 2 of 3



536

We want to work in partnership with the Council to resolve .  
The CCC should have some simple options for communities to work with , something that can be done in partnership with the community.  
It should be noted that some repairs were made to some of the very old concrete seawalls two years ago . Much of the area along the Pigeon Bay foreshore already has seawalls protecting the road way .

Attached Documents

File
No records to display.

Item 3

Attachment B

312

# SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE [WWW.FEDFARM.ORG.NZ](http://WWW.FEDFARM.ORG.NZ)



To: Annual Plan Submissions  
Christchurch City Council  
PO Box 73017  
CHRISTCHURCH 8154  
By email: [ccc-plan@ccc.govt.nz](mailto:ccc-plan@ccc.govt.nz)

Submission on: Korero mai Rautoki a tau Have your say on Our Draft Annual Plan  
2023/24 Consultation Document

Date: 10 April 2023

Contact: **NICK CLARK**  
MANAGER NATIONAL POLICY  
Federated Farmers of New Zealand  
PO Box 20448, Bishopdale, Christchurch 8543



SUBMISSION TO CHRISTCHURCH CITY COUNCIL  
KORERO MAI RAUTOKI A TAU HAVE YOUR SAY ON OUR DRAFT ANNUAL PLAN  
2023/24 CONSULTATION DOCUMENT

1. INTRODUCTION

- 1.1 North Canterbury Federated Farmers (NCFF) welcomes the opportunity to submit to Christchurch City Council on its *Korero mai Rautoki a tau Have your say on Our Draft Annual Plan 2023/24 Consultation Document*.
- 1.2 NCFF has been a long-standing submitter to Council annual plans and long-term plans (LTPs). Our position over the years has been for the Council to:
- Keep its spending and rates increases in check; and
  - Maintain a rating system that results in a rates allocation that reflects the use of and benefit derived from council activities.
- 1.3 NCFF appreciates the maintenance of the 0.75 remote rural differential on the general rates, which is important for a fair rates system that better reflects the use of and benefit derived from council activities.
- 1.4 NCFF also appreciates the improved engagement we had with the Council after the 2021 Long Term Plan consultation, including a 'no surprises' approach. We welcomed the agreement in 2022 to establish a Rural Forum, although its establishment was to be held over to the next term of Council (i.e., this term). **We strongly support the Rural Forum, we consider it to be a high priority, and we wish for it to be speedily expedited. A further delay would be very disappointing.**
- 1.5 As one of our members said when commenting on the draft for this submission: *With all the (central) Govt changes being considered with Three Waters, drinking water standards, NPS biodiversity, climate change, including planning and preparing for more storm events, and the importance of the roading network we want to involved and contribute to the early discussions.*
- 1.6 NCFF requests the opportunity to discuss this submission with the Council.

2. RATES INCREASE

- 2.1 NCFF notes that the Council is proposing an overall average rates increase across all properties of 5.68%, slightly higher than the 5.42% forecast for 2023/24 in the current 2021-31 Long Term Plan.
- 2.2 We note that the rates increase for an 'average' remote rural property, with a capital value of \$1557,204, will be 0.69%, somewhat lower than the overall average rates increase. This is because *"the income we need to recover from the targeted rates for water, sewer and land drainage is increasing by a greater percentage than the income from the general rate. The model remote rural property does not pay water, sewer, and land drainage rates, so is not affected by those relatively large rate increases"*<sup>1</sup>. We consider this to be appropriate and consistent with the benefit principle where ratepayers who do and cannot access or use a council service should not have to pay for it.
- 2.3 High and persistent inflation is causing considerable stress for businesses and households, including farmers where Statistics NZ's Farm Expenses Price Index was

<sup>1</sup> Email response from Council official to question about the lower rates increase for remote rural properties.

up 15% for the year to December 2022 – more than twice the rate of the Consumer Price Index. Farmers are also at the same time facing the impacts of lower international commodity prices, with the ANZ Commodity Price Index down 10% from March 2022 to March 2023. The combination of falling incomes and rising expenses is putting severe pressure on farmers' financial positions and is contributing to rock bottom farmer confidence.

- 2.4 In this environment Federated Farmers commends the Council for its endeavours to contain its expenditure and its required rates revenue, which has resulted in only a small increase in its average rates increase compared to the LTP's forecast made in 2021. We strongly submit that the rates increase should not go any higher than the currently proposed increase of 5.68% and would preferably be reduced.

### 3. RATES PROPOSALS

- 3.1 NCFF agrees with no change to the 0.75 remote rural differential on the general rate. The remote rural differential reflects the reduced levels of service remote rural ratepayers receive from council. In addition, the 50.1% average increase for remote rural property values was much higher than that for businesses (24.4%) and slightly higher than that for residents (47.7%). Therefore, the distributional issues between business and residential ratepayers motivating the proposed increase for the business differential do not apply for remote rural ratepayers.
- 3.2 NCFF notes there are four proposed changes to the Council's rating system:
- Increase in the business differential on the general rate from 1.697 to 2.22.
  - Increase in the city vacant differential from 4 to 4.523 and extending it to commercial areas of additional suburbs.
  - Potential reduction in the uniform annual general charge (UAGC) from \$145 to \$50.
  - Change to excess water supply targeted rate.

#### **Increase in the business differential on the general rate.**

- 3.2 NCFF notes that the proposed increase in the business differential has been prompted by the larger increase in average residential property valuations (47.7%) compared to the average business property valuations (24.4%). The proposed increase in the business differential from 1.697 to 2.22 is considered necessary if the percentage of revenue paid by business ratepayers is to be held steady at 26%.
- 3.3 NCFF has no comment to make for or against this change, provided that the 26% contribution by business ratepayers is indeed an appropriate reflection of the benefit derived by businesses from activities funded by the general rate. We expect representatives of business ratepayers will have a view on this.

#### **Increase in the city vacant differential and its extension.**

- 3.4 NCFF has no comment to make for or against these changes.

#### **Reduction in the UAGC.**

- 3.5 The Council is proposing to reduce the UAGC from \$153 (for 2023/24) to \$50 due to concern about the distributional impacts between residential ratepayers caused by property revaluations where many properties with lower capital values had bigger percentage increases than many properties which had higher capital values.

- 3.6 NCFF is opposed to reducing the UAGC, both from a perspective of principle and from a perspective of effectiveness.
- 3.7 With regard to principle, the UAGC is an important tool for appropriately funding activities that benefit all ratepayers equally. Yet Christchurch's UAGC is already low compared to most city councils (as recognised in the consultation document) and even at \$153 is forecast to recover only 6% of total revenue from general rates in 2023/24<sup>2</sup>. The Council also funds water and wastewater through a capital value targeted rate whereas many councils use either volumetric charges or uniform annual charges (or a combination), which makes Christchurch's rates system even more in favour of those with lower value properties.
- 3.8 With regard to effectiveness, NCFF understands and is sympathetic to the motivation behind the proposal to ease the burden on low-income ratepayers. However, we are not convinced that reducing the UAGC is the best way to achieve this.
- 3.9 Property value is not a good proxy for income (i.e., ability to pay) so reducing the UAGC is likely to benefit many higher income households who happen to reside in relatively lower value properties and/or own additional lower value properties, including cottages, vacant land, storage sheds, garages, boat sheds, etc. It is also important to note that many lower value residential properties are rental properties, which are often owned by higher income people and may or may not choose to pass on any rates savings from a lower UAGC.
- 3.10 With councils not having any useful information about the incomes of their ratepayers it is more appropriate for initiatives to assist low-income people to be undertaken by central government, which does have information from the tax and welfare systems. The Government is currently re-prioritising and re-setting its policies to deliver cost-of-living relief targeted to low-to-middle income people, including increases to the minimum wage, benefits, and NZ Superannuation. In addition, there is the Rates Rebate Scheme for low-income ratepayers. These will all be more effective for addressing cost-of-living concerns.

**Change to excess water supply targeted rate.**

- 3.11 Most farmers have their own water supply arrangements so do not pay water rates to the Council. NCFF therefore has no comment on the proposed change to the excess water supply targeted rate.

**4. OPERATING SPENDING**

- 4.1 NCFF supports the Council's focus on doing the basics better, including on the day-to-day services provided by the Council. Operational spending is forecast to be \$585.2 million over the coming year, \$48.4 million more than forecast in the LTP. With inflation increasing pressure on council operating spending, it is crucial that all areas of spending are continually reviewed to ensure it delivers strong value for money and is appropriately phased, controlled, and directed to maximise its benefits. Fiscal discipline is also important for reducing the need for large rates increases.
- 4.2 Roading is a key operational activity for NCFF, especially rural roading. We are pleased the Council has maintained funding for rural roads and we note improvements to the way road maintenance has been undertaken, but there is still room for improvement especially on maintenance of culverts.

<sup>2</sup> According to the 2023/24 Draft Annual Plan out of total general rates revenue of \$456.020 million only \$28.956 million will be from the \$153 UAGC (page 22).



- 4.3 Reinstating roads damaged by storms and flooding on Banks Peninsula was a big challenge in 2021/22. We appreciated the Council's efforts to restore these crucial links to affected communities and its Banks Peninsula roading updates. In the context of storms and flooding we would like to see better planning for emergency management and engagement with the community on this planning.

**5. CAPITAL PROGRAMME**

- 5.1 Similarly, NCFF supports the Council's high priority for capital investment in roads and three waters. As with operational spending, it is important that the \$615.8 million forecast to be invested over the coming year is prioritised and planned so that it delivers strong value for money. We note the proposed capital spend is \$136 million less than forecast in the LTP and that this will also reduce the amount of borrowing required (with total debt of \$2.5 billion, \$378 million less than forecast in the LTP).

- 5.2 We agree that it is important for the Council to be realistic about what it can deliver and when in this challenging and ever-changing economic environment. We also support the Council's endeavours to maximise external funding, including the extra Crown funding for the Te Kaha stadium and increased Waka Kotahi capital subsidies.

**6. ABOUT NORTH CANTERBURY FEDERATED FARMERS**

- 6.1 North Canterbury Federated Farmers is a voluntary, member-based organisation that represents farming and other rural businesses. It is one of 24 provinces that comprise Federated Farmers of New Zealand, which has a long and proud history of representing the needs and interests of New Zealand farmers.
- 6.2 The Federation aims to add value to its members' farming businesses. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:
- Our members may operate their business in a fair and flexible commercial environment;
  - Our members' families and their staff have access to services essential to the needs of the rural community; and
  - Our members adopt responsible management and environmental practices.

ENDS

653

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: Marie Last name: Gray

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 personal submission

Kia ora koutou

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

A bit about me, [REDACTED]  
[REDACTED]

#### Rates rises

I appreciate that councillors need to weigh up different priorities and issues of affordability. The Council is proposing an average rate rise of 5.8% which is low given current economic conditions. This rate has only been achieved because of one-off savings that are not sustainable going forward.

Of course, on one hand it's nice to have more money in the pocket. We are an ordinary family struggling just like everyone else. The cost of food is biting and we've had to make significant cuts to household spending. On the other hand, aren't we making a rod for our own back? Inflation is not expected to come down to the middle of next year. Council staff say these one-off savings are not sustainable – what's next to keep rate rises low? Cutting services? Cutting community grants? Selling assets? And continuing not to fill staff vacancies is a dangerous strategy. The work doesn't go away, staff become more and more overworked and the result is they leave. 20% of CCC permanent staff left last year, that is an extraordinary turnover.

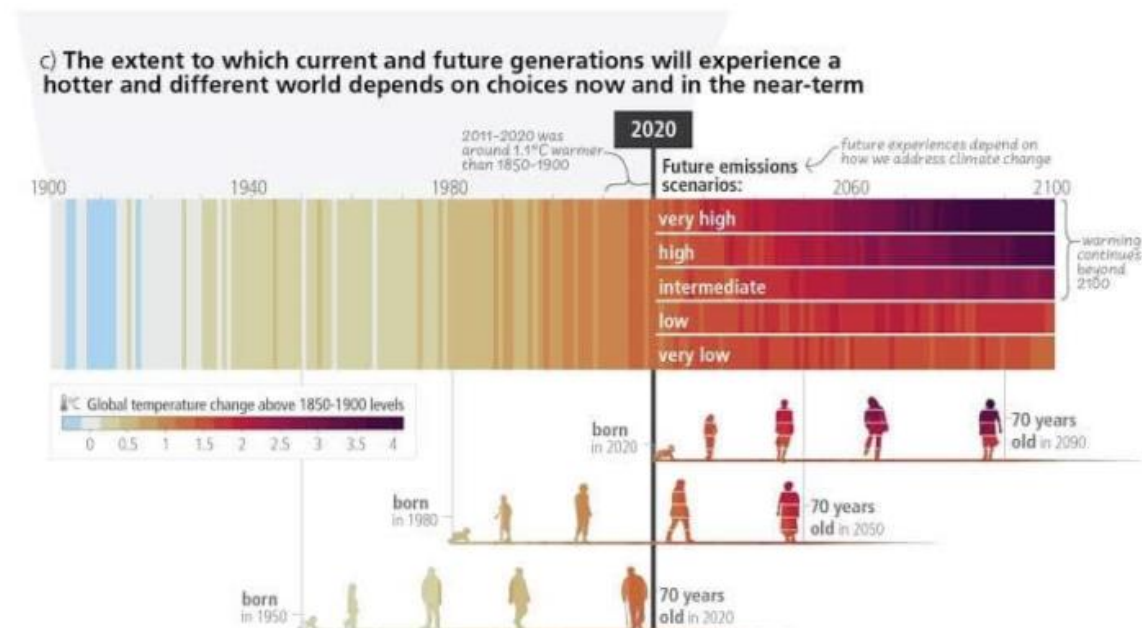
We all know the whole funding model for local government is not sustainable. However, it is the system we have now. I am of the view we should be less concerned with keeping rate rises low for ourselves and more concerned with leaving the world a better place for our kids. There has been a long history of successive governments, local and central who have been prepared to kick the can down the road, who have thought we can't afford that now, we will leave it for the next Long Term Plan, next Council or next Government. Look at us now, we are facing multiple crises – biodiversity loss, freshwater quality, climate breakdown, deficits in infrastructure.

I am prepared to pay more in rates than the proposed 5.8% increase– if I know that it will go towards addressing these challenges and improving the future for my kids. Money spent now saves a lot more money later. For example, Local Government NZ estimates that \$1 spent on hazard risk reduction will reduce losses and disruption from natural disasters worth between \$3 and \$11. I know there are many people who genuinely can't afford any more and no amount of household cuts can make it work. But there are also people who can pay more. I genuinely think that if people understand the challenges, they will understand the need to increase rates. People love their kids and they want the best for them. They want kids to grow up in a world with clean rivers and lakes, flourishing nature, fun things to do, education and work opportunities, and a stable climate. Nobody wants an apocalyptic, 'code red' future for our kids where we've lost coastal areas to the sea and communities are reeling from yearly extreme weather events. When we delay action because of affordability we also need to consider the costs of inaction and the impacts on future generations.

The challenge is how to communicate these nuances to the general population, how to engage them in decision making and how to build trust in the Council. Citizen assemblies is a model widely used overseas. Targeted rates can be one way to give people confidence the money is being spent on particular programmes. I know the Council has been engaging with the Local Government Review calling for different funding models. In the meantime, I also support investigation into different ways to increase the rate take overall while lowering the burden on those who can afford it least. I support lowering the Uniform General Annual Charge (and covering the deficit through general rates) to reduce the impact on lower income households.

## Climate Change

This image from the IPCC shows predicted temperature rise for different generations.



My dad will see a rise of about 1-1.5 degrees in his lifetime. I expect to see a rise from 1.5 to 2.5 degrees. My children are likely to see 2 degrees to 3.5 degrees (the chance of 1.5 degrees is now very low for this generation). 2 degrees is going to be bad; 3.5 degrees is an apocalypse. Whether we end up at the low point or the high point depends on what we do now. These are not hypothetical future generations but kids alive now. My children, your children, your grandchildren. The scientists have told us that in order to avoid the worst of climate breakdown, we must halve our emissions by 2030 – that's only 7 years away. Time is of the essence and decisions made by Councillors in this annual plan and next year's Long Term Plan will have far reaching consequences.

There has been lots of politics among Councillors when it comes to taking action on reducing emissions, especially the cycleway programme. We need to get past this. The IPCC report has told us we need a quantum leap in climate action. Yes, change can be difficult- that's why we need our leaders to help us understand the issues, work with communities to find solutions and walk the talk. We are in a crisis. And in times of crisis, we need leadership and we need to pull together as a community.

Reducing emissions is why I strongly support investment in the cycleways programme and investment in bus priority lanes. We have to provide options for people to get places safely without needing to use their cars. This will be supported by increased public transport options, the transition to electric cars and remote working options. Everybody's situation is different. But we need to give people the ability to make choices on how they get to work and school. If people feel unsafe, they don't bike. They don't let their kids bike. If buses are unreliable or infrequent, they don't take the bus. When there is affordable, reliable and connected public transport, safe and connected cycleways and walkways, people leave their cars at home – not everyone but many people. Hopefully in time, most people. And when people leave their cars at home, it's good for all of us. It reduces carbon emissions, it reduces congestion and air pollution, it makes our streets safer, it's less commute time for those who do drive and we save on road maintenance. I urge Councillors not to delay work on any cycleways programme and in particular the Wheels to Wings Cycleway. That has had 5 years of design

and consultation – more delays will result in increased emissions and reduced options for people living or wanting to commute in this area.

I appreciate people don't like losing carpark and cycleways stir people up. But I look at how dire the situation really is and how close we are to irreversible tipping points, losing carpark seems a small price to pay for a stable climate and a liveable future. Young people know this, it's their future at stake. They were here at the Council demanding action. Listen to them.

### Ecological Restoration

I strongly support investment in ecological restoration of our rivers, wetlands, forests, shrublands, dunelands, oceans and other native ecosystems. This means investment in weed, pest and predator control, fencing, planting and maintenance. Ecological restoration has many benefits, enhancing biodiversity, providing habitat for native fauna, supporting active recreation, restoration of mahinga kai and enhancing community wellbeing. It is also a climate response. Native ecosystems sequester carbon and build resilience to extreme weather events such as drought, heavy rain and flooding. Native forest on the hills reduce slips and sedimentation into our waterways. Leafy suburbs are much cooler in extreme heat. Wetlands filter sediment and other contaminants and hold water in times of flood. But ecological restoration is a long term process. It takes years for forests to grow. That's why what we do now is so important. The best time to plant a tree was 20 years ago, the next best time is now.

I therefore support the investment in Pest Free Banks Peninsula, community funding such as the Biodiversity Fund and Sustainability Fund, investment in the parks ranger service, nature-based storm water management and landscape-scale restoration initiatives such as restoring the gullies of the Port Hills. Indeed, I think the investment in this area needs to double. There is no time to wait. There is widespread support for environmental initiatives among the public – could this be a targeted rate in the future?

In other matters:

- I do not support the increased allowance for excess water charges. This has already been consulted on twice. 700L is a generous amount of water and there are waivers available for exceptional situations like a leak, multiple people in a household or people with additional health needs. I would support another type of waiver for community benefit (such as native ecosystem restoration or community food stalls/community gardens). Otherwise, increasing the allowance further seems a case of privatising the benefit while socialising the cost.
- I support the rebuild of the South Library and ask that the Council budget \$2.5 million for the shortfall to complete the fit for purpose rebuild. This has been such a hub for the community. I regularly visit the library with my kids and it is always a hive of activity.
- I am very supportive of measures that improve road safety. I support the proposed changes to the Amyes Road/Springs Road intersection especially improving safety for cyclists and pedestrians. This is a dangerous intersection for everyone and I'm glad to see this brought forward.
- It worries me that \$23 million for environment projects, mostly in the cycleways programme and \$10 million for safety projects are being pushed out. I do appreciate that there may be genuine constraints around staffing and materials but I do not want to see these kinds of projects delayed.
- I am concerned about the sale of red-zoned land on the Port Hills for housing. This land was red-zoned for a reason and risks around coastal erosion and rockfall danger are only going to increase with extreme weather events.
- I strongly support the investment in Enviroschools and Learning for Action programmes.



- I want to live in a fun, vibrant city where everyone feels they belong. I am in favour of spending on libraries, community facilities, funding for community groups, the art gallery and children's playgrounds. I am excited the museum rebuild is getting underway and I look forward to the opening of Matatiki and the performing arts precinct in due course.
- I'd like to mihi to councillors for supporting the drinking water schemes at Koukourarata and Okains Bay. Drinking water is a human right and these schemes are decades overdue. Thank you for prioritising the wellbeing of these communities.
- I have concerns about the proposal to fund community grants from the Capital Endowment Fund. Of the 2 options presented, I favour the 50% funding model to ensure there is more funding available overall. The draft plan says this funding arrangement will be in place for one year only but is this move trying to test the waters for funding community grants from the Capital Endowment Fund on a permanent basis (in effect reducing the amount of grant money available)? Or will there be calls to cut community funding in the Long Term Plan? I strongly oppose any cuts to community funding – indeed I think this funding needs to be increased. Community groups achieve huge benefits for the city as a whole for minimal cost, many run on the smell of an oily rag and cutting funding to community groups would have devastating impacts on social cohesion and environmental action.
- I support the increase to the business differential to keep the proportion of rates paid the same.
- I support the increase in the city vacant differential rating and the proposed extension to the commercial areas of New Brighton, Lyttelton, Sydenham and Linwood Village. I have noticed the improvements in the central city following the implementation of the city vacant differential and agree this provides an incentive for vacant site owners to look at how they maintain and use their land.

On another matter, I would like to raise my concerns about the Tarras Airport project. Decarbonising aviation is no easy feat. Electric planes, hydrogen fuel, widespread use of ethically-sourced sustainable aviation fuels are all potential solutions – but they are decades away from commercial implementation. In order to reduce emissions from aviation in the near future, we need to be putting more energy and investment into alternatives like inter-city transport (such as rail), increased use of zoom for business, local holidays etc. Not building a new airport designed for long-haul wide-bodied jets. The Informed Leaders group have articulated the arguments well. Please listen to them. This is a risky project for the people of Christchurch. Please tell CCHL via your letter of expectation and directorships to scrap this project.

I would like to speak to this submission.

744

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: Jenny Last name: Healey

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

Cass Bay Residents Association

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

Its is good that this is being retained at the lowest rate possible while still providing the funding for services we need.

#### 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

#### 1.7 Excess Water Charges

Yes

Comments

It is important that our water supply is not wasted and people use it responsibly. However, this increase in allowance seems sensible, especially in these tough economic times.

#### 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

744

Having roving teams to do maintenance on footpaths etc as needed is an excellent initiative as delayed repairs can lead to accidents and falls.

It is encouraging to see that funding has been allocated to remove asbestos from Steadfast buildings. Now that the park has been opened up to the public it is proving very popular for recreation so it is important that this danger is removed. The Cass Bay Residents Association wish to build a community facility in the park for local functions, groups and the volunteers and organisations who have been working to plant and release thousands of native plants within this park and other reserves in Cass Bay.

It is also very important that funding has been continued for the Head to Head walkway. This will eventually become a great asset for Christchurch, not only providing its residents with a wonderful recreational opportunity but also attracting visitors to the area who will increase economic growth. Unfortunately, last August's heavy rainfall caused several slips on this walkway on the popular track between Cass Bay and Pony Point. This will now need to be re-routed and funding through the Head to Head walkway or other park's funding will need to be allocated for this to happen. The current alternative track is not properly formed, is extremely steep and slippery and someone has already broken an ankle on it.

The playground in Cass Bay is very heavily used not just by locals but also by the many families who visit the beach and school groups who come for adventure activities or beach studies. It was due to be replaced this year but the funding has been pushed back for at least 2-3 years. Parts of the playground are well over 30 years old, vandalised equipment has been removed and not replaced and 2 benches have rotted over the years and also not been replaced. There is now very little play equipment for preschoolers and nothing that is accessible for children with other diverse needs eg sensory, physical or intellectual. Retaining edging has also rotted and now does not contain the bark chip to provide a soft fall area under equipment. We have been asking for our playground to be updated for many years and request that funding is not pushed back any further.

#### 1.11 Further comments

It is a concern that empty positions will not be replaced when staff leave. The turn over of staff can be high and that results in drop off in level of service especially if things like maintenance contracts on the parks and reserves is contracted out.

#### Attached Documents

File

No records to display.

Item 3

Attachment B

573

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023  
First name: Bill Last name: Greenwood

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

Over all I support the balance that has been made in providing services at an affordable price for the wellbeing of our community.

#### 1.2 Revenue, spending and borrowing

I support a further slight increase in rates provided there is a higher rate of return than current inflation (7%+) or wide community wellbeing gains for any proposed additional spending.

#### 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 support a higher UAGC on vacant land and unoccupied earthquake damaged properties. This would charge for and hopefully discourage land banking.

#### 1.4 Business Differential

Support  
Comments

573

1.5 City Vacant Differential

Comments

I support a higher CVD on ALL vacant land and unoccupied earthquake damaged properties. This would charge for and hopefully discourage land banking.

1.6 Fees and charges

No.

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

1.9 Capital Programme

I strongly support the proposed changes to the 2023/24 Capital Works Programme with one exception.

**I REQUEST;**

**Complete construction of the Northcote/Greers/Sawyers Arms intersection improvements in 2023/24.**

The completion of the Northern Motorway has added to the Northcote/Greers/Sawyers Arms intersection existing significant capacity constraints. These constraints are seriously affecting the transport network in the north-west sector of the city.

The massive Foodstuff and North Link redevelopments will multiply current inefficiencies. Of particular concern is the minimal right turn capacity at the intersection. This constraint diverts vehicles (especially freight vehicles) onto unsuitable adjacent routes.

Please consider that the likely economic savings achieved by reinstation this transport network investment will result in a net return on investment and considerable community benefit.

1.10 Properties

I fully agree with the Council disposal of properties no longer benefiting our community.

1.11 Further comments

Thank you for the opportunity to comment on the draft 2023/24 Annual Plan.

Attached Documents

File

No records to display.



603

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: Timothy Last name: Seay

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

Save the McDougall Campaign

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

Head

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

The Draft Annual Plan and the Long Term Plan allows Canterbury Museum to decide the future use of the Robert McDougall Art Gallery under the terms of the 50 year lease they have with the Council. They have recently stated they intend to use it for their own art and photograph collections rather than the city's historical art collection as every other city in the world has done with their old gallery. Such a use is in breach of the terms of Robert McDougall's 1928 gift of the gallery to the citizens of Christchurch and by the Council's own admission its Heritage Strategy 2019 resulting in the dishonouring of the gallery's heritage status.

This is explained in detail in my recent press release from my Save the McDougall Campaign:

"Now that work has begun on strengthening the McDougall Art Gallery, Canterbury Museum  
has released plans for its future use in their latest redevelopment newsletter.

And they have purposely attempted to persuade the public that their future plans will honour the terms of Robert McDougall's 1928 gift of the gallery to the citizens of Christchurch when, clearly, they will not. They attempt to do this by stating that their plans comply with the McDougall Act 2003 which states that the land on which the gallery is built can only be used for the purposes of art and decorative arts and crafts. They state they intend to honour Robert McDougall's wishes and abide by the terms of the Act so that

when it is re-opened, they will display art which is perfectly suited to it. This is a dishonest attempt to persuade the public that the terms of the gift will be honoured when clearly, they wouldn't be.

So, what are their plans for its future use?

They say they would use it for their own collections which include 7,000 paintings and drawings, 8500 decorative art pieces and more than 800,000 photographs. They claim that of these around 2,200 are works of national and international significance. And they hope to supplement their own collections with works on loan from the Christchurch Art Gallery and other institutions and hopefully attract touring exhibitions from overseas. They say this will fulfil the purpose Robert McDougall had for the gallery.

The Museum staff and Board know this is completely untrue. They and the Council know that Robert McDougall's 1928 gift of the gallery was to the citizens of Christchurch (it's on the foundation stone) and not to Canterbury Museum and was to enable the city to accept works offered to it by the Jamieson family, the Canterbury Society of Arts and other private donors so that it could establish its own public art collection selected on the basis of the artistic merit of each work. But these donors were not prepared to offer their works until a suitable public gallery was built. Their paintings were gifted to the city when the gallery opened on 16 June 1932.

The Museum's art collection, on the other hand, has not been selected on its artistic merit but is instead made up of works that have been either donated or left to it by members of the public and as a result are of archival interest rather than their artistic merit - the emphasis being on subject content rather than aesthetic value.

The last art professional that I am aware of who inspected their entire art collection for its artistic merit determined that only 235 works had aesthetic qualities appropriate for exhibition in a public art gallery. Of these there were around 50 oil paintings and the rest were watercolours or other works on paper. The problem with works on paper, especially watercolours, is that they can only be displayed for 6 months at a time and then have to be rested for a year and every time have to be re-framed for display and un-framed for storage in drawers. The Museum have never had the operating funds from the Council in the past to carry out this work and are unlikely to in the future.

So clearly the Museum does not have an acceptable art collection of their own of a public art gallery standard to display in the McDougall. And without some separate agreement in advance with the Christchurch Art Gallery they are unlikely to be able to borrow many works from them at any one time on an intermittent basis because in practice art galleries in New Zealand only ever lend out a very few works at a time and only for a finite period.

In 2020 the Council leased the McDougall to Canterbury Museum for 50 years but this does not stop the gallery being used for the display of the city's historical art collection as section 64.1 (b) of the lease agreement specifically states that the Museum can borrow works from the Christchurch Art Gallery. There is no reason, therefore, under the terms of the lease, why the whole historical collection, as defined as works that entered the collection prior to 1970, cannot be transferred back to the McDougall for permanent display in the Museum. The Museum could still display their own art works that are of a public art gallery standard. The McDougall, in future attached to the Museum, could then also become a museum - our Museum of Historical Art. Being the best neo classical art gallery in New Zealand, this is its best obvious use and would enable the Council to honour the terms of the gift and it would have the advantage of releasing badly needed storage space at the Christchurch Art Gallery. It would also be the best possible additional visitor attraction to a redeveloped Canterbury Museum.

Furthermore, the Robert McDougall Art Gallery is designated as a listed Heritage 1 building. It has 13 wall specific picture galleries specifically designed for the display of 19<sup>th</sup> and 20<sup>th</sup> century 2 dimensional art works. As a result, unlike most other heritage buildings, it is a single use building and deserves to have works shown that are the equal of its architecture. To do otherwise, is to compromise and dishonour its heritage status.

This would bring us into line with every city in the world that has built a new art gallery. They have kept their old gallery for their historical art and display their contemporary collections in their new gallery which has the benefit of separating out traditional art from contemporary art for the benefit of the viewing public. Ironically, this has already come about in Christchurch because the Christchurch Art Gallery now only displays contemporary art and the historical collection of 550 oil paintings and 300 watercolours

603

valued at approximately \$ 30 M, remains in storage and is no longer displayed to the public. These works have been given to the city since 1932 by generous donors on the understanding that they would be displayed to the public so the Council is now in breach of its obligations to them. As a result, the historical collection now needs a separate home of its own.

So, what would happen if the gift of the gallery is dishonoured and the Museum was allowed to continue with their plans?

They would likely show only some of their art collection as most of it requires some level of conservation that would take years to accomplish at considerable cost. And being mainly works on paper this would involve additional funding for framing and un-framing. They would probably display more of their decorative art pieces and artefacts. They would likely show some of their 800,000 original photographs held as negatives on glass plates but these can only be displayed as modern prints and not as originals and would also require additional funding for framing. They have never received funding for conservation and framing work from the Council in the past and are unlikely to in the future. Strengthened to 100% of code they will be keen to try and attract exhibitions from overseas but these are likely to be focused on cultural artefacts and perhaps some photographs rather than paintings because the loan of paintings internationally is becoming a lot more difficult for art institutions to negotiate. So, the McDougall is unlikely to end up displaying a lot of art and the art lovers of Christchurch who have expressed their views so strongly on our petition at [www.petitions.nz](http://www.petitions.nz) and who will expect to see some of our wonderful historical paintings on display will end up being very disappointed.

Gift must be honoured

When Robert McDougall gave the gallery to the city, he put his trust in the 1928 Council and future Councils to protect its use for the city's art collection. He did not require a deed of gift or a statute to be passed or for it to be placed in a continuing trust. When the previous Council in 2020 leased it to Canterbury Museum for 50 years for their use they breached this trust. The present Council must restore this trust.

As far as I know, the McDougall Art Gallery was the largest gift ever given to the city. The Council must now decide if it is going to honour or dishonour the terms of the gift entered into with Robert McDougall in 1928. There is no provision in the terms of the McDougall Act 2003 or the 50 year lease agreement with Canterbury Museum that prevents the gift being honoured by continuing to use it as a public art gallery for the display of the city's historical art collection and any other historical works of a public art gallery standard that can be borrowed from other institutions or private collections.

None of the other major museums in New Zealand such as Auckland and Otago, apart from Te Papa, has the need of a purpose built art gallery attached to it and nor should Canterbury Museum".

Tim Seay

Save the McDougall Campaign

5 April 2023

#### Attached Documents

File

No records to display.

656

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: David Last name: Moorhouse

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

The rate of increase is lower than the general rate of inflation, hence you will be providing a real cut in services to achieve this target.

#### 1.2 Revenue, spending and borrowing

1. Do not delay the construction of the Wheels to Wings Cycleway. This is a vital part of a connected network of low carbon safe transport options. The current two routes to the airport are unsafe for cycling.

2. I support the council increasing maintenance on our footpaths with roving maintenance crew

3. The city requires greater investment in bus lanes, bus stops, cycleways and footpaths to increase the uptake of active and low carbon options, and to reduce congestion.

#### 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

Businesses have an ability to increase their income, and by definition use more of the services the city provides. A higher

656

differential rate makes sense to reflect this.

1.7 Excess Water Charges

No

Comments

1.10 Properties

Do not sell strategically important land.

Attached Documents

File

No records to display.

Item 3

Attachment B



## Our Draft Annual Plan 2023/24

### Submitter Details

First name: George Last name: Laxton

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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).

[REDACTED]

### Feedback

1.1

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%**?

The fact is, the council has got the rates down from a 16% increase but we are just spreading the cost of the rates rises over the next 10 years instead of paying them all at once.

From what I understand the council had to pull a lot of major levers to get the rates rises down as well and I hope that there will not be adverse affects on the future. I always hate how short term thinking rules over long term planning.

Make \$5 today or \$100 next year. People always vote against their own self interest.

Our Draft Annual Plan 2023/24 from Laxton, George

92

In other words I am happy with the rates increase and have don't care that the cost is higher than what was signalled in the LTP 2021-31 as from what I understand that was just a indication not a guarantee of what the rates increases would be.

1.2

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

No comment

1.3

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.

Comments

I support Proposal A as I don't want vacant land owners to pay lower rates. I also think it is more fair as low income households can apply for grants, however this should be done proactively by the council as a lot of low income rates payers I would suspect would not know about it and would not take advantage of it.

Also considering our UAGC is so low compared to other cities I think this is a good choice.

1.4

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  
Comments

I support changing the differential to 2.22 so keep the ratio of rates paid by businesses the same. I don't want to see more costs laden on businesses, however it should be kept fair the amounts that we collectively are paying. The money must come from somewhere.

1.5

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  
Comments

Yes, there needs to be more incentive for land speculators to either do something productive with the land, or sell (get out of the way) and let someone else do it.

I would like to see the extra money raised going straight back to maintaining and upkeep of the derelict sites so that they are at least tidy and not full of rubbish.

Also I'd like to see the a yearly increase if still nothing is done with the land. Land banking should actually cost person holding on to the land doing nothing with it.

Our Draft Annual Plan 2023/24 from Laxton, George

92

1.6

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

No comment

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.

1.7

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

No  
Comments

I think that we should keep the current 700 litre limit. People need to learn how to do more with less and stop being subsidised by those doing the right thing. 700 litres is already almost 300 litres over the average user. There are also many people with gardens and large families that manage with 700 litres simply by being sensible. It also will provide a financial incentive to install rain barrel collectors to water your garden. In other words I don't support paying for other peoples water.

Also thinking about rain barrels, having a subsidy where rain barrels could be part paid by the council or be taken off the excess water charges? Might shut up most of the overusers. Might be a waste of time though, probably better for them just to use less.

1.8

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 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

I support option 2 so that more money goes out to the community since a lot of these funds target those who need it most and benefit large proportions of people overall.

1.9

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)?

My main comment would be on the pushing out of work on the Wheels to Wings cycleway. The more that we delay climate action the more we will have to pay for it in the future. It is good financial sense to invest in alternate transportation methods to get our emissions down. Cycling, Public transport improvements are critical to this. I am disappointed in the council voting to delay the Wheels to wings cycleway for more public feedback when there already has been multiple times where the residents have voiced their opposition to the cycleway going in. This is a thinly veiled attempt to can the project and I do not support it.

Let us remember that the cycle network is meant to be a CITY WIDE network and one section of the city should not be able to block the construction of something that will benefit the whole city.

I would also like to see increased funding next year and more focus on completing climate related projects such as actually completing the MCR instead of wasting precious time with hydrogen vehicles.

1.10

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?

Created by Consult24 Online Submissions Page 3 of 4

Our Draft Annual Plan 2023/24 from Laxton, George

92

No comment

1.11

Any further comments?

One other point that I would like to make is that I really like the raised safety platforms that have been done at dangerous intersections such as the Lincoln road. My only issue is that the speed change needs to be further up the road.

I would support more of these being built to reduce speeds and improve safety for vulnerable road users. I especially like the raised safety pedestrian crossings and I would like to see them installed everytime a road is going up for resurfacing. Even on higher speed roads (50kmph) and reducing the angle of the bump, it would make the experience much for pleasant.

The raised safety pedestrian platform is on Opawa road.

On another side note I would also like to see a lot of the intersections where side streets join with main roads and stop signs are used. For all of those to have raised pavements so drivers are FORCED to slow down instead of driving at speed through them putting pedestrians in danger. Apparently called the "The Dutch Entrance Kerb"

[REDACTED]

#### Attached Documents

File

No records to display.

740

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: Suky Last name: Thompson

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

Banks Peninsula Native Forest Climate Change  
Group

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

Secretary - 26 people

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 see submission attached.

### Attached Documents

File
2023_04_10 BPNFCCG submission to CCC draft Annual Plan



Submission to: Christchurch City Council Draft Annual Plan 2023  
On behalf of: Banks Peninsula Native Forest Climate Change Group (BPNFCCG)  
Contact details: Suky Thompson representing BPNFCCG  


**Banks Peninsula Native Forest/Climate Change group is an informal inter-agency alliance seeking to improve opportunities for biodiversity through native forest restoration on Banks Peninsula. We see the restoration of native forest as essential to address both the ecological and climate emergencies.**

The group is comprised of representatives from:

Agri Intel NZ	Banks Peninsula Conservation Trust
Carbon Crop NZ	Christchurch City Council <sup>1</sup>
Environment Canterbury <sup>1</sup>	Federated Farmers
Forever Forests NZ	High Bare Peak
Lucas Associates	Manaaki Whenua / Landcare Research
Maurice White Native Forest Trust (Hinewai Reserve)	QEII National Trust
Orion New Zealand Ltd	Rod Donald Banks Peninsula Trust
Whaka-Ora Healthy Harbour	

The most recent IPCC report has made it clear that drastic action is needed now to reduce emissions if the world is to meet its 1.5°C target.

We support the Council's identification of Climate Resilience as one of the four big issues which it had as top of mind when developing the Long Term Plan 2021-31 and that this still remains a priority in the Annual Plan. We support the Ōtautahi Christchurch Climate Resilience Strategy adopted by the Council in June 2021 and the four goals which it sets out. Of particular relevance to the Banks Peninsula Native Forest Climate Change Group are the goals of reaching net zero emissions and being guardians of our natural environment.

Banks Peninsula is approximately 70% of the geographical area administered by Christchurch City Council. Native forest regenerates easily and rapidly on Banks Peninsula when the land is appropriately managed for this objective. The Peninsula therefore provides enormous scope to act as a lung for Christchurch, assisting the City to offset residual emissions and achieve its net zero emissions target. To do so, much more of its land mass will need to be covered in native forest – an achievable goal, particularly if restoration of native forest becomes a more attractive land use by generating income commensurate with pastoral farming or commercial forestry on steep, marginal land that is erosion prone and difficult to farm. The Native Forest Climate Change Group has been lobbying the government to make it easier to register naturally regenerating areas into the ETS, but we also see that other financial support – particularly through Council grants to landowners and local kaitiaki can and should be used to drive this change.

We support the existing programmes and funding identified in the Annual Plan to assist with such work already underway including; the Biodiversity fund (\$400k), Pest Free Banks Peninsula grant (\$65k) and Rod Donald Banks Peninsula Trust grants (\$100k plus capital injection of \$1.35m). We also support the management of Council owned Regional parks on Banks Peninsula for biodiversity recovery combined with recreation and environmental awareness and education..

However, given that Climate Resilience is identified as the first of the four big issues on which the Long Term and this Annual Plan is based, and reaching net zero emissions and guarding the environment (through supporting of our environment, restoring ecosystems and natural carbon

<sup>1</sup> Representatives from ECAN and CCC did not participate in drafting this submission.

740

absorption) is one of the four core goals of the Council's Climate Resilience Strategy we find the small amount of funding currently allocated to these programmes woefully inadequate.

We are also concerned that while climate change resilience is top of mind, climate change is barely mentioned in the Annual Plan. The only funding specifically tagged to climate change is closed landfill maintenance, capital subsidies from Waka Kotahi enabling some additional cycleway and bus stop improvements, and a small Environmental/Climate Change Partnership fund.

We realise that little can be changed during the Annual Plan process, but suggest that given the urgency of the climate emergency, programmes to implement the Climate Resilience Strategy are fully identified and much better funded in the next Long Term Plan. We suggest that each programme that has been added to achieve the Climate Resilience Strategy (and is not part of business as usual) is clearly tagged in the Operational and Capital programme listings. We also suggest that a summary is provided listing the Climate Resilience Strategy funding programmes in a single table showing which of the Strategy goals each item supports. A chart showing the total Climate Resilience Strategy programme funding as a proportion of total Council spending would also be helpful.

In particular we seek that in the next Long Term Plan, the existing programmes to help achieve net zero emissions through guardianship of the natural environment (removal of carbon dioxide through natural carbon absorption, restoring ecosystems and the people and groups that carry out this work) are significantly scaled up. We suggest that a ten-fold increase would not be unreasonable given the criticality of the issue to our collective future. We submit that the Biodiversity fund is increased to \$4 million per annum, Pest Free Banks Peninsula grant to \$650,000 per annum, Rod Donald Trust capital funding increased to \$1million per annum (to facilitate biodiversity land purchase), and that a commensurate annual grant is made to Banks Peninsula Conservation Trust to help fund its work in co-ordinating large scale regeneration projects and supporting and protecting native forest on private land..

While a funding increase of this magnitude would provide the level of support needed by the kaitiaki currently working to restore ecosystems and absorb carbon through the restoration of native forest on Banks Peninsula, and could significantly help to offset the City's residual emissions by 2045, it would still represent less than 1% of the Council's overall budget. Such a spending re-apportionment would represent excellent value for money making a meaningful step-change contribution to achieving Climate Resilience for Christchurch.

We wish to be heard in support of our submission.

566

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: Geoffrey Last name: Sugden

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

We are lucky in that this will have very little affect on our household.

#### 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

Support option A for UAGC as the other options available to Low Income Households appear to be a better method for helping those who may be struggling.

#### 1.4 Business Differential

##### Support

##### Comments

#### 1.5 City Vacant Differential

##### Support

##### Comments

In addition consider other measures to encourage positive use of this land. E.g. subsidies for green buildings/businesses fith public good.

#### 1.7 Excess Water Charges

##### No

##### Comments

Keep excess water charge at 700 Litres per property, 900 litres is excessive and people in larger properties using this amount of water on average daily should not be subsidised by those in smaller properties or with more resonsible water use habits.

566

Better yet reduce this for smaller properties. e.g. We currently don't have a water metre connected to measure our usage (cross-lease property) but when we do, as a small 2 person household there is no reason we should require more than 500 Litres per day on average. A 700 litre limit simply won't affect us, whereas a lower limit may incentivise us to watch our usage more.

#### 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

I believe that having these funds available in the future will be of more value.

#### 1.9 Capital Programme

Do NOT delay or defer Wheels to Wings further. This is a much needed upgrade to provide a safe and accesiable trasnsportation corridor for all people, regardles off their chosen mode of transport. It will lead to decreased carbon emmissions, fewer cars, more active, fitter healthier people and safer roads. Enough rate payer and government money has already been spent on consultation, I strongly object to any further money being spent simply to try and appease a few nimby's. Note that I live in the Papanui ward and from sometimes choose this route on my commute to or from work, to shops and to friends places (regardless of transporation method for any given trip).

#### Attached Documents

File
No records to display.

736

## Our Draft Annual Plan 2023/24

Item 3

Attachment B

### Submitter Details

Submission Date: 10/04/2023

First name: Jeremy Last name: Dixon

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

Civil Contractors New Zealand

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

National Exec member - represents all members  
locally

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  
See pdf attached

1.2 Revenue, spending and borrowing  
See pdf attached

### Attached Documents

File

CCNZ CCC DAP Submission 2023



Submission on behalf of CCNZ Canterbury / Westland Branch;

CCNZ appreciates the difficult position of the Christchurch City Council as it fights to keep rates at a reasonable level while attempting to ensure levels of service are maintained and best value for money is achieved.

One of the key strategic objectives of CCNZ is to promote a healthy civil construction industry.

The CCC capital and maintenance spend is a critical source of workflow for the civil construction industry.

The proposal of council to reduce the capital spend by \$136m for the 23/34 year is of major concern to the local civil contractors in terms of being able to remain a healthy industry locally that is a driving factor in a healthy wider CHCH economy.

The LTP has what was labelled a "medium level" of service for our infrastructure assets. Which would only bring our cities infrastructure assets up to, or below, pre earthquake level, it was not enough to improve the overall infrastructure assets –this was concerning at the time, given the long term cost of increased maintenance of aged and damaged assets v's new.

We are now looking to remove a further \$136m from this level, on top of the underspend in previous annual plans.

This raises serious concerns within the industry around our workflow, ability to keep people employed in the short to mid-term, and further compounds the issue of aged assets not being repaired / replaced and costing the city more in the long run (which will mean larger rate rises down the line or wasted investment of borrowed money on maintenance or reduced service levels).

The civil construction industry, when all supply and support industries are included, is the single largest employer in the greater Canterbury region. It is therefore critical that this industry is strong, or at least on a solid footing, as a struggling civil industry is also detrimental to the wider economy of Christchurch. A downturn on the construction economy leads to a downturn on the wider economy.

The residential and commercial civil construction markets in Canterbury are in decline. The committed spend of Waka Kotahi for the Canterbury region is very low when compared to the rest of the Country, with very few projects of significance confirmed and a reduced forecast spend overall.

A reduction in spend by CCC, alongside the reduction in the markets stated above, has the potential to have dire consequences for the local civil industry and therefore the wider CHCH economy in a very short space of time.

The council has a responsibility to its rate payers to ensure their decisions do not have a negative impact that outweighs any perceived benefits of keeping rate rises lower than they would be if LTP spending forecasts were adhered to. CCNZ members are quite sure people would rather pay the price of a coffee per week extra to keep the level of service no worse than it is and to support a key cog in the wider economy.

The consultation document states that one of the main reasons for the reduction in spend being the perceived lack of available resource to actually do the work.

It is true that while the past few years have seen many civil construction markets buoyant, and resource has been spread thin in some areas, the rapid decline locally in nearly all of the civil markets means resourcing is not an issue CCC should be considering in its decision making. The resource to carry out the work is very much available.

A reduction in spend by CCC will have a major impact on the local civil market, and the wider economy, as there will be;

- Job losses at all levels
- Skilled people leaving to go to new regions where there is work
- SME's going out of business

These 3 effects of a significantly reduced pipeline will impact the local economy significantly as the job losses will see renters and house owners leave the region, which has the potential to impact the rating base.

The reduced spend will also see infrastructure services fall further behind where they should be and see more spent on maintenance costs – which is a poor use of money when compared to a capital investment in upgrade or new.

It should be noted that a drop in the market will first hit the small SME's and labour hire staff. These are generally the most vulnerable and should not be the group that takes the hit for a drive to keep rates lower than they should be to have the city service and infrastructure we need to have.

Skilled people lost to the region will take time to come back or build again from scratch if the local civil market has to reduce significantly. These skills are hard to find and the most cost effective way to build infrastructure for CHCH is with skilled people that know the needs of the region they work in and they assets the work on. To have these people there needs to be confidence on the forward work flow.

The Christchurch City Council has some very tough decisions to make, but not investing our money where needed now will only bring more pain (and significant cost) down the line. We would like our submission to be heard in person.

CCNZ Canterbury is extremely concerned that none of the options consider an increase in the capital spend (or at least meeting the original budgeted spend), the options only consider a variation of rate levels to reduce borrowing levels.

Surely there is a false economy here – where a difference of a few \$ for residential rates per week, and a limit on borrowing, is valued higher than jobs. The decisions made now will either keep or cost jobs in the future.

Economists emphasise that when an economy is in recession, an unwillingness to spend on infrastructure will have dire effects on the wider economy. Unemployment leads to lack of spending and the economy goes into ever decreasing circles. You, as a council, need to realise that a lack of investment in infrastructure is not part of the solution you should be looking for.

CCNZ fully realise that CCC cannot solve this entirely and is not the maker of this issue but our council needs to recognise that it has a large part to play in keeping the local economy strong.

587

## Our Draft Annual Plan 2023/24

Item 3

Attachment B

### Submitter Details

Submission Date: 10/04/2023

First name: David Last name: Hawke

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

Halswell Residents Association (Inc.)

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

Secretary

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
HRA CCC Annual Plan 2023 submission



*Halswell*  
**RESIDENTS ASSOCIATION** (inc)

The Chairman:



**Submission:** Draft Annual Plan 2023/24 (Christchurch City Council)

**Date:** 10 April 2023

**Wish to be heard:** YES

**Standing:** Halswell Residents Association (Inc.) is an incorporated society and a registered charity, and advocates for the interests of people in Halswell. Activities are largely carried out by a Committee of 9 members, and we hold monthly meetings open to the public. For submissions such as this, a draft is circulated to our committee and consensus obtained before the final version is submitted and minuted at the next monthly meeting.

The Association Chairperson is John Bennett; David Hawke is Secretary; Adele Geradts is Treasurer. The Association can be contacted by email at [secretary.HRA@gmail.com](mailto:secretary.HRA@gmail.com)

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1. Background to our Submission

A quote from our submission on last year's Draft Annual Plan: "Halswell's growth has been enormous, and City Council's capital projects have failed to keep up. This is something we raise repeatedly, and very little seems to happen except that more houses are built. Consequently, City Council has accumulated a sizeable deficit of capital projects that need to be done. In our view, this is not responsible financial management." Nothing has changed.

Even worse, community facility development contributions gained from Halswell subdivisions are being used for facilities outside Halswell that do not benefit our community. Matatiki: Hornby Centre (Project 862) has had major cost over-runs. When this facility was being consulted on, we said that putting it on an old landfall was like writing a blank cheque but we were ignored. It is especially galling that City Council is now using "our" money (Project 63027, \$1.84m) to pay for "your" mistake.

Informing our submission are the results from surveys we have run on the Halswell Community Facebook page, starting in September 2021. Here are the surveys since the last annual plan process:

- Halswell physical environment (March 2022; >300 respondents)
  - Key finding: noise from traffic is the standout issue, with trucks, buses and cars all of concern. Although some folk don't see an issue, those living on busy roads are not happy.
- Halswell intersection safety (May 2022; c. 450 respondents)

Page 1 of 5



- Key finding: a poor level of intersection safety for multiple intersections around Halswell.
- Biking, walking & scootering in Halswell (June 2022; c. 200 respondents)
  - Key finding: Of people take their children to school by car, 65% do so because it feels unsafe to do otherwise.
- Social connections in Halswell (July 2022; 115 respondents)
  - Key finding: People know their neighbours but don't interact socially.
- How to get a problem fixed (August 2022; 39 respondents)
  - Key finding: Most people know where to go to get something fixed or to advocate for a particular project.
- Barriers to voting (October 2022; 31 respondents)
  - Key finding: Again, not much interest but respondents find that the level of turnout is insufficient for everyone's views to be represented and that the local government system is hard to understand.
- Fenced dog park for Halswell (March 2023; c. 575 respondents)
  - Key finding: There is extraordinarily strong support for a fenced dog park, allied with a feeling that uncontrolled dogs are a significant issue in parks and greenspace around Halswell.

1. Three areas where City Council has performed particularly well

- a. Strengthening Communities funding: For several years now, City Council (through our Community Board) has granted us money from its Strengthening Communities Fund for our ongoing expenses including organising the 2023 ANZAC commemoration.
  - i. Without this support, our work would be seriously reduced and the ANZAC commemoration would not happen.
- b. Community Board Discretionary Response funding: We occasionally apply for Discretionary Response funding through our Community Board. As an example, back in 2021 we were granted \$6300 for our matai project from the Discretionary Response Fund. This project is based around a 1000 year-old matai forest buried beneath Halswell.
- c. Construction of the public transport priority lanes from Whiteleigh Avenue to Moorhouse Avenue: Although much delayed, these were finally built and opened at the end of 2022. Their design is a credit to City Council, and the improvement to bus travel through Addington is remarkable; the improvement to cycling and walking is also really noticeable. (But please continue towing the nutballs who park in the bus lanes.)

2. Particular capital projects that need to be brought forward

- a. 1344 Milns, Sparks & Sutherlands Intersection Improvement (\$630k in 2025/26 or later)
  - i. The traffic along Sparks Road is steadily increasing, contributed by both Halswell folk and by people living in Selwyn District.
  - ii. The level of traffic makes turning out of Milns Road and Sutherlands Road difficult. Milns Road is especially problematic because it is on the inside of a blind corner. For people on bikes or walking the situation is virtually impossible.
  - iii. Once on Sparks Road, cyclists have only a narrow shoulder to travel along yet it is a key route for accessing Quarryman's Trail. City Council and Waka Kotahi put a lot of money into constructing Quarryman's Trail, and having it so difficult to access is such a waste.
  - iv. There is a planned project presently underway to improve safety at this intersection with some revised paintwork. Although we support this work, it is happening too slowly and it is not enough.

- v. Compared with last year's Draft Annual Plan, this project has been postponed from 2024/25 yet the problems have not gone away; they are worse.



*The Sparks/Sutherlands/Milns intersection is hazardous and difficult for all road users right now, and needs to be upgraded urgently. Waiting beyond 2025/26 as proposed is too long.*

- b. 917 Lincoln Road Passenger Transport Improvements (Between Curletts and Wrights) (\$2.256m in 2023/24, with completion in 2025/26); 66294 (Whiteleigh to Wrights) \$299k in 2023/24, completion in 2024/25)
  - i. Getting PT priority down Lincoln Road and Halswell Road has a long history of delayed implementation.
  - ii. For example, the section between Whiteleigh and Moorhouse was approved in 2020 yet construction only started in 2022. Now that it is completed, this section has both sped up buses and made it safer for people on bikes. It is a very nice piece of work.
  - iii. On p80 of the Draft Annual Plan document (Proposed Capital Plan), project 917 shows a decrease of \$1m in funding for 2023/24. As proposed, PT priority projects are not programmed for completion until 2025/26 or beyond, yet many of the people who will use these services have already moved into their new homes.
  - iv. Furthermore, ECAN have told us that they will not be implementing changes to bus routes from Halswell to the central city until the PT priority lanes are finished, to ensure that new customers are not subjected to delays due to partly completed road works. (We have submitted to ECAN as part of its Draft Annual Plan process about the need to get the Halswell route review underway ASAP.)
  - v. These PT priority projects must happen on schedule and there is no excuse for delay.
- c. 41845 Cycle Connections – Quarryman's Trail (\$284k in 2025/26 or later).
  - i. We are really pleased that Quarryman's Trail is to be extended to Sutherlands Road. However, work on this needs to start right now. Sparks Road is really busy, and cycle access to Quarryman's Trail is along a narrow to non-existent shoulder. This is another example of a project that has lagged behind the residential development of Halswell.



*Sparks Road is extremely busy and cyclists must ride a narrow shoulder to access Quarryman's Trail (seen here in the distance). It is no coincidence that the cyclist here is a middle-aged male.*

- d. 44710 Local Cycle Network – Halswell to Hornby (\$1015k in 2025/26 or later)
  - i. We are really pleased that the project includes separation from motor vehicles along Dunbars Road and Awatea Road.
  - ii. This is another project which is a necessary response to growth that has already occurred.
  - iii. These roads are really busy right now and few people on bikes use them, so we think that this project needs to be brought forward to meet this already-existing situation.

3. Particular capital projects we support

- a. 42027 Wigram & Hayton Intersection Improvement (\$164k with more to come in subsequent years)
  - i. This project will attend to vehicle access to Ngā Puna Wai, including preserving cycle and pedestrian access into and adjacent to the Ngā Puna Wai access point and Wigram Road.
  - ii. Having vehicle access off Wigram Road will help ease the issues experienced by Aidanfield residents. These issues relate to both traffic levels and to on-street parking. These issues will increase as the intensity of usage of Ngā Puna Wai increases, especially with the new Netsal facility.
  - iii. We are really pleased that City Council is attending to active transport needs at key pinch-points at the same time as it is attending to vehicle access to Ngā Puna Wai.
- b. 61531 Ngā Puna Wai Car Park and Access Improvements (\$3.15m in 2023/24 and \$4.5m in 2024/25)
  - i. This should have happened years ago. We have heard lots of angry Aidanfield residents who must put with both the traffic and the off-site parking on neighbourhood streets. This is only going to get worse, as we understand that the Netsal facility is about to be up and running.



- ii. There is a lot of local mistrust of Council motivation around the Ngā Puna Wai project. We often hear from Aidanfield residents: “They will never listen to us – their minds are already made up”. We sympathise strongly with their viewpoint.
- iii. You need to make sure that you engage with local people right from the start, and given the Netsal timeline, “start” means “right now”.

4. An early “heads-up” on four items we hope to see in next year’s Long-term Plan

- a. Fenced dog park for Halswell
  - i. Many people in Halswell own and walk dogs. In our Community Facilities survey, over 90% go walking and 34% of those who go walking often take a dog.
  - ii. Uncontrolled (or poorly controlled) dogs are seen as an issue in our community
  - iii. In the absence of a formal dog park, the stormwater areas have become de facto dog parks so that wildlife is now almost entirely gone.
- b. BMX track at Ōtūmatua Reserve, close to Halswell Quarry Park
  - i. Let’s cut straight to the point here. City Council has consented a large number of houses in an arc from Country Palms through to Hendersons Road, and provided no community facilities – for young people or anyone else.
  - ii. As noted above, City Council has collected (and continues to collect) a large amount of money from subdivision developers for community facilities, then is spending the money elsewhere.
  - iii. Under-investment in on-the-ground facilities costs our people, both as individuals losing their way and as anti-social behaviour. Presently, City Council is content to let the volunteer and charitable sector deal with this issue. It needs to do more to own the problems it creates.
- c. Getting community boards into their communities
  - i. People don’t know how council works, and don’t trust council.
  - ii. Now that community boards must represent three wards, there is an even greater need to get their meetings out into their communities.
  - iii. This is primarily a resourcing issue. It takes longer to set up in a community facility like a school than in the comfortable, familiar council service centre.
- d. Getting serious about taking chlorine out of our water
  - i. This will require City Council to bring forward and increase its commitment to water main renewal. It is the abundant leaks in the water reticulation system that drive the need for chlorination, yet this year’s Draft Annual Plan proposes decreasing funding for water main renewal.

580

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 09/04/2023

First name: Joanna Last name: Gould

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

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

#### 1.9 Capital Programme

Please proceed with planning the 'Rebuild of the former Shirley Community Centre & Redevelopment of 10 Shirley Road/Shirley Community Reserve', so that a proposal can be presented to our communities for consultation.

#### 1.11 Further comments

Att: Mayor Phil Mauger, Deputy Mayor Pauline Cotter, Councillors & Council Staff

Re: Rebuild of the former Shirley Community Centre & Redevelopment of 10 Shirley Road/Shirley Community Reserve

The attached .pdf has been compiled from my research & ideas over the last five years.

I ask the Council to consider this information & the growing needs in the local communities surrounding Shirley Road:  
Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau.

We have been waiting since 2012 for the rebuild of our community centre at 10 Shirley Road, Richmond.  
Our communities keep growing, due to infill housing & more social housing.

We can't keep waiting for a new building to be built, because what could happen inside this building, is needed now: a 'fit for purpose' local 'suburban' sized library with learning spaces & a wider range of books, citizen hub for community connections, community directory, sharing resources, promoting local activities/events/organisations, community education, connecting residents to the right support services at the right time...

As a former Shirley now Richmond resident & research/designer, I would be happy to be part of any discussions regarding this rebuild/redevelopment.

Through my families lived experience with mental health, disability issues & neurodiversity, I can share my insights



580

into 'why' I've suggested these research based ideas for a new Shirley Centre.

Please proceed with planning the 'Rebuild of the former Shirley Community Centre & Redevelopment of 10 Shirley Road/Shirley Community Reserve', so that a proposal can be presented to our communities for consultation.

Thank you for your time,  
Joanna Gould  
<https://www.facebook.com/ShirleyCentre10ShirleyRoad>

Attached Documents

File
CCCDraftAnnualPlan2023SubmissionJoannaGould

580

Christchurch City Council  
2023-2024 Draft Annual Plan  
'Have Your Say' Consultation  
<https://ccc.govt.nz/the-council/haveyoursay/show/582>

Att: Mayor Phil Mauger, Deputy Mayor Pauline Cotter, Councillors & Council Staff

Re: Rebuild of the former Shirley Community Centre & Redevelopment of 10 Shirley Road/Shirley Community Reserve

1. Background Information
2. Community Support
3. Shirley Library
4. Shirley Centre Concept
5. Partnerships
6. Planning
7. Shirley Centre Images

#### 1. Background Information:

The 10 Shirley Road site has historically been a 'place of learning'. The original Shirley Primary School was built, to the design of Education Board architect George Penlington. The foundation stone was laid on 16th June 1915. This building later became the Shirley Community Centre: a 'place for cultural, educational and recreational activities'. Before the earthquakes it was a Category 2 historic place, but due to earthquake damage it was demolished in 2012.

"Facilities Rebuild Tranche 1, 21. Shirley Community Centre. Replace. Section 38 (claim insured value)."  
<https://ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/CommunityFacilitiesTranche1.pdf>

The land at 10 Shirley Road is classified as reserve, vested in the Council by the Crown to be held "in trust for local purpose (site for a community centre)".

"That means the land could not be used for any other purpose than a community centre...It also appears the land could not simply sit 'vacant'."

#### 9. Shirley Community Facility Rebuild – 10 Shirley Road (2015)

4.3.4. Option 4 Do not build a Community Facility at 10 Shirley Road  
Does not restore the service available pre-earthquake on what was a popular, heavily used site.  
Unlikely to be acceptable to the Community.

#### 5.2. Christchurch City Council owns the land at 10 Shirley Road.

It is a total of 9,042m<sup>2</sup> and is reserve land held "in trust for local purpose (site for a community centre)".

5.3. \$2,520,000 was allocated for construction of a new Shirley Community Facility as part of Tranche 1 of the Community Facilities Rebuild.

5.4. Crossways Church, a combination of three local congregations, have put forward a proposal to provide a replacement Community Facility at 10 Shirley Road.

[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF)

"Funding of \$2.57 million has been made available in the Christchurch City Council Long Term Plan in the 2016/17 financial year for the rebuild of the Shirley Community Centre."

#### 8. Shirley/Papanui Community Board Area Update, 2.2 Shirley Community Centre Rebuild

[https://christchurch.infocouncil.biz/Open/2016/08/SPCB\\_20160831\\_AGN\\_689\\_AT.htm](https://christchurch.infocouncil.biz/Open/2016/08/SPCB_20160831_AGN_689_AT.htm)

Item 12 Proposed Shirley Community Centre Rebuild (2016): <https://youtu.be/8lyNUERFLwo>

"Request that the Community Board talk with staff around potential options for a regeneration plan in this area under the Greater Christchurch Regeneration Act 2016."

[https://christchurch.infocouncil.biz/RedirectToDoc.aspx?URL=Open/2016/09/CNCL\\_20160908\\_MIN\\_480.PDF](https://christchurch.infocouncil.biz/RedirectToDoc.aspx?URL=Open/2016/09/CNCL_20160908_MIN_480.PDF)

#### 7.4 Shirley Community Centre 10 Shirley Road (2019)

"...use the site as an open air community hub or a "longer term gap filler approach" funding has been secured for a pump track and landscaping, with the potential for other outdoor activity features over time."

#### 10. Community Facilities Network Plan, Page 36

[https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF)

"The Shirley Community Centre is located in a park like setting on the corner of Shirley Rd. In May 1977 the building and site became surplus to Ministry of Education requirements. In October 1977 Christchurch City Council was appointed to control and manage the site pursuant to the Lands and Domains Act 1953.

The site was set aside for use as a Community Centre and the running of the Centre was handed over to the Shirley Community Centre Society, which had been established earlier in the year to lobby for the building to be used as a Community facility. The centre opened for hire in March 1978.

Over the next almost 25 years funding from the City Council, fundraising and volunteer work from members of the Society and the local community have restored this building to a pleasant, well appointed Community Centre the local community can be proud of. It is well used by both local and citywide community groups, clubs and some commercial ventures, and is largely self-funding."

<http://archived.ccc.govt.nz/Council/CommunityPlans/Shirley-Papanui/2001/CommunityCentreIdealVenueForGroupsClubs.asp>

'Pop up' activities to 'activate' the site have had little success. Events like 'Skip Day' & the 'Car Boot Sale' organised by the 'Shirley Road Central' residents group, required many people to be involved in the planning & running of these events. More hours were invested in planning/meetings, than the actual duration of the event.

Prior to the earthquakes, the building was 'active' with day/night time activities/events & used by local community groups. Currently 10 Shirley Road/Shirley Community Reserve is used mostly by the parents/children of the Shirley Primary School, during drop off/pick up times. The majority of the time, this site is left 'vacant' & not 'activated' by local residents. Our youth population has decreased, after two of our local high schools were rebuilt in another Ward, only one remaining. Our primary aged children have access to their own new/redeveloped school playgrounds & other local parks. Parks near 10 Shirley Road: <https://smartview.ccc.govt.nz/map/layers/parks/#/@172.65369,-43.50847,15>



## 2. Community Support:

"Today at the Christchurch City Council Long Term Plan submissions hearing, Shirley Road Central Incorporated, presented their verbal submission advocating for a new civic centre to be built on 10 Shirley Road. The 'Where is Our Community Centre?' petition was presented to Council, with over 1,200 signatures. Letters of Support from Poto Williams, MP for Christchurch East & Duncan Webb Labour MP for Christchurch Central." Shirley Road Central, 12th May 2021, <https://www.youtube.com/watch?v=qhAT6iATaE8>  
<https://www.shirleyroadcentral.nz/the-future-for-shirley-road-central/>

"Your Ideas Wanted for 10 Shirley Road"

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

Q. How would you like to use 10 Shirley Road?

A. Community Centre/Hub/Library

<https://ccc.govt.nz/assets/Documents/Consultation/2021/06-June/Consultation-analysis-report.pdf>

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

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

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

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

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

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

[https://christchurch.infocouncil.biz/Open/2020/11/PCB\\_20201120\\_AGN\\_4525\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2020/11/PCB_20201120_AGN_4525_AT.PDF)

## 3. Shirley Library:

The original Shirley Library opened in July 1981, on a site now covered by The Palms.

By 1995 a new building was underway on a different site next to the developing Palms Mall. In January 29 1996, the new library opened in a purpose-built building shared with the Christchurch City Council Shirley Service Centre.

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

The current Shirley Library is located in the carpark of The Palms (Burwood Ward).

There are currently no local 'suburban' sized Christchurch City Libraries in the Innes Ward.

Shirley Library is considered a 'suburban' library, but there is a limited book selection, no board room, meeting rooms or learning centre (flexible spaces).

- 'Suburban' library: Catchment ranges from 1.5km to 3km radius; services population range from 15,000 – 40,000.

Services could include a variety of activities and flexible spaces.

UDS – Greater Christchurch Urban Development Strategy and Action Plan 2007.

- 'Neighbourhood' library: Catchment ranges from 1km to 1.5km radius; serves population from 10,000 to 12,000 people.

Services could include small, broad-spanning collections and a range of activities.

"...(2015) Council/ECan planning with mall owners in Shirley, with a view to possible relocation and upgrade of this library as a 'suburban' library." This implies that the current Shirley Library is actually a 'neighbourhood' library?

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

The actual floor space allocated to the Shirley Library, is less than half of the current building. As the Service Centre (which includes NZ Post) & the Coastal-Burwood Governance Team are also located in this building.

<https://www.10shirleyroad.org.nz/south-library-report/>

Shirley Library is still considered the second busiest suburban library in Christchurch, even without dedicated learning spaces & meeting rooms.

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

<https://i.stuff.co.nz/the-press/news/128047707/earthquake-repairs-spell-18month-closure-of-popular-christchurch-library>

Shirley Library has become our community centre by default, since the Shirley Community Centre was demolished in 2012, as our residents are continuing to 'vote' with their feet.

Youth Audit Tool (Page 13) & ReVision Youth Friendly Spaces Audit Report: Shirley Library (Page 20)

[https://christchurch.infocouncil.biz/Open/2021/12/YTAC\\_20211201\\_AGN\\_5468\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2021/12/YTAC_20211201_AGN_5468_AT.PDF)

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

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

6. ReVision Youth Audit Shirley Library

<https://www.10shirleyroad.org.nz/wp-content/uploads/2022/04/CCCDraftAnnualPlan2022JoannaGould.pdf>, Page 6

## 4. Shirley Centre Concept:

Rebuild Shirley Community Centre as Shirley Centre (Library, Service Centre, Meeting Rooms, Learning Spaces), to continue supporting/connecting the residents around Shirley Road & in the surrounding communities: Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau.

Redevelopment of '10 Shirley Road, Richmond' site into: Civic Centre/Citizen Hub with Accessible Playground & Reserve

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

<https://www.10shirleyroad.org.nz/shirley-centre-concept-image/>

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

<https://www.10shirleyroad.org.nz/community-education/>

<https://www.10shirleyroad.org.nz/instore-demonstration-concept/>

'Participate, Engage, Observe', 'You don't know what you need to know, until you need to know it.'

Shirley Centre: Identity | Well-being | Learning

"You Are Here": a place to be, within our communities.

Community Education & Support Services in Learning Libraries

<https://www.10shirleyroad.org.nz/centre-ideas/> (2018)

<https://www.10shirleyroad.org.nz/building-ideas/> (2021)

<https://www.10shirleyroad.org.nz/landscape-ideas/> (2021)

<https://www.10shirleyroad.org.nz/playground-ideas/> (2023)

Latest Research/Ideas/Posts:

<https://www.facebook.com/ShirleyCentre10ShirleyRoad> (updated daily with articles/ideas/research)





## 5. Partnerships:

"How much is your library worth to your community? We're delighted to share with you new research we've undertaken with FrankAdvice on the value of public libraries. The report explores both the role of libraries as community hubs, their value as a vehicle for public service delivery, and their contribution to community wellbeing.

Public libraries are vibrant community hubs that enhance community wellbeing and social cohesion. They're also important places where local government and central government can deliver key local services – ones specific to their communities needs and wants.

The findings paint a clear picture that councils need more support to deliver the services that central government increasingly relies on public libraries to provide. The report also showcases great examples of services libraries across the motu provide to enhance community wellbeing.

We'll encourage councils to consider how they can enable and resource public libraries to evolve their services and better enhance community wellbeing. And we'll use this research to engage with the Government on ways it can better support public libraries to deliver value to communities."

<https://www.lgnz.co.nz/news-and-media/2023-media-releases/research-reveals-libraries-are-huge-contributors-to-community-wellbeing/>

Summary: <https://www.lgnz.co.nz/assets/PDFs/Value-of-public-libraries-executive-summary.pdf>

Research Paper: <https://www.lgnz.co.nz/assets/PDFs/Frank-Advice-Libraries-as-a-vehicle-for-service-delivery.pdf?vid=5>

<https://www.10shirleyroad.org.nz/review-into-the-future-for-local-government/>

<https://www.10shirleyroad.org.nz/review-into-the-future-for-local-government-update/>

"Local Government New Zealand is delighted to see the Local Government (Community Well-being) Amendment Bill pass its third and final reading in Parliament last night, effectively reinstating the four aspects of community well-being – social, economic, environmental and cultural – into the Local Government Act.

It is a significant show of support from the Coalition Government for the on-going work of councils to lift the well-being of their communities.

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

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

Potential partnerships between local & central Government for the 'Rebuild of the former Shirley Community Centre & Redevelopment of 10 Shirley Road/Shirley Community Reserve':

Christchurch City Council | <https://www.ccc.govt.nz/>

Below are the CCC Plans, Strategies & Policies documents "that help us to plan and shape the future of our city."

- Greater Christchurch Urban Development Strategy Update (2016)

- Citizen Hub Strategy (2015)

- Multicultural Strategy (2017-2021)

- Strengthening Communities Strategy (2007)

- Community Wellbeing Research Review (2008)

- Social Wellbeing Policy (2000)

- Children's Policy (1998)

- Christchurch City Health & Wellbeing Profile (2012)

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

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

<https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf>, Page 6

Ministry of Education | <https://www.education.govt.nz/>

The 10 Shirley Road site is central to our 14 local education providers, all are within 3km of the 10 Shirley Road site:

1. **Mairehau High School**, <https://www.mairehau.school.nz/>  
440 Hills Road, Mairehau (1.8km from 10 Shirley Road), <https://goo.gl/maps/CPX8iEpuXMYcHbH6>
2. **Shirley Intermediate School**, <https://sis.school.nz/>  
60 Shirley Road, Shirley (700m from 10 Shirley Road), <https://goo.gl/maps/AgkGXmZ5JyihqXR26>
3. **Shirley Primary School**, <https://shirleyprimary.school.nz/>  
11 Shirley Road, Shirley (opposite 10 Shirley Road), <https://goo.gl/maps/zWC8oYRQ9gPRvK487>
4. **Pareawa Banks Avenue School**, <https://www.pareawabanksave.school.nz/>  
57 Averill Street, Richmond (1.1km from 10 Shirley Road), <https://goo.gl/maps/EJQwBkcbgYZCk3b19>
5. **Arahina ki Ōtautahi Kingslea School**, <https://www.kingslea.school.nz/locations/arahina-ki-otautahi-christchurch/>  
19 Pavitt Street, Richmond (2.2km from 10 Shirley Road), <https://goo.gl/maps/YhEagTA8JmT2h51S8>
6. **St Albans Catholic School**, <https://www.stalbanscatholic.school.nz/>  
49 Rutland Street, St Albans (2.6km from 10 Shirley Road), <https://goo.gl/maps/cz8B4qbUDtceHCBG6>
7. **St Albans School**, <https://stalbens.school.nz/>  
17 Sheppard Place, St Albans (2.2km from 10 Shirley Road), <https://goo.gl/maps/KBqh1qtC7bR7MUrm9>
8. **St Francis of Assisi School**, <http://www.stfrancischh.school.nz/>  
370 Innes Road, St Albans (1.9km from 10 Shirley Road), <https://goo.gl/maps/ZEBY238L MbcCPpFR7>
9. **Mairehau Primary School**, <https://mps.school.nz/>  
43 Mahars Road, Mairehau (1.7km from 10 Shirley Road), <https://goo.gl/maps/zx1Hc2V5o4tBhpbWA>
10. **Kidsfirst Kindertartens MacFarlane Park**  
[https://www.kidsfirst.co.nz/christchurch/shirley/macfarlane-park-1.1454\\_C.1599\\_N.112668](https://www.kidsfirst.co.nz/christchurch/shirley/macfarlane-park-1.1454_C.1599_N.112668)  
19 Acheson Avenue, Shirley (1.2km from 10 Shirley Road), <https://goo.gl/maps/UdTVmAb9wfwzTq86>
11. **Kidsfirst Kindertartens Shirley**, <http://www.kidsfirst.co.nz/Shirley>  
3B Ajax Street, Burwood (1.3km from 10 Shirley Road), <https://goo.gl/maps/B2BwjRiqGvVtrc8>
12. **Kidsfirst Kindertartens Richmond**, <http://www.kidsfirst.co.nz/richmond>  
41 North Avon Road, Richmond (1.4km from 10 Shirley Road), <https://goo.gl/maps/saPdwTfwjXFh4A9>
13. **St Albans Playcentre**, <https://www.playcentre.org.nz/centre/st-albans/>  
96 Philpotts Road, Mairehau (2.7km from 10 Shirley Road), <https://goo.gl/maps/m3nXxZbgBLvDbdPz8>
14. **Shirley Playcentre**, <https://www.playcentre.org.nz/centre/shirley/>  
61 Chancellor Street, Shirley (located in the Shirley Community Reserve), <https://goo.gl/maps/ywtFhw7Hkw4FzMvL6>



580

"Every New Zealander:

- is strong in their national and cultural identity
- aspires for themselves and their children to achieve more
- has the choice and opportunity to be the best they can be
- is an active participant and citizen in creating a strong civil society
- is productive, valued and competitive in the world."

<https://www.education.govt.nz/our-work/our-role-and-our-people/our-purpose-and-vision/>

"Support and resources for the community: We deliver policies, programmes and services focused on improving the community's knowledge of and participation in the education system.

This involves working with parents, iwi, and Pasifika advisors and community groups to:

- get greater participation in education
- provide information to enable decisions to be made about education options
- provide education programmes for stakeholders to support the education system."

<https://www.education.govt.nz/our-work/our-role-and-our-people/what-we-do/#community>

Our local children in the suburbs of Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau, surrounding 10 Shirley Road/Shirley Community Reserve, are growing up without access to a local 'suburban' sized library with a wide variety of books & learning spaces for after school/holiday programmes in their own communities. We are told climate change is a real issue & to 'Live Local Go Local', yet we have no local 'suburban' sized Christchurch City Library in the Innes Ward?

I try to 'Live Local & Go Local', apart from my weekly visits to the library. My local Shirley Library is only 600m from my home, but I travel 5.4km to the Fendalton Library, as it is easier to get to: less stressful to find a car park, a wider range of books, learning spaces, different seating areas/options & a park setting that creates a relaxing welcoming environment.

Libraries are 'third places (social)' the 'living room' of society in our communities.

We have many in our communities who don't have a 'second place (work)': stay at home parents, caregivers, retirees, unemployed, people working from home etc.

Some due to their circumstances don't feel like they have a safe and relaxing 'first place (home)'.

This is why it is so important that our 'third places (social)' are welcoming and inclusive for everyone in our communities.

"Public libraries are trusted sociocultural hubs for enabling lifelong learning and fostering community relationships. As public facing organizations that are open to the widest range of individuals, libraries seek to create safe and welcoming spaces for individuals of different socioeconomic statuses...public library branches offer tailored resources and programs to meet the specific needs of their communities who are navigating the effects of our increasingly asocial society."

"Palaces For The People": Mapping Public Libraries' Capacity for Social Connection and Inclusion (Social Sciences and Humanities Research Council of Canada)

[https://macsphere.mcmaster.ca/bitstream/11375/28142/1/Dalmer\\_SSHRC\\_AsocialSociety\\_PalacesforthePeople.pdf](https://macsphere.mcmaster.ca/bitstream/11375/28142/1/Dalmer_SSHRC_AsocialSociety_PalacesforthePeople.pdf)

**Ministry of Health** | <https://www.health.govt.nz/>

"The Te Whare Tapa Whā model of thinking is a useful way of looking at your health. Developed by leading Māori health advocate Sir Mason Durie in 1984, it describes health and wellbeing as a whareniui or meeting house with four supporting walls. These walls represent: taha wairua/spiritual wellbeing, taha hinengaro/mental and emotional wellbeing, taha tinana/physical wellbeing and taha whānau/family and social wellbeing. Our connection with the whenua/land forms the foundation of the house. When all these things are in balance, we thrive. When one or more of these is out of balance our wellbeing is impacted. What can you do to strengthen those 'walls' of wellbeing for you and your whānau?"

<https://www.health.govt.nz/tewharetapawha>

"The Reading in Mind book scheme provides selected books and other resources on a wide range of mental health and wellbeing topics."

<https://www.pegasus.health.nz/your-health/useful-links-resources/reading-in-mind/>

Community Education: 'Well-being WOF/Tool Kit' & 'While You Wait'

<https://www.10shirleyroad.org.nz/community-education/>

**Ministry of Social Development** | <https://www.msd.govt.nz/>

Work and Income (WINZ) Shirley Service Centre

203-205 Hills Road (280m from 10 Shirley Road), <https://goo.gl/maps/ndyJXCstYFr9kAH6>

**Whaikaha - Ministry of Disabled People** | <https://www.whaikaha.govt.nz/>

The 10 Shirley Road site is central to our local schools, but also central to our learning support services in Christchurch:

- Autism New Zealand Christchurch, <https://autismnz.org.nz/>

250 Westminster Street, Mairehau (1.4km from 10 Shirley Road), <https://goo.gl/maps/QfZgBQ6hEgXYYDtDA>

- SPELD New Zealand Christchurch, <https://www.speld.org.nz/>

12 Amos Street, Shirley (1.6km from 10 Shirley Road), <https://goo.gl/maps/afSbbmTWXBQsF3pU6>

- Seabrook McKenzie Centre, <https://www.seabrookmckenzie.net/>

68 London Street, Richmond (2km from 10 Shirley Road), <https://goo.gl/maps/pxC28ce6sgRTf9G9F8>

- Arahina ki Ōtautahi Kingslea School, <https://www.kingslea.school.nz/locations/arահina-ki-otautahi-christchurch/>

19 Pavitt Street, Richmond (2.2km from 10 Shirley Road), <https://goo.gl/maps/YhEagTA8JmT2h51S8>

"We work with children and young people (age 10 – 16 years) in the care of Oranga Tamaki to increase engagement and participation in education."

**Canterbury Genealogy** | <https://canterburygenealogy.org.nz/>

"10 Shirley Road was the home for NZ Society of Genealogists – Canterbury Branch, for 21 years from February 1990 until the February 2011 earthquakes. We were hoping that a new Community Centre would be built on the same site to serve the local community in many ways, and possibly return 'home'." <https://www.10shirleyroad.org.nz/original-building/>

Currently Canterbury Genealogy is located at Parkview Community Lounge, 75 Queenspark Drive, Parklands.

<https://goo.gl/maps/TPANY7k8KeHxYFRJ6>, <https://canterburygenealogy.org.nz/location/>

**Shirley Playcentre** | <https://www.playcentre.org.nz/centre/shirley/>

61 Chancellor Street, <https://goo.gl/maps/ogMKT7MQJawX1YAN7>

Located at the back of the Shirley Community Reserve, <https://www.10shirleyroad.org.nz/site-history/>

"We still believe that it takes a village to raise a child...We fervently believe that a parent is the best first teacher a child can have, so we will help equip you to teach your child...We work together with you to find ways to support your child's learning and find their place in our centre."





#### 6. Planning:

- The Shirley Community Centre (10 Shirley Road) was damaged in the 2010/2011 Canterbury earthquakes, demolished in 2012. [The former building site area is currently grass, ready to be built upon.]
- The land at 10 Shirley Rd is classified as reserve land held "in trust for local purpose (site for a community centre)", vested in the Council by the Crown to be held in trust for local purpose/community centre. It is a total of 9,042m2.
- \$2,520,000 was allocated for construction of a new Shirley Community Facility as part of Tranche 1 of the Community Facilities Rebuild.
- "Note the importance of the geotechnical investigation for the proposed site at 10 Shirley Road and requests that the Council undertake an urgent geotechnical investigation." [Geotechnical Report already completed?]
- Shirley Community Facility/Crossways Proposal Community Meeting (30 April 2015) Feedback, Attachment to Clause 9
- Shirley Community Facility Rebuild - 10 Shirley Road, Crossway Community Church Proposal (2015)  
[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF)

Originally Shirley Road (now Aylesford Street) started at Westminster Street, before crossing over Hills Road to Marshland Road: <https://christchurchcitylibraries.com/Heritage/Maps/174743.asp>  
Over 100 years ago in 1915, the original building was built at 10 Shirley Road, as the Shirley Primary School. This school was built at the centre of the then Shirley Road, connecting these communities even in the past. With the building of a new centre at 10 Shirley Road, these communities will once again have a central place to call 'home', with opportunities to be connected now & in the future, with residents from the surrounding suburbs: Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau.

- Page 34, "5.14 Occupancy rates across the Council managed facilities average between 36% and 38% with a customer satisfaction currently of 76%."
  - Page 45, "No provider is particularly strong in providing for drop-ins, bumping and social services - Council Libraries are strongest in this area."
  - Page 46, "4a. Focusing investment in small number of community hubs (existing and new) of significant size co-located with other Council facilities such as libraries."
  - Page 48, "Worldwide trends tell us Community Facilities will be focal points in the community and will become known as neighbourhood and communal gathering places of flexible spaces that allow people to work/play/be/meet together in groups or work/play/be alone but connected to others outside of their homes."
  - Page 57, "Facility Location Significance: Some facilities are better suited to be hub locations based on their centrality within a neighbourhood/rural community, geographical location, accessibility and proximity to other hub or key locations such as libraries, social and community outdoor spaces, cafes, economic and commercial centres including malls and or proximity to aligned activity, school/education, church, sport and play related."
  - Page 57, "Ward and Neighbourhood Significance: At the network level where there are potential hub facilities, the approach is to support their development as Council owned and operated sites. Hub facilities are where there is co-location and clustering of services: library; service centre; community activity; recreation and sport; civic activity; culture; meeting and public assembly; education and arts activity."
- <https://www.10shirleyroad.org.nz/wp-content/uploads/2020/04/CCCDraftAnnualPlan2020JoannaGould.pdf>, Page 9

"He muka harakeke, he whitau tangata.

The harakeke is woven with the human strand – binding people and places together."

My original idea for a new building at 10 Shirley Road, Richmond, Christchurch, started through architecture...

A visual representation of Te Tiriti o Waitangi, the Treaty of Waitangi:

<https://www.waitangitribunal.govt.nz/treaty-of-waitangi/meaning-of-the-treaty/>

through the original building designed by George Penlington, Architect to the Canterbury Education Board with the Māori holistic model of health, Te Whare Tapa Whā (in the centre), which reminds you to take care of all the different aspects of your life to support your wellbeing, developed by Sir Mason Durie.

- Sir Mason Durie, <https://g.co/kgs/Y3he7U>

- Te Whare Tapa Whā, <https://www.healthnavigator.org.nz/healthy-living/te-whare-tapa-wh%C4%81-and-wellbeing/>

- George Penlington, <https://www.10shirleyroad.org.nz/george-penlington/>

The building of the new Shirley Centre at 10 Shirley Road (opposite Shirley Primary School) represents laying a new foundation stone as the 'Gateway to the East', that says 'we value our children and everyone in the community, by creating a new identity to be proud of, providing access to well-being resources and life long learning for all'.

"Tangata ako ana i te kāenga, te tūrangā ki te marae, tau ana.

A person nurtured in the community contributes strongly to society."

A multidisciplinary collaborative holistic approach is needed to create an Urban Design Plan for the 'Rebuild of the former Shirley Community Centre & Redevelopment of 10 Shirley Road/Shirley Community Reserve':

#### Christchurch City Council Elected Members

- Pauline Cotter, Deputy Mayor/Councillor for Innes Ward (prior to the recent Ward boundary changes, 10 Shirley Road was in the Innes Ward)
- Aaron Keown, Councillor for Harewood Ward (Christchurch City Council Accessibility Portfolio, Co-owner/Designer for Jurassic Adventure: only entirely wheelchair accessible mini golf course in NZ, former Shirley Community Board member)

#### Christchurch City Council Staff

- [REDACTED] Community Facilities Specialist
- [REDACTED] Parks Planning & Asset Management Manager
- Visitor Experience Team: Interpretation sign same style as the original Community Noticeboard sign.
- History of 10 Shirley Road/Shirley Community Reserve in Christchurch City Council archives?
- Heritage Items in storage to be incorporated into the new building design?

"General Manager Community Services Michael Aitken says while the building is significant to the local community, it is unfortunately too badly damaged to retain...a number of significant heritage items will be retrieved from the building's fabric during the demolition." <https://www.infonews.co.nz/news.cfm?id=94709>

#### Christchurch City Libraries Staff

- [REDACTED] Community Libraries Manager Christchurch City Libraries
- Māori and Cultural Services Manager Christchurch City Libraries
- Leadership Team, <https://christchurchcitylibraries.com/About/NetworkServices/Libraries/Leadership/>
- Places and Spaces Team, <https://christchurchcitylibraries.com/About/NetworkServices/PlacesSpaces/>
- Tukutuku Organising Team, <https://my.christchurchcitylibraries.com/puawaitanga-o-te-ringa/the-organising-team/>



580

#### Waipapa Papanui Innes Central Community Board

- Community Governance Manager  
- Deputy Chair (Project Management of Te Ora Hou Ōtautahi site development: <https://www.toho.org.nz/>  
& Local Government New Zealand Community Boards Executive Committee member: <https://www.lgnz.co.nz/about/governance/community-board-executive-committee/>)

#### Heritage New Zealand Pouhere Taonga | <https://www.heritage.org.nz/>

- Register Records: <https://quakestudies.canterbury.ac.nz/store/object/13346>  
- Photos: [https://canterburyearthquakedemolist.weebly.com/uploads/2/0/3/6/20360823/shirley\\_community\\_centre.pdf](https://canterburyearthquakedemolist.weebly.com/uploads/2/0/3/6/20360823/shirley_community_centre.pdf)  
- "We need to think about what technologies are available for us to record these histories and to keep retelling them into the future. We also need to think about how to anchor those stories to the place...to ensure the stories remain connected to the place, and then the people remain connected to the place." Dr Christine Whybrew, Heritage New Zealand  
<https://www.riseuprichmond.nz/red-zone-futures-heritage-dr-christine-whybrew-from-heritage-new-zealand/>  
- Is there any information (photos/maps/stories) available regarding the history of the 10 Shirley Road site?  
Māori Heritage, Archaeology, Early Settlers, Original Shirley Primary School, George Penlington, Significant Trees etc.

#### Be. Lab | <https://www.belab.co.nz/>

"Here at Be. Lab we know that Accessibility is about good design, and good design benefits everyone.  
By actively designing access in, you're creating a welcoming, inclusive atmosphere, encouraging participation from all citizens, and building a world where everyone can thrive. There are many different processes for designing places and services to be accessible, such as universal design, accessible design, inclusive design and human-centred design."  
<https://www.belab.co.nz/items/universal-design-and-accessible-design>  
"Auckland Council is looking for people from the disabled and access community to engage in a deliberative democracy process, to ensure this community building meets diverse needs...the library and community hub is due to open in 2024, with the preliminary design phase completed in collaboration with disability and access advocates."  
<https://www.belab.co.nz/items/co-design-avondale-hub>

#### South Architects | <https://www.southarchitects.co.nz/>

"South Architects' initiative ArchiChat is resonating strongly with people who share their passion for design and the architectural process." <https://www.southarchitects.co.nz/architectural-forum-attracts-positive-response/>  
<https://www.southarchitects.co.nz/portfolio/peterborough-street-co-housing/>  
<https://www.southarchitects.co.nz/portfolio/halswell-quarry-preschool/>  
<https://www.southarchitects.co.nz/portfolio/concrete-copper-home/>  
Interior Layout Design Inspiration: 195 Peterborough Street building (although not designed by South Architects)

#### The Drawing Board | <https://maori-tv.customer.web.one.accedo.tv/playback/item/6322930696112>, Episode 5

Professor of Architecture, Te Herenga Waka, <https://people.wgtn.ac.nz/derek.kawiti/>  
Master Carver, [https://en.wikipedia.org/wiki/Fayne\\_Robinson](https://en.wikipedia.org/wiki/Fayne_Robinson)  
Artist, [https://en.wikipedia.org/wiki/Lonnie\\_Hutchinson](https://en.wikipedia.org/wiki/Lonnie_Hutchinson)  
Te Pae Narrative Advisor, Director Te Pakura Ltd  
<https://warrenandmahoney.com/people/whare-timu>  
Matapopore Trust  
Project Manager, Ōtākaro Limited

#### Matapopore Trust | <https://matapopore.co.nz/>

Matapopore Project Sheets: <https://matapopore.co.nz/project-sheets/>  
Matapopore Urban Design Guide: [https://matapopore.co.nz/wp-content/uploads/2019/10/Matapopore-UDG-Finalv3-18Dec2015\\_Email-Version.pdf](https://matapopore.co.nz/wp-content/uploads/2019/10/Matapopore-UDG-Finalv3-18Dec2015_Email-Version.pdf)

#### Ariki Creative | <https://www.arikicreative.com/>

#### Art Fetiche | <https://www.artfetiche.co.nz/>

#### Lucas Associates | <https://www.lucas-associates.co.nz/>

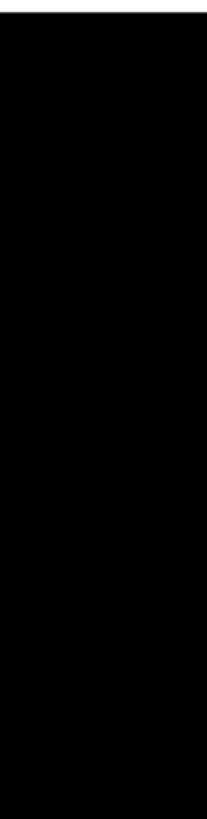
Park Community Concept Plan  
<http://www.lucas-associates.co.nz/community-plans/shirley-concept-plan-2/>  
- Colours for Structures in the Aotearoa New Zealand Landscape  
<http://www.lucas-associates.co.nz/assets/Guidelines/Colours-for-Structures-in-the-NZ-Landscape.pdf>  
- Learning From the Past in Developing Our Urban Landscapes  
<http://www.lucas-associates.co.nz/christchurch-banks-peninsula/learning-from-the-past/>  
- Streamside Planting Guide  
<http://www.lucas-associates.co.nz/christchurch-banks-peninsula/streamside-planting-guide/>  
- Christchurch Ecosystems Interactive Map  
<http://www.lucas-associates.co.nz/christchurch-banks-peninsula/christchurch-ecosystems/>

#### CREO | <https://creospace.co.nz/>

"Creo was engaged to re-design the playground and surrounding space to be inclusive, sensory, and cater for a range of ages and abilities." <https://creospace.co.nz/portfolio/loma-irene-playground/>

Current Playground Photos: <https://goo.gl/maps/n3LzHF9sPJ8w4iSF6>, <https://goo.gl/maps/Gh9LbXs2UwNPjKu5>  
See Page 15, '7. Shirley Centre Images' for Playground Ideas

Recently I made a submission on the CCC 'Have Your Say' Avebury Park playground renewal. Currently access to the Avebury Park playground, is 'hidden' down a dead end on Eveleyn Couzens Avenue, bordering the 'Red Zone' area, with fewer surrounding houses/families. <https://goo.gl/maps/zCMYP34NXB7D1ZZh6>  
Now the Waipapa Papanui Innes Central Community Board are considering the 'Revitalisation of Petrie Park' as a priority in their '2023-2025 draft Community Board Plan'. This park is even more 'hidden' than Avebury Park playground & has poor visibility from the street at both entrances.  
- 125 Stapletons Road (alleyway view), <https://goo.gl/maps/pm6NvqeYxbSpSQq5>  
- 121 Petrie Street (playground view), <https://goo.gl/maps/TseGPSz6zinHQhuu7>  
Why prioritise Petrie Park over another more 'visible' well used Richmond playground, such as the Shirley Community Reserve Playground? <https://goo.gl/maps/qPclpZsi7mrZ1ABt6>  
Residents advocating for the redevelopment of the Shirley Community Reserve, have been told due to the Council's financial constraints, there is no funding available. Ratepayer's money could be better spent to benefit more residents in the surrounding suburbs, with easy access to this 10 Shirley Road location.





580

**Shirley Centre Concept (2021)** | <https://www.10shirleyroad.org.nz/shirley-centre-concept/>  
**Shirley Centre Concept (Image)** | <https://www.10shirleyroad.org.nz/shirley-centre-concept-image/>  
**Shirley Centre Concept (Research)** | <https://www.10shirleyroad.org.nz/research/>  
**Shirley Centre Concept (Submissions)** | <https://www.10shirleyroad.org.nz/submissions/>

**Site History** | <https://www.10shirleyroad.org.nz/site-history/>  
Shirley Road History, Significant Park Trees, Dudley Creek, Chancellor Street Heritage Houses, Dudley Character Area

**Dudley Creek Esplanade Reserve** | <https://goo.gl/maps/Ji5haPVwJxgBF1167>  
159 Slater Street, Richmond, path from Slater Street to Shirley Shopping Centre (corner of Hills & Shirley Road).

**Dudley Creek Trail** | <https://riseuprichmond.nz/dudley-creek/>  
Bring residents out into their local community to appreciate the existing tree canopy while walking along Dudley Creek & finding information about local birds/sites/Dudley Creek Flood Remediation.  
<https://www.ccc.govt.nz/assets/Documents/Services/Stormwater-drainage/Works-notice/dudleycreekconsultationbooklet.pdf>

**StoryWalk®** | <https://letsmovelibraries.org/storywalk/>  
Promoting literacy, reading, health, exercise, and movement in communities and neighbourhoods. Connecting books about trees/birds/climate change to local park trails.

**Original Building** | <https://www.10shirleyroad.org.nz/original-building/>  
Shirley Primary School, George Penlington (CEB Architect for Shirley Primary & Richmond Schools), Shirley Community Centre, NZ Society of Genealogists - Canterbury Branch

**George Penlington** | <https://www.10shirleyroad.org.nz/george-penlington/>

**Benjamin Oakes Moore** | <https://www.10shirleyroad.org.nz/benjamin-oakes-moore/>

**Community Facilities** | <https://www.10shirleyroad.org.nz/community-facilities/>  
CCC Community Facilities Network Plan, Christchurch City Libraries, St Martins Community Centre, Redcliffs Village Library, Summer Centre

**South Library and Service Centre Rebuild** | <https://www.10shirleyroad.org.nz/south-library-report/>  
"South Library and Service Centre building – user survey. Your feedback will help shape design, feel and functionality, as we explore plans for rebuilding South Library | Te Kete Wānanga o wai Mōkihi and Service Centre."  
<https://www.ccc.govt.nz/the-council/haveyoursay/show/526>

South Library and Service Centre 'User Survey' Feedback  
Exterior, Interior & Visitor Experience: <https://www.10shirleyroad.org.nz/south-library-submission/>  
<https://www.10shirleyroad.org.nz/wp-content/uploads/2022/07/CCCHaveYourSaySouthLibrary2022JoannaGould.pdf>

**Christchurch City Council Integrated Planning** | <https://www.10shirleyroad.org.nz/ccc-integrated-planning-guide/>

"User perceptions of library buildings: Architectural and design element preferences in the public library"  
By Debbie Fox, Christchurch City Libraries  
<https://ianza.org.nz/wp-content/uploads/2020/07/NZLIMJ-Vol-54-Issue-4-Fox.pdf>, Vol 54, Issue No. 4, July 2014

**Design Considerations** | <https://www.10shirleyroad.org.nz/design-considerations/>  
Universal, Cultural, Māori Culture: Te Pae Māhutonga, Māori Culture: Te Whare Tapa Whā, Māori Culture: Whakairo (Carving), Autism Spectrum Disorder (ASD) & Sensory Processing, Biophilic, Environmental & Sustainable

Environmental Accessibility for Autistic Individuals by Megan Malcolm, University of Canterbury  
<https://anzswjournal.nz/anzsw/article/view/948>

Five years ago I started advocating for a new centre to be built at 10 Shirley Road (site of the former Shirley Community Centre), before then I had been advocating for my family:  
'Participate, Engage, Observe', <https://www.10shirleyroad.org.nz/instore-demonstration-concept/>  
My lived experience is my 'why' I keep advocating for a new centre at 10 Shirley Road.  
When my son was younger, I would regularly 'audit' places to see what triggered him to become overwhelmed.  
From my observations & through my research, I realised how environments, spatial layout & interior design affected him.  
It was easier to only take him to 'safe' places.  
As he grew & had more understanding of his triggers, new places became learning experiences. Opportunities to teach him how to cope in different environments & what 'tools' he could use to help him be less triggered.

"There comes a moment when you realize that what you're advocating for is more than just accommodations. You're really advocating for someone's quality of life. That's the moment you realize you won't give up."  
Residents need better access to local civic inclusive accessible 'safe' spaces, information & resources in their local communities for: Community Education & Support Services in Learning Libraries.  
"Everyone of us needs help at some point in our life. And, the more that we can lift up those who need it the most in our community, the more the community itself betters." John Rivers

My connection to 10 Shirley Road is literally about births & deaths. I attended antenatal classes at the centre over 15 years ago. My mum, [REDACTED] attended the NZ Society of Genealogists - Canterbury Branch, where she spent many hours researching. Over 30 years ago, we worked together to research & create a family history book on Charles Duggan, my dad's first ancestor that arrived in New Zealand, <https://www.10shirleyroad.org.nz/charles-duggan/>.

Our ancestors created a place for learning. This location is a very visible historic landmark at the beginning of Shirley Road. Leaving it empty without a community centre, is a constant reminder of what we have lost, that we have been forgotten & have no community legacy for our future generations.  
Q. Land bank 10 Shirley Road or create a legacy?  
A. Please support our local communities & vote for funding [to be brought forward & planning started for] a new centre to be built on 10 Shirley Road. We have the opportunity to be a part of creating the legacy we leave to our descendants.  
"Be a good ancestor. Stand for something bigger than yourself. Add value to the Earth during your sojourn."  
Marian Wright Edelman



580

## 7. Shirley Centre Images (2018) | 10 Shirley Road/Shirley Community Reserve

### Landscape Design

- existing established trees, introduce different native plants, name of tree/plant signs
- grey brick edging wide paths leading up to centre, "Buy A Brick" funding for individuals/families
- sensible seating under trees, by playground and stream, "Sponsor A Seat" funding for businesses
- mini roading system path around and through the playground area, to teach road safety and provide access to all areas of the playground for strollers/wheelchairs
- access paths to connect existing Shirley Playcentre with the playground/centre

### Sign Design

- Open hours and facilities available inside the centre
- Outdoor signage with directory of community groups using this facility
- Lockable outdoor noticeboard with current local event details/calendar, where locals can promote events in the area and at other local facilities
- History of the previous building
- "This building was constructed in 1915 as Shirley Primary School. It was built to the design of Education Board architect George Penlington."
- History of the Christchurch earthquakes
- "Shirley Community Centre (former Shirley Primary School), 10 Shirley Road, Christchurch. Category 2 historic place (#7117) - Demolished 2012"
- History of the new building
- Christchurch City Council & Community Board, Funding Process, Building Process, Opened ????
- Plant name signs, in different languages, QR code link to info on plant species etc.

### Exhibit Design "Your Space in this World"

- to create awareness, and inspire acceptance of all mental health issues and disabilities  
When my son was 6 years old we had a lot of assessments/appointments at Whakatata House.  
We came across the 'Dyslexia Discovery Exhibit', opposite the Arts Centre, at 21 Worcester Boulevard.  
My son was intrigued with this interactive space and spent a lot of time enjoying the discoveries he made.  
This space inspired me and reassured me that whatever disabilities my son would be diagnosed with (ADHD, Autism, Sensory Processing), he would find his "space in this world" that accepted his differences.

'Dyslexia sculpture garden up for award', [https://www.dyslexiafoundation.org.nz/pdf/dde\\_press\\_article.pdf](https://www.dyslexiafoundation.org.nz/pdf/dde_press_article.pdf)

"A Christchurch sculpture garden that celebrates work on dyslexia and by dyslexia sufferers is in the running for a national architecture award. The garden features sculptures by Weta Workshop's Richard Taylor and English artist Mackenzie Thorpe. Both are dyslexic. A third sculpture celebrates the work of Christchurch-born motorcycle designer John Britten, who designed record-breaking motorbikes despite struggling with dyslexia. A fourth sculpture is dedicated to Ron Davis, an American who developed a range of techniques to help dyslexia sufferers."

[https://www.dyslexiafoundation.org.nz/pdf/exhibit\\_wins.pdf](https://www.dyslexiafoundation.org.nz/pdf/exhibit_wins.pdf)

Dyslexia Discovery Exhibit, Christchurch, New Zealand

<http://tonyshaw3.blogspot.com/2013/04/dyslexia-discovery-exhibit-christchurch.html>

"This striking bronze sculpture exhibit, was commissioned by the Dyslexia Foundation of New Zealand. Words fly out of the book in a long stream, floating through the air. Letters and words meld in confusion... 'Inner Struggle' by Richard Taylor & Weta Workshop, "Celebrating the imaginative power of the dyslexic mind".

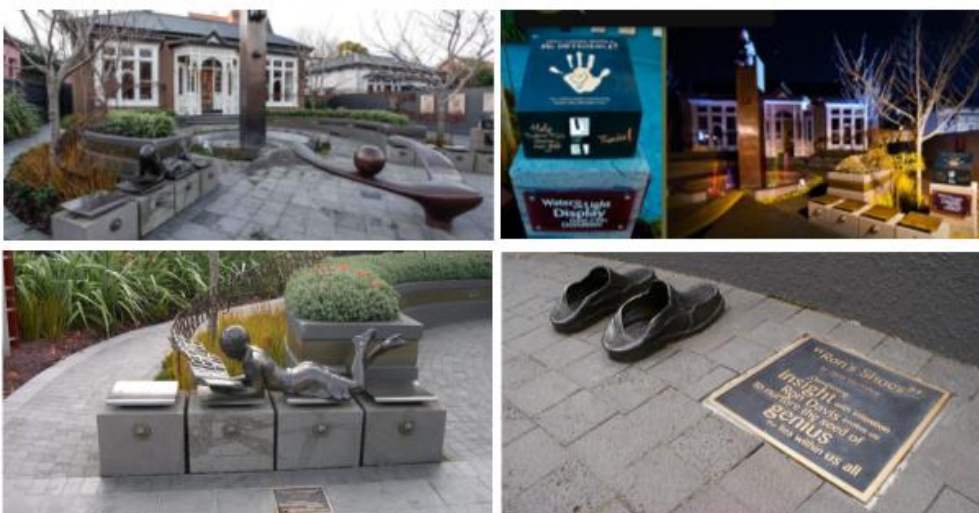
"Inventor John Britten died 12 years before the official recognition of a condition that dogged him all his life. But his widow, Kirsteen Britten, said he would be thrilled at the way dyslexia had been recognised. Mrs Britten was a guest yesterday at the opening of the world's first Dyslexia Discovery Exhibit, in Christchurch, to see a sculpture inspired by her late husband. Free Flight - The Boy Who Could Do Better, by artist Paul Dibble, recognises Mr Britten, who made his name designing world-beating motorcycles.

The opening of the centre comes just days after the Ministry of Education, after pressure from the Dyslexia Foundation, announced official recognition of dyslexia - a disorder that impairs the ability to read and write.

"John and I didn't understand our own minds and our dyslexia. There hadn't been any help or support. So it's really huge that dyslexic children will be encouraged and have a chance to reach their full potential."

Dyslexia affected Mr Britten all his life; he had "real difficulty" with letters, although he could build "amazing creations". "He had wonderful support from his family and was encouraged...to explore his dreams and imagination rather than shut down as many dyslexic people do."

<https://www.nzherald.co.nz/nz/recognition-of-dyslexia-fantastic/WKS6ZDWXX64OX5OUSJBQJOICU/>



Christchurch City Council 2023-24 Draft Annual Plan | Joanna Gould | April 2023 | Page 8 of 15





580

7. Shirley Centre Images (2018) | 10 Shirley Road/Shirley Community Reserve



New Shirley Community Centre | 10 Shirley Road | Library, Service Centre, Learning Centre, Playground, Playcentre



New Shirley Community Centre | 10 Shirley Road | Library, Service Centre, Learning Centre, Playground, Playcentre



Item 3

Attachment B





580

7. Shirley Centre Images (2019) | 10 Shirley Road/Shirley Community Reserve



Shirley Centre | 10 Shirley Road | Building Design | Exterior



St Martin's Community Centre.  
Combination of large glass windows  
and new/recycled bricks.

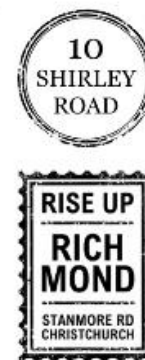
This building was built as Shirley Primary School in 1915 to the design of Education Board architect George Penlington.

As Shirley Community Centre it became a place for: Cultural, Educational and Recreational Activities. A place for learning.



Shirley Centre | 10 Shirley Road | Building Design | Interior

Flexible Learning Spaces, Adjustable Size with interconnecting Glass Sliding Doors, Flooring suitable for all activities.  
<https://www.getcreativechristchurch.nz/learning-spaces/>  
Matuku Takotako: Sumner Centre | <https://vimeo.com/254767603> | Areas for all ages/stages, "feels like home".  
Inspired by Interior Layout, Atrium, Central Service Counter, Community Room, Wall Colour, Bookshelves, Furniture.



Item 3

Attachment B





580

7. Shirley Centre Images (2021) | 10 Shirley Road/Shirley Community Reserve

**Shirley Centre | Building Ideas**  
**Building**

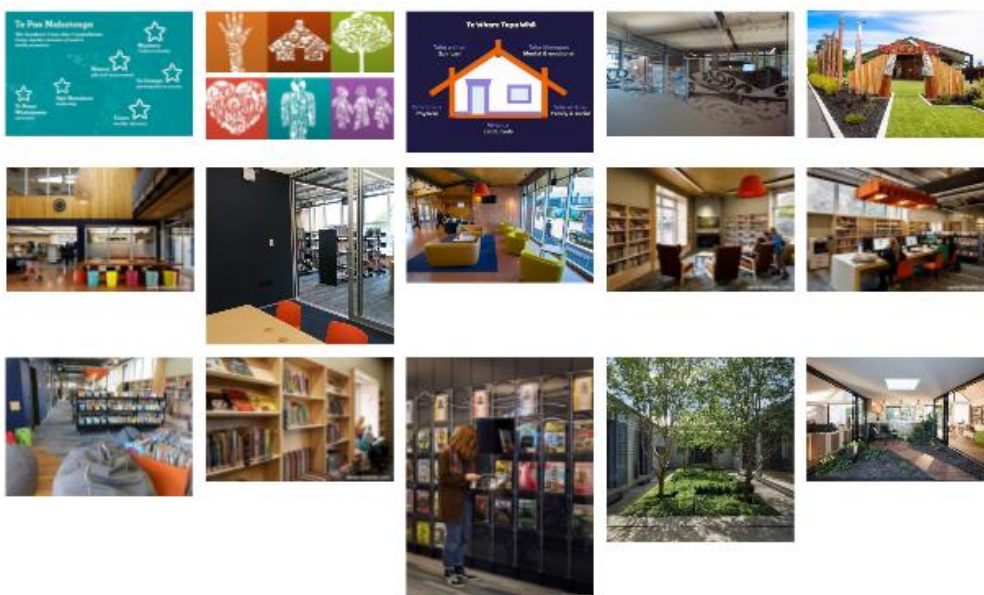
Two Storey, Dudley Character Area Design Guidelines, include George Penlington (original building) & Benjamin Oakes Moore (12 Julius Terrace) design features, Māori inspired entrance (Waharoa), combined stairs/ramp to the building, glass automatic doors with 'welcome' in different languages, door at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



**Shirley Centre | Building Ideas**  
**Interior**

Ground Floor: 'Welcome' desk at northern & southern end of building, Young Adults (front left corner) & Children's (front right corner), NZ/Genealogy (back left corner) & Newspapers/Magazines/DVDs (back right corner), Fiction Collection, Staff Desk (eastern side of the building), Self Return/Issue Desks, Computer Desks, variety of seating options/areas. Learning/Meeting spaces: centre of the building, glass with sliding doors to create smaller spaces, incorporate 9. Shirley Centre | Design Considerations, 10.3 Shirley Centre | Design Inspiration: Māori Culture: Te Pae Māhutonga, 10.4 Shirley Centre | Design Inspiration: Māori Culture: Te Whare Tapa Whā & 10.5 Shirley Centre | Design Inspiration: Māori Culture: Whakairo (Carving).

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



Item 3

Attachment B



580

7. Shirley Centre Images (2021) | 10 Shirley Road/Shirley Community Reserve

Shirley Centre | Landscape Ideas:



Current Site Map

Shirley Centre | Landscape Ideas:

Internal Courtyard (centre of the First Floor)

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

Shirley Centre | Landscape Ideas:

Natives Garden (by Dudley Creek)

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

Shirley Centre | Landscape Ideas:

Wellbeing Sensory Garden (front left)

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

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

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

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

'Your Well-being Garden' by Alistair Griffiths

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

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

Shirley Centre | Landscape Ideas:

Basketball Area (front right)

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

Shirley Centre | Landscape Ideas:

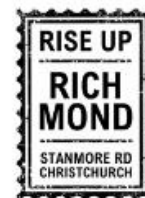
Playground

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

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



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



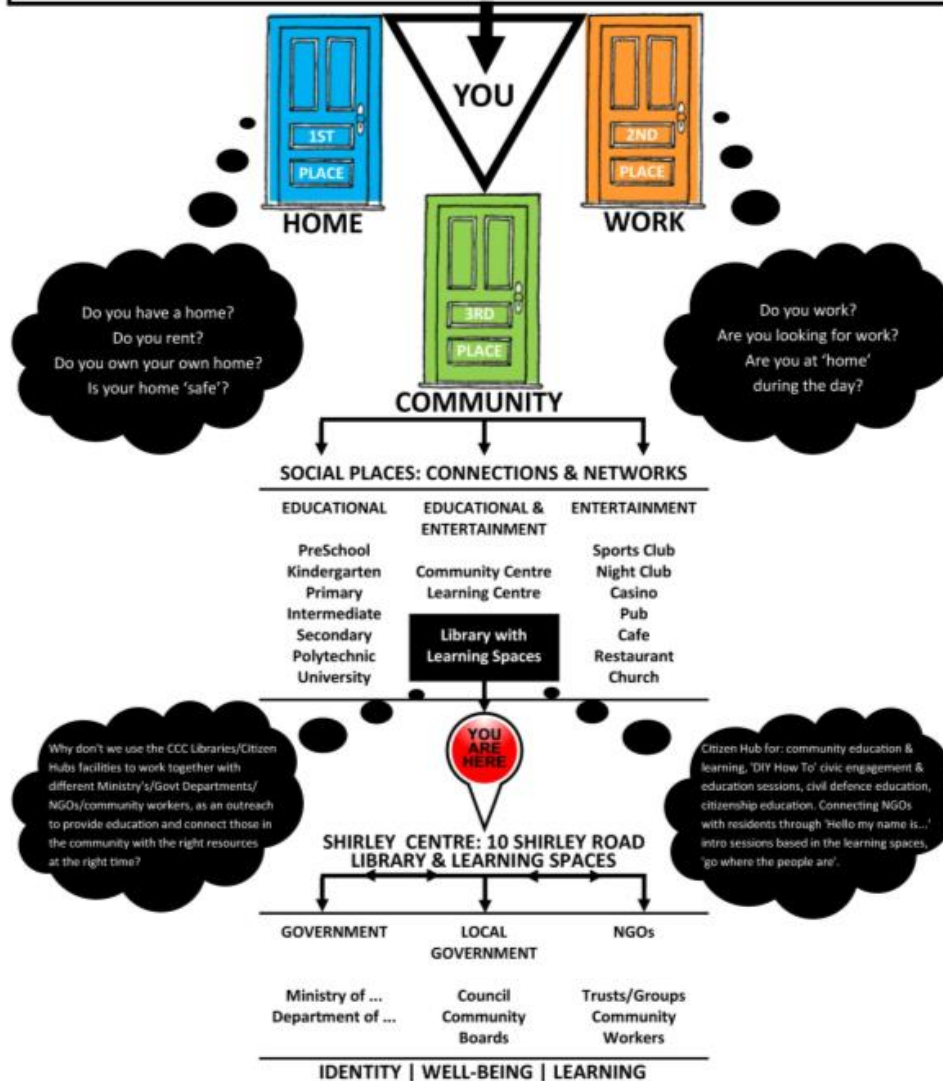
Item 3

Attachment B

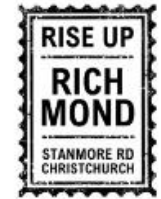


580

7. Shirley Centre Images (2022) | 10 Shirley Road/Shirley Community Reserve



Christchurch City Council 2023-24 Draft Annual Plan | Joanna Gould | April 2023 | Page 13 of 15



580

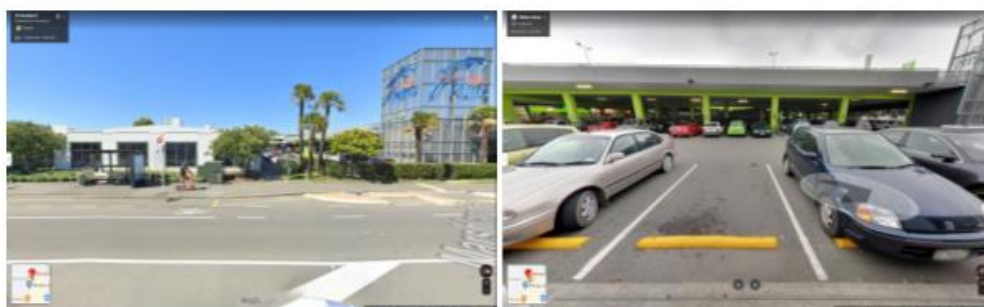
7. Shirley Centre Images (2022) | 10 Shirley Road/Shirley Community Reserve



Facility	Year Built (Approx.)	Status	Current	Service Groups	Wkg Area m2	Capacity	Pop Density /km2
Marine	2003	Open	Leased	No	250	50	857
Arundel	2012	Open	Owned	No	500	75	1750
Donna Marie Whelpdale	2017	Open	Owned	No	250	100	2000
Therapeutic	2017	Open	Owned	Yes	900	100	887
Penetration	2000	Open	Owned	Yes	3000	300	1800
Te Hapua Mahoei	2015	Open	Owned	Yes	800	900	750
Horley	2016	Open	Owned	No	250	100	1600
Unleashed Facelift	0	Open	Leased	Yes	1100	250	1500
Lytham	2005	Open	Owned	Yes	300	10	800
New Brighton	2005	Open	Owned	No	300	300	800
Papahuri	2005	Open	Owned	Yes	1200	300	1300
Parklands	2004	Open	Owned	No	500	100	1800
Redwood	2010	Open	Owned	No	300	50	1800
Shirley	2005	Open	Owned	Yes	1800	300	1300
Locality	2005	Open	Owned	Yes	3000	400	1000
Templeton	2012	Open	Owned	No	250	100	1000
Meritaki Te Kōwhiri: Summer	2017	Open	Owned	Yes	1800	300	400
Upper Riccarton	2006	Shared	Leased/Owned	No	2500	300	2000

Figure 7-4: Libraries Sites

Left: <https://www.10shirleyroad.org.nz/wp-content/uploads/2022/06/SouthLibraryEarthquakeRepairOptionsReportJoannaGould.pdf>, Page 3  
Green Outline: Current Shirley Library floor space  
Blue Outline: Christchurch City Council Service Centre (includes NZ Post) & the Governance Team floor space  
Right: <https://www.10shirleyroad.org.nz/wp-content/uploads/2022/06/SouthLibraryEarthquakeRepairOptionsReportJoannaGould.pdf>, Page 8  
Shirley Library & Service Centre | Year Built: 1995, Building Area: 1060 m2, Capacity: 200, Pop Density /km2: 2300  
South Library & Service Centre | Year Built: 2003, Building Area: 2650 m2, Capacity: 600, Pop Density /km2: 2000  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/LTP-2021-final/Asset-Management-Plan-AMP-Libraries-LTP-2021-2031.PDF>, Page 70



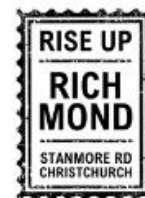
Shirley Library & Service Centre | <https://my.christchurchcitylibraries.com/locations/shirley/>  
36 Marshland Road, Shirley, <https://goo.gl/maps/rCEDnP5XpEz36nvF9>  
Left: View from Hercules Street towards the Shirley Library & Service Centre, <https://goo.gl/maps/T9683GzPLwu13bbXA>  
Right: View from inside the Shirley Library & Service Centre, The Palms car park, <https://goo.gl/maps/pvrRjzDwmyD1w5M47>



Left: 10 Shirley Road site, with pedestrian crossing & bus stops either side of Shirley Road, <https://goo.gl/maps/xC9JCxukJfArfDr6>  
Right: 10 Shirley Road site, view of from Slater Street & Dudley Creek pathway, <https://goo.gl/maps/AR8KKaEQwn5cxayS8>



Left: 10 Shirley Road site on the left (looking towards Hills Road), Shirley Primary School on the right, <https://goo.gl/maps/o1zhEvRfHCQoKmvH8>  
Right: 10 Shirley Road site on the right (looking towards The Palms), Shirley Primary School on the left, <https://goo.gl/maps/lHGtHPJoQjw9vGn47>





580

7. Shirley Centre Images (2023) | 10 Shirley Road/Shirley Community Reserve



Design Inspiration

<https://creospace.co.nz/portfolio/loma-irene-playground/>  
<https://creospace.co.nz/portfolio/silverdale-school/>  
<https://creospace.co.nz/portfolio/selwyn-ridge-primary-school-tauranga/>  
<https://creospace.co.nz/portfolio/hauraki-school/>  
<https://creospace.co.nz/portfolio/kia-ngawari-te-kohanga-reo/>



Equipment Components

- Expression Swing Seat | <https://www.playgroundcentre.com/products/expression-swing-seat/>  
Promotes intergenerational play between parent/grandparent/caregiver & child.
- Flying Saucer Basket Swing | <https://www.playgroundcentre.com/products/flying-saucer-1200mm-basket/>  
Great for family fun and 1-5 children can use it at once. All inclusive and all ages!
- Wheelchair Trampoline | <https://www.playgroundcentre.com/products/wheelchair-trampoline/>  
Along the small sides, the fall protection mat is slanted to create easy access for wheelchairs.
- Inclusive Carousel | <https://www.playgroundcentre.com/products/inclusive-carousel/>  
Ideal for wheelchairs with seating for carers, mums with pushchairs/buggys or just heaps of kids!

12.6 Shirley Centre | Landscape Ideas | Playground: <https://www.10shirleyroad.org.nz/landscape-ideas/>

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



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



Christchurch City Council 2023-24 Draft Annual Plan | Joanna Gould | April 2023 | Page 15 of 15



Item 3

Attachment B



348

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 07/04/2023

First name: Will Last name: Vere

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

below inflation which is a positive, only good if current urbanisation continues in ChCh to justify this increase

#### 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

\$158 isn't a significant increase personally on a day to day basis, rates increases on large private enterprises should still be considered

#### 1.4 Business Differential

##### Support

##### Comments

better adjusted rates compared to large enterprise income I.E New World, Warehouse etc.

#### 1.5 City Vacant Differential

##### Support

##### Comments

Improved urban commercial zoning to prevent high travel times between business establishments and increased walkability/cycling is needed

#### 1.7 Excess Water Charges

##### No

##### Comments

What residential property is using 900L of water daily that cant afford to pay for additional water costs?

348

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

The current capital programme is providing adequate amenities for the wider public, the city does still lack a certain kind of vibrance for the youth but that falls under the need for better provisions for private entertainment enterprises

1.10 Properties

Public benefit, food markets, night schools and general improvements to the potential of the city populace that may not be traditionally profitable

Attached Documents

File

No records to display.

Item 3

Attachment B

## AKAROA CIVIC TRUST

P.O. Box 43 Akaroa 7542  
[www.akaroacivictrust.co.nz](http://www.akaroacivictrust.co.nz)

10 April 2023

Annual Plan Submission  
Christchurch City Council  
PO Box 73017  
Christchurch 8154

Submitter: **The Akaroa Civic Trust**  
Address for Service: PO Box 102, Akaroa 7542

✓ The Civic Trust wishes to be heard in support of its submission in association with other submitters from Akaroa so that we can car pool to the hearing.

### Introduction

The Akaroa Civic Trust is a volunteer society that has been working to preserve the historic character and natural amenity of the town and surrounding area since 1969. Membership is composed of about 150 local residents as well as ratepayers living in Christchurch and around New Zealand. Other members live overseas and visit Banks Peninsula when possible.

### The Main Points of Our Submission

1. We advocate that appropriate conservation of the Britomart Memorial is urgently required (refer to the *Condition and Remedial Action Report*, Ian Bowman 2002, commissioned by Liz Carter, Banks Peninsula District Council), and that interpretation panels and much improved public access are vital components of a revised and updated landscape master plan.
2. We strongly support the continuation of adequate operational funding for Akaroa Museum.

#### 1. The Historic Britomart Memorial, Beach Road, Akaroa



The 1898 Britomart Memorial, Beach Road, Akaroa.

A stone obelisk marks where the Union Jack was raised in August 1840 to demonstrate to French settlers that the South Island was already British.



### The History of Two Interconnected Sites – Green's Point and Takapūneke

The Britomart monument commemorates the raising of the British flag on Green's Point and the convening of a British court of law nearby on 11 August 1840. This display was intended to forestall any intention that France may have had of establishing a French colony on Banks Peninsula. Captain Owen Stanley had been ordered by New Zealand's first Governor, William Hobson, to sail the *Britomart* to Akaroa and carry out this demonstration of British sovereignty, after a French naval vessel, the *L'Aube*, sent out to facilitate the founding of a settlement at Akaroa by the Nanto-Bordelaise Company, had called in at the Bay of Islands. Both *L'Aube* and the French immigrant ship, *Comte de Paris*, reached Akaroa less than a week after the British flag had been raised on Green's Point.

The monument, designed by Christchurch architect, S.C. Farr, who had been an early settler of Akaroa, was unveiled during June 1898, before a crowd of around 2,000 people. The decision to erect a monument had been made when Akaroa considered how it could mark Queen Victoria's 60th Jubilee in 1897. A small reserve around the monument was subsequently gazetted in 1926. The original inscription on the monument stated that sovereignty over the South Island had been proclaimed on the site in 1840. Sometime after 1927-28, the inscription was altered to state, correctly, that what took place on 11 August 1840 was a demonstration of British sovereignty over the South Island, which had been proclaimed elsewhere some months earlier.

Takapūneke (also known as Red House Bay) was the scene of a dramatic and horrifying event in 1830 that was of great significance in New Zealand's history. In 1830, the bay was the site of the kainga (settlement) of Te Maiharanui, an upoko ariki (paramount chief) of the main South Island iwi (tribe) Ngāi Tahu. In that year the Ngāti Toa chief, Te Rauparaha, bent on revenge for the slaughter of several Ngāti Toa chiefs at the Ngāi Tahu pa (fortified village) at Kaiāpoi, persuaded Captain Stewart of the brig *Elizabeth* to take him and his warriors south, in return for a cargo of dressed flax.

Stewart brought the *Elizabeth* to anchor off Takapūneke, and with the Ngāti Toa war-party concealed below decks, invited Te Maiharanui on board. Te Maiharanui was taken prisoner by Te Rauparaha and his village attacked and destroyed, with heavy loss of life. To this day, Takapūneke is tapu ground to the Māori of nearby Ōnuku. Stewart's complicity in Te Rauparaha's attack on Takapūneke appalled the British authorities in Sydney and in London, but Stewart escaped being brought to justice. The event, however, contributed directly to the appointment of a British Resident in New Zealand, which eventually led to the signing of the Treaty of Waitangi and the assumption of sovereignty over New Zealand by Britain in 1840. Takapūneke is thus a place of great importance in the history of New Zealand. The historical importance and significance of the site to local Ngāi Tahu were so little appreciated in later years that Akaroa's sewage treatment works and rubbish dump were established at Takapūneke in the 1960s and 1970s, actions which were later described as shameful. More recently, efforts have been made by the Ōnuku Runanga, supported by the Akaroa Civic Trust, to have all of the land at Takapūneke protected as an historic reserve. The land included a block between the probable site of Te Maiharanui's kāinga and Green's Point for which a residential subdivision had been planned. These efforts were finally successful when the Christchurch City Council agreed to take the necessary legal steps for the land to become a reserve (2009 48 NZGZ change of classification).

Ōnuku Rūnanga held commemorations on Waitangi Day, February 6, 2010, and events included the opening of *Nga Roimata o Takapūneke: Tears of Takapūneke* exhibition at the Akaroa Museum. The exhibition was co-curated and produced by the Akaroa Museum, Civic Trust, Ōnuku Rūnanga and Heritage New Zealand. The land at Takapūneke was formally blessed the next day.

The Civic Trust was actively involved in developing the Christchurch City Council's *Takapūneke Conservation Report, December 2012*, and made submissions on the *Takapūneke Reserve Management Plan 2018* and the *Takapūneke Reserve Landscape Master Plan 2021*.

The different components of this historic site were finally fully reunited when Christchurch City Council agreed to purchase a privately owned home and its surrounding garden, known as the Red House, in December 2020. The section of land is located along the shoreline just below the Takapūneke reserve. Ōnuku Rūnanga and the Civic Trust, with the support of the Banks Peninsula Community Board, quickly joined forces to formally address the Christchurch City Council to explain the urgent need to secure the



761

historically important land in public ownership for this and future generations. The Red House, Takapūneke was classified as an Historic Reserve in May 2021.

When the first stage of the development of the Takapūneke Reserve complex, Pou tū te Raki O Te Maiharanui, was formally opened during Matariki on Friday 24 June of last year, members of the Akaroa Civic Trust were invited to celebrate the event as well.



Matariki, Takapūneke, dawn blessing of the pou, June 24, 2022.



Interpretative panel at the entrance to the Takapūneke Historic Reserve.

3

Item 3

Attachment B

761



Detail of the panel showing the close connection between Takapūneke Reserve and public access via a pathway to the Britomart Memorial.

Residents, visitors and school groups will be viewing this historic landscape as the history of Aotearoa/New Zealand is taught in schools under the new curriculum. However, little regard has been shown to one of New Zealand's most important national landmarks, the Britomart Memorial.



The Britomart Memorial is poorly signposted from both access routes and there is no interpretative material or panels available to members of the public, which perplexes visitors.

Access is difficult down a narrow, uneven dirt footpath from Stanley Place, with large stumps and overhanging branches creating obstacles. A dirt footpath leads up to uneven steps from Beach Road.

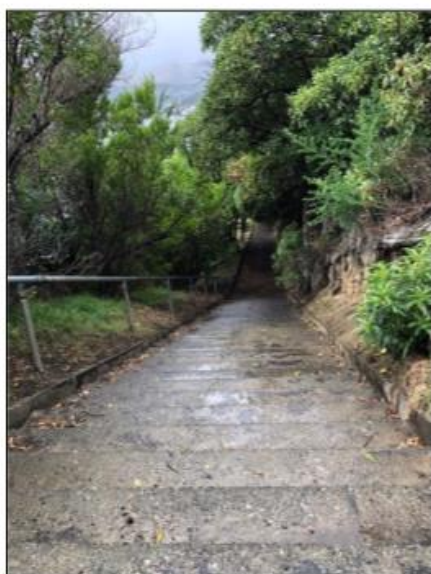
Disabled access to the site is not possible.

In our view, the council needs to address a fundamental issue because currently the Britomart Reserve is managed as if it is 'just another park', similar to many others within the city. However, Takapūneke and the Britomart Memorial are two the foundation stones of bicultural Aotearoa/NZ.

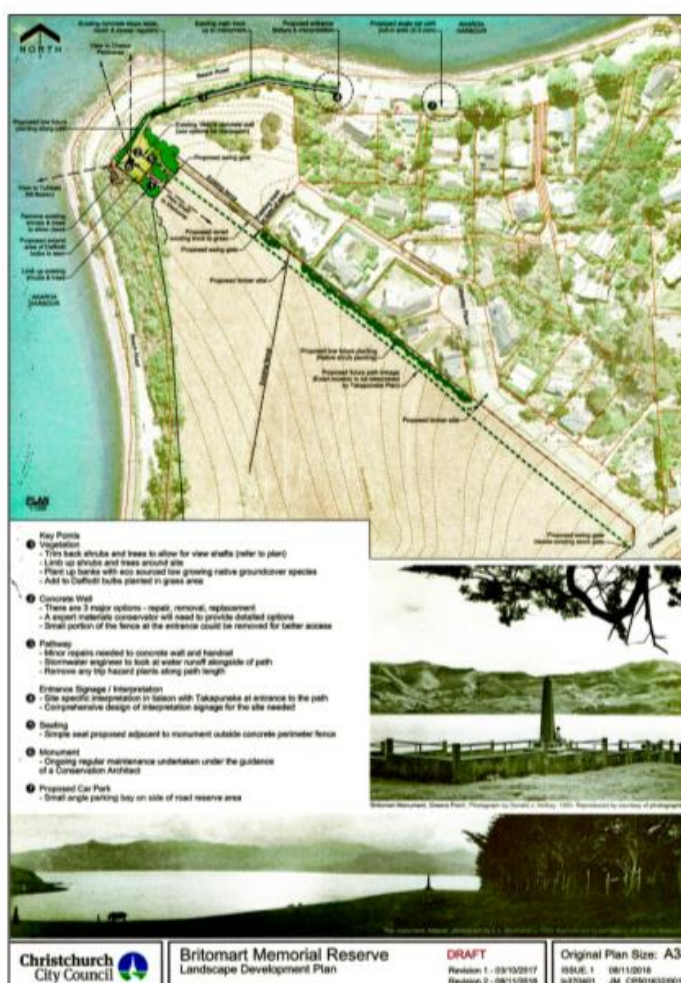


Existing footpath from Stanley Place down to the Memorial, looking up to the pou at Takapūneke.





Uneven steps and footpath from Beach Road leading up to the Britomart Memorial.



Christchurch City Council's draft Britomart Memorial Landscape Plan 2018.

In 2018 the Christchurch City Council commissioned a landscape plan for the Britomart Memorial.

However, due to a lack of interest and funding, consultation over the plan never occurred, nor was due consideration given to the Historic Takapūneke Reserve at the time the landscape plan was conceived.

The two historic reserves are linked visually as well as having a very important interwoven bicultural history.

In our view, it would be inappropriate to continue to ignore the significance of the historic Britomart Reserve in the context of Aotearoa/New Zealand's history.

## 2. Akaroa Museum

Maintaining adequate operational funding for Akaroa Museum through the annual plan process is essential. The Museum is a key council facility and an important community heritage resource.

It is vital that Christchurch City Council continues to recognise the Museum's significant contribution to the town's economy as well as to the wellbeing of ratepayers, visiting school groups and tourists. The Museum is the key institution for understanding the history of the area, which encompasses themes of national importance, including the significance of Takapūneke and the Britomart Memorial.

Akaroa Museum has underpinned the culture, heritage and wellbeing of Akaroa and the surrounding area since it was founded in 1964. Since the mid-1980s it has been in the ownership and under the management of the local authority (Akaroa County Council, then Banks Peninsula District Council, now Christchurch City Council), and has been open to the public seven days a week since its inception. It is a professional institution serving members of the community and the wider Canterbury region, as well as attracting and then informing national and international visitors about the history of Akaroa and the harbour. Appointments can also be made by researchers to view the collection.

The role of the Museum is to collect, curate and display objects of significance to Banks Peninsula, and to care for these objects in perpetuity. The collection, valued at more than \$1.5 million, is owned by, and is the responsibility of, Christchurch City Council. Special exhibitions with high quality interpretation occur throughout the year. Gallery talks and educational lectures are provided to visiting schools, and researchers utilise the Museum as a vital resource. Located in the centre of Akaroa township, the Museum is critical to the wellbeing of the community, which includes the Outer Bays. Akaroa Museum is viewed as a key facility by residents of Christchurch as well, and it provides face to face interactions for ratepayers, students and national visitors.



Posters outside the Museum advertising the latest exhibition, *Catching Shadows*, which documents the early photographic history of Akaroa and its environs.

The past years may have seen a decline in visitor numbers but as COVID-19 restrictions have lifted visitor numbers are on the rise again. It is important that Akaroa Museum maintains the levels of service it provided in previous years as it contributes to supporting the town's economy, which is largely based on tourism that now includes returning international visitors.



761

The Museum oversees three important Heritage New Zealand listed historic buildings, and plays a vital role in the Council's delivery of its *Our Heritage, Our Taonga 2019-2029* strategy through its exhibition policy and educational programme. Akaroa Museum has a close association with Ōnuku Rūnanga and presented an important exhibition in 2010, *Nga Roimata o Takapūneke: Tears of Takapūneke*, which received the Christchurch Heritage Awards for Heritage Education and Interpretation. As Christchurch City Council seeks the status of National Historic Reserve for the Takapūneke reserve, it will be important to utilise the Museum's resources and staff expertise to the fullest extent. The Museum provides a vital link to Ōnuku Rūnanga and the wider community.

Item 3

Attachment B

7

397

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 08/04/2023

First name: Victoria Last name: Andrews

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  
do not sell long term assests

1.3 Uniform Annual General Charge

Comments  
no comment

1.4 Business Differential

Comments  
no comment

1.5 City Vacant Differential

Comments  
no comment

1.6 Fees and charges

Thank you for dropping the hold and other charges at council libraries for Akaroa and outer bay

T24Consult Page 1 of 3

397

residents. As an isolated and remote part of wider Christchurch individuals and families find it difficult to pay for petrol and drive the long distance into town on a regular basis. Numerous residents have expressed their appreciation in that they can now order items on line and have them sent to the Akaroa Library at no charge. The Akaroa Library is an excellent example of the council's service to its ratepayers as are all of the libraries within the system. Libraries are places of safety and a haven of hope for many within the community. Everyone is made to feel welcome and librarians go beyond the call of duty in working with children and visitors. Thank you. It is an excellent service overall.

Thank you for dropping the entrance fee at the Akaroa Museum several years ago. Visitor numbers and daily usage increased accordingly with the exception of the long Covid period when borders were closed.

#### 1.7 Excess Water Charges

##### Comments

As a rural ratepayer in Akaroa we must provide our own water. No consideration or mention has been made of the fact that rural ratepayers live on a very different level to those in the city. We do not have a sealed road, there is no postal delivery or street lights in our area. Not everyone lives in the city.

#### 1.8 Capital Endowment Fund

##### Comments

no comment

#### 1.9 Capital Programme

Please remember that ratepayers on Banks Peninsula do not enjoy the same level of service as that provided in the city. We have to make do with much less and often have to fight to get the basics. The public walkway around Children's Bay is inaccessible due to debris from the recent storm and I doubt that the council will clear it in coming months even though it is heavily used by visitors from Christchurch and points beyond.

As for parks, please provide for the maintenance and conservation of the historic Britomart Memorial adjacent Takapūneke in Akaroa. There is no disable access, interpretation nor has a decent master landscape plan been developed for one of Aotearoa/NZ's most important historic sites.

Shameful!

The council's focus remains on upgrading and enhancing the CBD and little else.

Rural roading is critical to the wellbeing and safety of remote and isolated communities.

#### 1.10 Properties

Retain the BP Meats site in Akaroa for public use, it is the only flat piece of commercial land available in the township.

Retain the Akaroa Service Centre and its staff in the historic post office building in Akaroa.

#### 1.11 Further comments

T24Consult Page 2 of 3

397

Akaroa desperately needs basic housing for young workers many of whom currently live in vans and/or their cars because there is nothing available to rent. In addition, young families cannot afford the horrendous price of property in the area. The town is becoming an exclusive holiday home resort town for well to do individuals who only visit on an occasional weekend or over the long holiday period. If the town is to survive as a viable and vibrant community it must have a range of ages of people who can actively contribute to the wellbeing of the township. Community housing is limited to a handful of recently upgraded units, it is not sufficient to meet the needs of the wider community. The viability of Akaroa is based on visitors and the town needs hospitality and tourism workers in order to survive in the long term, in addition to the Akaroa Health Hub, school and volunteer fire brigade which is seeking new members.

Upgrade the water system at Okains Bay, at the very least the council should provide the basics which includes drinkable and safe water to all ratepayers. Instead the council seems to dither over one way city streets and hosting festivals.

Communication needs to improve with the use of plain English. Drop the endless rounds of consultation, the council rarely listens to what ratepayers have to say in the first place. Public consultation is often little more than a necessity and window dressing in my experience. In my view, there is a lack of accountability and transparency within the inner workings of Christchurch City Council. Staff should not be leaving as reported recently and their dissatisfaction would seem to indicate a lack of leadership, care and concern within the organisation where the emphasis is on cost cutting in order to fund the new stadium and sports complex. Christchurch City Council is not a business as such, it should provide essential services to ratepayers based on the Local Government Act. Fewer egos please and more public service is what is needed.

Adequately fund the Akaroa Museum which is community resource as well as a major visitor attraction for the wider area of the harbour basin. The museum provides excellent service to school groups and all visitors through its professional staff who operate on minimal resources.

Fund a comprehensive landscape masterplan for the Britomart Memorial adjacent Takapūneke in Akaroa.

In these regards I support the submission of the Akaroa Civic Trust.

Continue to limit the number and size of cruise ships visiting Akaroa in coming years. Mass tourism as represented by 2-3,000 passenger cruise ships clogs the town's streets and keeps other visitors away. Now that the cruise terminal is open in Lyttelton direct large ships to use the new facility. We do not want to return to the days of having to host up to 99 ships per season, many of them were of the 2-3,000 passenger size. Restrict long term bus parking to the Akaroa Recreation Ground parking area.

Please continue to monitor freedom camping around Akaroa. More recently in March and April freedom campers have been parking up Grehan Valley Road and Woodhills Road instead of using the two night designated area at the recreation ground. The numbers are starting to increase and we do not want to return to the problems of pre 2019.

#### Attached Documents

File
No records to display.



597

## Our Draft Annual Plan 2023/24

### Submitter Details

Submission Date: 10/04/2023

First name: Cameron Last name: Bradley

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

This is perfectly acceptable and lower than it should be to ensure future residents of Christchurch can afford the same levels of service that the past several generations have afforded.

#### 1.2 Revenue, spending and borrowing

No

#### 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 believe reducing uniform charges are good for lower socioeconomic homeowners, however I am not fully briefed on the pros and cons of this so cannot make a fully informed decision. I believe if the alternative is implemented the shortfall should be recovered in the 23/24 annual plan.

#### 1.4 Business Differential

Support  
Comments

597

We tend to have plenty of jobs currently so I see no reason to reduce business costs relative to residential.

1.5 City Vacant Differential  
Support  
Comments

These areas all seem to be struggling to regenerate so I feel a penalty on land bankers to hurry this along is appropriate.

1.6 Fees and charges

No

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

These grants are relied upon by community organisations who volunteer significant amounts of time to deliver valuable services to your residents in very cost-effective ways. This level of service should be maintained as much as possible.

1.9 Capital Programme

I do not support:

- Delaying or reducing investment into three waters
- Not budgeting for the wastewater treatment plant fixes
- Delaying or reducing investment into active and public transport

1.10 Properties

I support re-evaluating ownership of these properties however would urge you to consider intangible strategic value in addition to looking from a purely financial lens.

Attached Documents

File

230410 2023-24 Annual Plan

Item 3  
Attachment B

597

Cameron Bradley



Subject: Submission on 2023/2024 Draft Annual Plan

To whom it may concern,

I have a few key points I have come across when reading your consultation document, I would like to emphasise:

- I support you increasing rates to continue to pay for current services and planned improvements as per the long-term plan and would note that I believe even the long term plan falls short of providing a level of service for future generations that we have afforded over the last several decades.
- Delaying things is reducing level of service to your current residents and giving your future residents lower levels of services or higher levels of infrastructure debt.
- Despite the national focus on three waters due to Councils not maintaining their three waters infrastructure, this plan delays investment in your three waters network and I do not support this.
- This plan does not budget for your wastewater treatment plant fixes, and I do not support this – I would prefer you budgeted and didn't spend than not budget and be able to use that as an excuse not to spend.
- I do not support you delaying investment into any active and public transport and would prefer your investment into private transport projects were delayed to make room in your capital programme for more active and public transport.
- I support you seeking to ensure your property portfolio is being used effectively, including considering opportunity costs. However, I would urge you to ensure you sufficiently account for intangible strategic benefits in your decision making.
- Report to Council on Draft Annual Plan 2023/24 on 28 February by Peter Ryan – 16.9 Policy Framework Implications, Climate Change Impact Considerations – this bullet should note that this Annual Plan will fail to materially impact your trajectory of emissions and significantly increase reductions required in the following five years to meet your 2030 emissions reduction target.
- The word 'emission' does not appear even once in the consultation document and the first big issue is 'climate resilience', suggesting Council has dropped even trying to meet it's 2030 emissions reduction target.

Every year I am disappointed with the amount of change that Council is driving given some of the outcomes we are progressing towards, particularly around climate change, health and inequality. You seem to move from one annual plan to the next with marginal changes occurring except for

Item 3

Attachment B

ones driven by external circumstances. To help, I would like to propose some brief thoughts on initiatives we could implement to improve our city centre (which would meet several of your goals) and would welcome the opportunity to discuss further with you:

- Allow mixed use development in all central city zones with onus on developers to insulate residential units from noise.
- Reduce development contributions for less car-dependant developments (distance from nearest core PT route) and increase for more car-dependant ones to compensate for future costs of emissions and health.
- Pay ECan to bring back city centre shuttle and implement a fare-free city centre.
- Work with Universities of Canterbury and Lincoln to start city centre campuses.
- Take a holistic view of hospitality and nightlife in the city centre to mitigating alcohol and other related harms while capitalising on the opportunity for vibrancy.
- Provide city centre residents benefits, such as:
  - School zone exemptions.
  - Credits to be used at community facilities or for public transport, car share, taxi/rideshare, shared mobility, cycle purchase.
- Use a similar rating tool that is used to fund the Central City Business Association (CCBA) to appropriately fund a new/existing future focussed organisation that would hold you to account like the CCBA does but focussing on different goals.

To conclude I would say that in my household rates count towards 3% of our expenditure. Your significant focus on keeping rates low has a negligible impact on my family and I, and personally I see it both as a waste of your and your staff's time, and a disservice to future residents of Christchurch.

Regardless, thank you for the opportunity to submit on the 2023/24 Annual Plan.

Yours sincerely,  
Cameron Bradley



#### Answers to Specific Questions

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%**?

This is perfectly acceptable and lower than it should be to ensure future residents of Christchurch can afford the same levels of service that the past several generations have afforded.

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

No

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.

I believe reducing uniform charges are good for lower socioeconomic homeowners, however I am not fully briefed on the pros and cons of this so cannot make a fully informed decision. I believe if the alternative is implemented the shortfall should be recovered in the 23/24 annual plan.

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

We tend to have plenty of jobs currently so I see no reason to reduce business costs relative to residential.

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

These areas all seem to be struggling to regenerate so I feel a penalty on land bankers to hurry this along is appropriate.

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

No

597

Item 3

Attachment B

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

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%.

These grants are relied upon by community organisations who volunteer significant amounts of time to deliver valuable services to your residents in very cost-effective ways. This level of service should be maintained as much as possible.

Do you have any comments about our capital programme (for example, our roads and footpaths, our water, wastewater, surface water and waterways, our facilities and our parks)?

I do not support:

- Delaying investment into three waters
- Not budgeting for the wastewater treatment plant fixes
- Delaying investment into active and public transport

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?

I support re-evaluating ownership of these properties however would urge you to consider intangible strategic value in addition to looking from a purely financial lens.

Any further comments?