

Waimāero
Fendalton-Waimairi-Harewood Community Board
Submissions Committee
OPEN MINUTES

Date: Monday 3 April 2023
Time: 4.30pm
Venue: Boardroom, Fendalton Service Centre,
Corner Jeffreys and Clyde Roads, Fendalton

Present

Chairperson	Jason Middlemiss
Members	David Cartwright
	Nicola McCormick
	Shirish Paranjape
	Bridget Williams

Maryanne Lomax
Manager Community Governance, Fendalton-Waimairi-Harewood
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- Part A Matters Requiring a Council Decision**
Part B Reports for Information
Part C Decisions Under Delegation
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1. Apologies Ngā Whakapāha

Committee Resolved FBSC/2023/00004

That the apology for absence received from Linda Chen be accepted.

Bridget Williams/David Cartwright

Carried

2. Declarations of Interest Ngā Whakapuaki Aronga

There were no declarations of interest recorded.

3. Draft Annual Plan 2023-24

Officer Recommendations

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

1. Makes a submission to the Council on behalf of the Board regarding the Draft Annual Plan 2023-24.

Committee Resolved FBSC/2023/00005

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

1. Approves the following submission to the Council on behalf of the Board regarding the Draft Annual Plan 2023-24:

Question	Feedback
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%?	Comments: The Board appreciates the effort the Council has made to keep the rise as low as possible, and encourages the Council to keep up the good work and keep the rise as close to the LTP figure as possible. The Board reiterates comments made to previous Annual Plans, that rate rises might seem small in isolation but they do not occur in a vacuum and many of our residents are struggling financially. The Board thanks Council staff for their ongoing efforts to identify cost savings.
Do you have any comments about our proposed changes to	Comments: The Board acknowledges that factors outside the Council's control have heavily impacted operating costs and capital

<p>revenue, spending and borrowing?</p>	<p>expenditure. The Board is mindful of ongoing pressure caused by inflation, and asks the Council to consider whether there are additional capital projects which could be paused, not only to keep the rates increase to a minimum but also in the context of reducing inflationary pressure on the wider economy.</p> <p>The Board is pleased that the proportion of rates contributing to debt servicing is lower than forecast, but are concerned that the debt burden could become unmanageable in the future.</p>
<p>We want your feedback on our proposed alternatives for how we set the Uniform Annual General Charge (UAGC) – what do you prefer?</p>	<p>1. 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.</p> <p>Comments: The Board supports the Council’s preferred option of a \$153 UAGC. The Board is not opposed to further discussions about reviewing the UAGC, but our view is this should happen during the LTP so that the implications can be considered strategically alongside all the Council’s sources of funding.</p>
<p>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.</p>	<p>Support</p> <p>Comments: The Board supports the proposed differential on business properties. The proportion of Council services received by businesses has not changed, so the Board’s view is it is fair for the differential to be adjusted so that businesses pay the same proportion of the overall rates take.</p>
<p>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.</p>	<p>Support</p> <p>Comments: The Board supports the Council’s intention behind this policy change. The Board reiterates the comments we made when the City Vacant Differential was introduced, that we only support this on the basis that people who keep their vacant sites in a tidy, well maintained condition that enhance the amenity of the area will not be charged the increased rate. There need to be clear, easily understood criteria so that land owners understand what is expected of them and to ensure the policy is applied consistently.</p> <p>The Board does note that the name of this rate is easily misunderstood. It sounds like it is penalising vacant sites, whereas the real intention is to encourage land owners to keep their vacant sites neat and tidy until they are ready to</p>

	develop. The Board suggest that ‘unmaintained vacant sites differential’ is a better name.
Do you have any comments on our proposed changes to fees and charges?	Comments: The Board agrees that the proposed changes are fair, reasonable and consistent.
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 Comments: The Board supports the increase to 900L to allow more comfort for larger households, and does support the overall intention of this policy to encourage more responsible water use and provide an incentive to find and fix leaks. However in the interim, the Board is concerned that the introduction of this charge has not been as smooth as it might have been. We have particular concerns about the fairness of charging some residents, while others cannot be charged because they do not have a separate meter installed.
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%. Comments: The Board supports option 1.
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)?	Comments: The Board stresses the importance of focusing on the basics first. Particularly in these difficult financial times, our residents expect us to focus on delivering core services efficiently and effectively.
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?	Comments: The Board would support the Council using some of these properties to restore pockets of natural bush. This would help increase our tree canopy, and if left as natural bush should also require minimal maintenance. In cases where a Community has identified a need for additional capital expenditure, and there is un-utilised

	Council land in that Ward, the Board would support the Council selling that land and allocating a budget equivalent to the sale proceeds to go towards new projects in that community.
Any other comments?	<p>The Board has been hearing a number of concerns about a lack of maintenance for roadside amenity features (for example, the sculptures in Northwood or feature entranceways to subdivisions). The Board understands that maintenance for these items comes from the general road maintenance pool and acknowledges that this puts Council staff in a difficult position when prioritising this work against safety-critical maintenance such as pot holes. This maintenance is not as urgent as fixing pot holes or damaged traffic lights, but it is still important to maintain standards of amenity because these do influence residents' wellbeing and community pride. The Board asks the Council to consider splitting some maintenance budget into a separate line item dedicated to these amenity features, so that they can be maintained without needing to compete with safety-critical repairs.</p> <p>One of our Board Plan priorities this Term will be to undertake a scoping exercise for infrastructure to mitigate flooding issues on Brenchley Avenue. The Board's intention is for the scoping assessment to be completed in time to inform the 2024-34 LTP.</p>

2. Authorises the Chairperson of the Submissions Committee to correct any minor omissions or typographical errors in the submission before it is submitted.

Bridget Williams/David Cartwright

Carried

4. Plan Change 13

Officer Recommendations

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

1. Makes a submission to the Council on behalf of the Board regarding the Plan Change 13 consultation.

Committee Resolved FBSC/2023/00006

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

1. Declines to submit on Plan Change 13.

Bridget Williams/David Cartwright

Carried

5. Plan Change 14

Officer Recommendations

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

1. Makes a submission to the Council on behalf of the Board regarding the Plan Change 14 consultation.

Committee Resolved FBSC/2023/00007

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

1. Approves the following submission to the Council on behalf of the Board regarding the Plan Change 14 consultation:

Question	Feedback
<p>My Submission is that: <i>Clearly state if you support or oppose the specific provisions or wish to have them amended. reasons for your view. You should also state the reasons for your views.</i></p>	<p>Comments:</p> <p>3.3.2. The Board has concerns around the desire to minimise transaction costs and resource consent processes, design standards, and requirements for written approvals. The Board acknowledges the rights of developers, but is concerned that there will be no requirement for developers to engage with the local community to ensure developments are designed with careful consideration for the surrounding community and environment.</p> <p>3.3.7. The Board supports the need for new developments to be well integrated with the existing environment without hindering the social, economic and cultural well-being. But it is also vital to consider the capacity of existing infrastructure to support the development. For example, the Merivale area does not have the transport infrastructure to support more intensification.</p> <p>The Board strongly supports the sunlight access qualifying matter and updated recession planes. The Board believes these are essential elements of the Plan Change.</p>
<p>I am seeking that the Council make changes to a specific site or sites</p>	<p>No</p>
<p>Do you want to speak to the Hearings Panel</p>	<p>Yes</p>

2. Authorises the Chairperson of the Submissions Committee to correct any minor omissions or typographical errors in the submission before it is submitted.

Bridget Williams/David Cartwright

Carried

6. Draft Ōtūkaikino Stormwater Management Plan

Officer Recommendations

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

1. Makes a submission to the Council on behalf of the Board regarding the Draft Ōtūkaikino Stormwater Management Plan.

Committee Resolved FBSC/2023/00008

That the Waimāero Fendalton-Waimairi-Harewood Community Board Submissions Committee:

1. Approves the following submission to the Council on behalf of the Board regarding the Draft Ōtūkaikino Stormwater Management Plan.

Question	Feedback
Do you have any feedback on the proposed goals?	<p>The Board fully supports the Ōtūkaikino Stormwater Management Plan and thanks staff for all their hard work putting it together.</p> <p>If the Council holds hearings on this consultation, the Board would like to speak.</p> <p>The Board is interested in the discouragement of copper building cladding. Do residents currently know of the environmental risks when using copper as a building material? Perhaps on the council website there could be a list of building materials that highlight the positive and negative environmental impacts – this helps residents be fully informed through the building process and are encouraged to make more environmental friendly decisions.</p> <p>The Board recommends that education should include practical and tangible tips. For example, rather than saying “avoid washing your car on the road” provide a better alternative i.e. “instead, wash your car on the grass” – giving alternative solutions not only educates residents but empowers them to make better decisions.</p> <p>The Board would like more information around what the “flood models and knowledge on flood risks” will involve. For example, how will residents be kept in the loop with this information? Especially those residents impacted by flooding. Is there a specific strategy in place and goals and milestones to reach? Will the impacts on climate change be included in this? More detail would be helpful to understand the breadth on this.</p>
Do you want to speak at the hearings	Yes

2. Authorises the Chairperson of the Submissions Committee to correct any minor omissions or typographical errors in the submission before it is submitted.

Bridget Williams/David Cartwright

Carried

Meeting concluded at 5.42pm.

CONFIRMED THIS 4TH DAY OF APRIL 2022

JASON MIDDLEMISS
CHAIRPERSON