

Waitai
Waitai Coastal-Burwood-Linwood Community Board
Submissions Committee
MINUTES ATTACHMENTS

Date: Monday 3 April 2023
Time: 3 pm
Venue: Boardroom, Corner Beresford and Union Streets,
New Brighton

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SUBMISSION TO: Christchurch City Council

ON: Draft Annual Plan 2023-24

BY: Waitai Coastal-Burwood Community Board

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INTRODUCTION

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

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

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

SUBMISSION

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

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

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

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

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

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

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

Comments:

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

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

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

- Support
 Do not support

Comments:

Nil.

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

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

- Support
 Do not support

Comments:

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

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

No.

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

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

- Yes
 No

Comments:

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

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

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

Comments:

Nil.

9. Do you have any comments about our capital programme (for example, our roads and footpaths, our water, wastewater, surface water and waterways, our facilities and our parks)?

The Board supports the following capital programme projects:

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

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

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

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

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

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

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No.	Street	Current use	Legal Description	Title Reference	M2
2 & 4	Griffiths Avenue	2 Cross leased flats 3 & 4 DP 42270	Lot 17 DP 13232	CB 19F/282 & 283	766
23 & 25	Griffiths Avenue	2 Cross leased flats 1 & 2 DP 42282	Lot 17 DP 13233	CB19F/270 & 271	1231
29 & 31	Griffiths Avenue	2 Cross leased flats 1 & 2 DP 42303	Lot 27 DP 13232	CB19F/284 & 285	1001
6 & 8	Nicholas Drive	2 Cross leased flats 1 & 2 DP 42270	Lot 16 DP 13232	CB19F/280 & 281	814
3 & 12	Griffiths Ave & Nicholas Dr	2 Cross leased flats 3 & 4 DP 42269	Lot 1 DP 43784	CB23A/576 & 577	789
14 & 14A	Nicholas Drive	2 Cross leased flats 1 & 2 DP 42269	Lot 38 DP 13232	CB 19F/272 & 273	799
11 & 13	Griffiths Avenue	2 Cross leased flats 1 & 2 DP 42301	Lot 33 DP 13232	CB 19F/276 & 277	1069
15 & 17	Griffiths Avenue	2 Cross leased flats 3 & 4 DP 42301	Lot 32 DP 13233	CB 19F/278 & 279	1069
18 & 20	Griffiths Avenue	2 Cross leased flats 1 & 2 DP 42281	Lot 24 DP 13232	CB 19F/262 & 263	753
22 & 24	Griffiths Avenue	2 Cross leased flats 3 & 4 DP 42281	Lot 25 DP 13232	CB 19F/264 & 265	632
9 & 11	Coulter Street	2 Cross leased flats 3 & 4 DP 42281	Lot 10 DP 13232	CB 19F/266 & 267	880
18	McGregors	Single Dwelling	Lot 13 DP 13209	CB499/34	873

The Board supports the retention of:

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

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

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

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

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11. Any further comments?

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

- (71636) Chelsea Street Renewal
- (71637) Linwood Ave School Slip Lane
- (71638) Smith St Cycle and Pedestrian Improvements
- (71639) Linwood Woolston Speed Restriction
- (71640) Wyon St and Hulbert St Renewal
- (72239) Butterfield and Worcester St Renewal
- (72240) Rhona St and Tilford St Pedestrian Improvements
- (72241) Te Aratai College Pedestrian and Cycle Access
- (72242) Marine Pde (Hawke to Bowhill) Street Renewal

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

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

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

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

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

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

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

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



Paul McMahon
Chairperson, Submissions Committee
WAITAI COASTAL-BURWOOD-LINWOOD COMMUNITY BOARD

3 April 2023

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