



Christchurch City Council AGENDA

Notice of Meeting:

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

Date: Monday 1 May 2023
Time: 9.30 am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

Membership

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

26 April 2023

Principal Advisor

Dawn Baxendale
Chief Executive
Tel: 941 8999

Cathy Harlow
Committee and Hearings Advisor
941 5643

Cathy.Harlow@ccc.govt.nz
www.ccc.govt.nz

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

To watch the meeting live, or a recording after the meeting date, go to:

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

To view copies of Agendas and Minutes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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2023 5

1. Apologies Ngā Whakapāha

An apology was received from Councillor MacDonald.

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 - Monday 1 May 2023

Reference / Te Tohutoro: 23/606393





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 Monday 1 May 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  	Monday 1 May 2023 Schedule of Submitters	23/619095	6
B  	Monday 1 May 2023 Volume of Submissions	23/619097	8

Christchurch City Council Draft Annual Plan 2023/24
Monday 1 May 2023

Time	Name	Submitter Number
9:25am (5)	Open Meeting	#
9:30am (5)	Anthony Wright for Canterbury Museum	771
9:35am (5)	Marc Duff	550
9:40am (5)	Richard Hellings for Ōtākaro FC	782
9:45am (5)	Malcolm Long for Ōpāwaho Heathcote River Network	376
9:50am (5)	Peter Scholes	142
9:55am (5)	Gap	
10:00am (5)	Martin Ward	813
10:05am (5)	Dianne Downward	554
10:10am (5)	Harry Stronach for Akaroa Ratepayers & Residents Association	704
10:15am (5)	Linda Sunderland for Comte de Paris Descendants Group/ Akaroa Cemeteries Group	542
10:20am (5)	Harry Stronach for Tug Lyttelton Preservation Society	663
10:25am (5)	Gap	
10:30am (5)	Sue Patterson	627
10:35m (5)	James Riddoch for Property Council New Zealand	311
10:40am (5)	Bethany Baker for Styx Living Laboratory Trust	682

Christchurch City Council Draft Annual Plan 2023/24
Monday 1 May 2023

10:45am (5)	Alistair Price	647
10:50am (5)	John Batchelor	25
10:55am (5)	Keith Harris for Banks Peninsula Sports and Recreation Group	797
11am (5)	Keith Harris for Akaroa District Promotions	261
11:05am (5)	Leeann Watson for Canterbury Employers' Chamber of Commerce	302

Item 3

Attachment A

Christchurch City Council draft Annual Plan 2023-24

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

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



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

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

- the percentage increase proposed for the Statutory Grant for the financial year 2023/24
- the amounts proposed for the Capital Grants for the Canterbury Museum Redevelopment project

Both of these points are submitted on as follows:

Support – Statutory Grant Allocation and Levy increase for 2023/24

The Museum supports the 5% increase in the Statutory Grant from last year.

The Canterbury Museum has worked with Christchurch City Council staff to propose a supplementary Capital Grant that supports the Statutory Grant.

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

The Museum supports the Capital Grant amount of \$23.5m forecast, noting that if the Statutory Grant allocation proposal is agreed as discussed, then the Capital Grant would need to be increased (which is scheduled over three years from 2024/25).

Summary

In summary the Museum submits:

THAT Council increases the Heritage Targeted Rate Capital Grant for Canterbury Museum Redevelopment, which is scheduled over three years from 2024/25, to support both Operations and the Redevelopment Project.

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Marc Last name: Duff

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.

Feedback

1.1 Average rates

It is disappointing to see during last years election campaign that some campaigned on an rate rise of 5% when it was obvious to all that we were sailing into some rather hefty inflation forecasts and rising prices for goods and services. Personally felt a bit mischievous and misleading to the residents.

1.2 Revenue, spending and borrowing

No, as long as the borrowing will address infrastructure issues facing us now that will save costs in the long term and also the same around facilities,

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

This is long overdue to have a lower UAGC.

1.4 Business Differential

Support

Comments

1.7 Excess Water Charges

Yes

Comments

The City is not equal in terms of water use needed and being from Hornby and built on a riverbed, our need is greater than those on the Eastern side of town with a higher water table. Any system that sees even one residents water unable to be read and others charged is not a fair and equitable system.

1.8 Capital Endowment Fund

Comments

Would prefer the Capital Endowment Fund not to be touched at all

1.10 Properties

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The time from a City Council property being declared not required and the decision to sell is too short. It does not allow for the community and the concerned Community Board to have meaningful discussion/consultation around if there is a need for this site in the Community going forward. Would love to see more time and input be given back to the Community Boards to consider these sales. Seems like CCC property sales are entered in a Sail GP race to see how quick we can get them sold and disposed off with no looking back.

1.11 Further comments

The planned High Density Housing planned for Hornby is a major concern and growing numbers of long term residents scared and selling to escape what is planned. The City Council needs to ditch what is currently in the Long Term Plan and start from scratch and address infrastructure issues that are currently already facing some suburbs and get worse.

While personally I believe the Springs Road/Awatea Road and Springs Road/Amyes Road will do little to improve the Hornby Traffic flow, it will greatly benefit that corner and the flow of traffic between Halswell and Hornby. Would ask that any upgrade that is considered sees high consideration for pedestrians and cyclists through these intersections as a number of students that attend South Hornby Primary cross this road and with a planned Cycleway between Hornby and Halswell lets do it once and do it right. The intersection is one of the pressure points with workers coming into Hornby to work in both the retail and industrial hubs.

Hornby is complex with its traffic flow issues and depending on where you live, will depend on what your issue is for example Traffic Lights at Halswell Junction Road and Branston Street to prevent the heavy traffic moving through Hornby including Goulding Avenue, the Green Arrows required at Shands Road and Amyes Road, the Buchanans Road/Carmen Road intersection.

The lack of Tree Canopy in Hornby and the lowest of any ward and the desperate need for a Hornby Bush and a partnership between the City Council and our local schools or groups and our local schools.

The lack of modern playground equipment in our local parks. Thank you for the Branston Street upgrade which looks fantastic and highly used but highlights the equipment in our other parks is best destined for Ferrymead Historic Park. With intensification and the abolishment of the backyards that we enjoyed growing up, will see the need for modern playground equipment and that can cope with higher usage numbers than current.

If we are now the City of Play we could start with our playgrounds but also the LTP will need a major play with by Council to address what has been passed for the future in terms of intensification and Hornby becoming the new City Centre. One only had to be out in Hornby on Easter Saturday to see our vibrant our suburb was but gridlocked, city retailers would have been envious at the numbers.

Couple of thank you's to follow the Hornby Matatiki Centre is creating much excitement in the community but a word of caution is it big enough to cater for current let alone future residential numbers and to see the Halswell Junction Road extension about to commence will be life changing for a number of residents in Hornby and needed before the Matatiki Centre opens up. You listened on the concerns around traffic safety around the schools in Waterloo Road and while we never got a signalised crossing, the traffic calming measures installed have made a difference which has been acknowledged by the schools.

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Attached Documents

File
No records to display.

Item 3

Attachment B

782

From: [REDACTED]
Sent: Monday, 10 April 2023 9:30 pm
To: CCC Plan
Subject: Submission re Draft Annual Plan 2022/23
Attachments: 20230410204018_001.pdf

BACKGROUND INFORMATION ON PERSON MAKING THE SUBMISSION:

Name: Richard Hellings
Organisation: Otakaro FC
Position Held: Chair, Management Committee
Postal Address: [REDACTED]
Email Address: [REDACTED]
[REDACTED]

SUBJECT OF SUBMISSION:

- > Planned Development of QE2 Park - see details attached titled 4.3 Overall Master Plan Development
- > This clearly shows the development of the sports fields and car parking facilities amongst other developments of the golf facilities and other parts of the facility
- > This submission is that the plan makes no allowance for changing facilities incorporating toilets. This is a serious omission as clearly the facilities are being provided for use by both male and female participants of many sports as well as the referees required for those sports. Note: changing facilities are required as a minimum facility by many competitive sports.
- > The minimum requirement for the facilities to be truly fit for purpose is for changing rooms for a minimum of 6 teams plus referees. They could be sited between the two planned football pitches and made available for participants using both fields at the same time.
- > Collaboration between different sports would ensure that other sports using the other Ascot fields would also benefit from use of the changing facilities.

DETAILS OF ORGANISATION MAKING THE SUBMISSION:

> Otakaro FC is the talent development arm of the six Member Football Clubs located on the Eastern side of Christchurch - Burwood Association Football Club Incorporated, Western Association Football Club Incorporated, Coastal Spirit Football Club Incorporated, Ferrymead Bays Football Club Incorporated, Parklands United Sports Club Incorporated and Saint Albans Shirley Football Club Incorporated. Together these clubs have approximately 2500 playing members.

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> Otakaro FC has been set up in 2023 to provide a sustainable pathway - based in the East of Christchurch - for their junior and youth male and female footballers ranging in age from 11 years to 17 years. As such, Otakaro FC would be likely to be one of the main users of the facilities at QE2.

> Otakaro FC have had informal discussions with the Schools and Gymnastics organisation sited at QE2 who have indicated support for the proposal to bring forward the provision of changing facilities.

VERBAL SUBMISSION TO CCC

> Otakaro FC would be prepared to make a verbal submission to CCC to support their submission

Rick Hellings

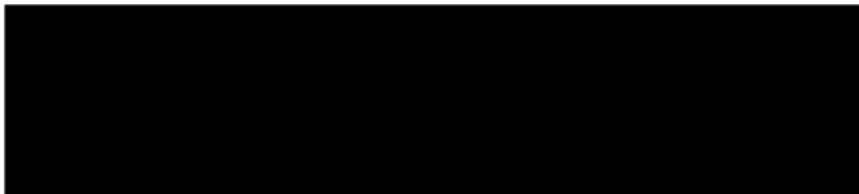


Image data has been attached.

This email was sent from a send-only address.
Please do not reply to this email.

Item 3

Attachment B

4.3 Overall Master Plan Development Concept





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Our Draft Annual Plan 2023/24

Item 3

Attachment B

Submitter Details

Submission Date: 07/04/2023

First name: Malcolm Last name: Long

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

Ōpāwaho Heathcote River Network

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
OHRN Submission to CCC Annual Plan 2023 FINAL

Submission on the
**Christchurch City Council
2023/2024 Annual Plan**



April, 2023

Ōpāwaho Heathcote River Network Inc.

Email: info@ohrn.nz

Website: www.ohrn.nz

Facebook: [OpawahoHeathcoteRiver](https://www.facebook.com/OpawahoHeathcoteRiver)

Phone: 027 672 7497

Thank you for the opportunity to make a submission on the Christchurch City Council (CCC) 2023/24 Annual Plan.

The Ōpāwaho Heathcote River Network (OHRN) would like to commend CCC, as we did last year, on the production of a particularly readable and understandable document. The presentation, organisation, commentary and layout of the Annual Plan, and its easy availability online, are useful encouragements to community participation in the budgeting exercise. If we had one suggestion it would be for even greater descriptive detail (what is included and why) in each line item of the capital plan so that the reasons for the budget levels can be better understood by residents.

The Ōpāwaho Heathcote River Network – Who are we?

The Ōpāwaho Heathcote River Network (OHRN) is a community based catchment group that cares deeply about the health and mauri of the river; about connecting the community around the river and about advocating for the river. We facilitate and support the values, efforts and needs of our local river care organizations and communities along the river.

We have become a voice for the river and a recognised player in the community-led delivery of collaborative actions to support the work carried out by both ECan and the CCC, to improve the health of the river and to strengthen the community connection to the river.

Our Vision is:

An ecologically healthy river that people take pride in, care for and enjoy.

Our Purpose is:

We are a voice for the Ōpāwaho Heathcote River, advocating on its behalf to:

- **promote the regeneration of the health and mauri of the awa, and**
- **connect with and support communities within the river catchment.**

The State of the Ōpāwaho Heathcote River

The Ōpāwaho Heathcote River, including many of its tributaries, has some of the poorest water quality in the city of Christchurch. The river has a complex catchment which includes part of the Port Hills, industrial areas, and concentrated urban and residential zones.

Like many lowland rivers, the Ōpāwaho Heathcote River suffers from 'urban stream syndrome.' This is a result of the cumulative effects of activities and water management within its catchment over the last 150 years. The loss of water quality and ecological health has resulted in a loss of cultural wellbeing, mahinga kai and indigenous biodiversity and a loss of mauri for the Ōpāwaho Heathcote River.

At the same time, the river has been designated a **Site of Ecological Significance** in the Christchurch District Plan. There are early signs that the river is beginning to recover from its

historical degradation but there remains much that must be done to restore it to a healthy state. Despite constraints on expenditure, responding to climate change and planning for adaptation are priorities, so this is not the time to scrimp on funding ecosystem restoration. We therefore look forward to observing the ways in which the CCC 2023/2024 Annual Plan will assist in this long-term restoration of the river.

What the Ōpāwaho Heathcote River Network is doing

As part of our action to restore the health and mauri of the river, the Ōpāwaho Heathcote River Network is:

- Researching the foreseeable impacts of climate change on the river, its tributaries and those who live adjacent to these water bodies. There will be an initial round of community engagement based on the report. The first stage of this research, led by Dr Daniel Collins, is being funded by the CCC *Climate Change and Environment Partnerships Fund*. We would like to thank the Council for their support in enabling the OHRN to carry out this important project.
- Developing a project to advance the understanding of artesian springs in the headwaters of the river. The intention is that this project will lead to greater protection for important springs and the valuing of these by the community. This project is being funded by the Environment Canterbury *Waitaha Action to Impact Fund*
- Liaising and working with Council staff and other community organisations who are dedicated to reducing erosion on the Port Hills, and are working to revegetate the hill catchments which contribute the most sediment entering the Ōpāwaho Heathcote River.
- Actively engaging with the Community Boards within the Ōpāwaho Heathcote River catchment to ensure that the *Lower Ōpāwaho Heathcote River Guidance Plan* is successfully implemented.
- Actively working to support the Community Waterways Partnership in communicating messages that encourage improved environmental care by the community.
- Actively working towards Community Participatory Democracy by endeavoring to integrate the work of the Council with community passion and enthusiasm for effecting change in the local environment.

Feedback on the CCC 2023/2024 Annual Plan

General comments on priorities

1. The consultation document indicates that water infrastructure is a key priority for the Council and that, despite the impending water reforms, "We're also continuing to invest in the infrastructure required for the collection and disposal of wastewater and stormwater."¹
 - a. We **strongly support** continuing to invest in the infrastructure required to create an integrated three waters delivery system.
 - b. We **strongly support** prioritising the reduction of the impact of stormwater on the Ōpāwaho Heathcote River through appropriate **contaminant reduction at source**.
 - c. Appropriate contaminant reduction at source should include:
 - i. Retention, treatment and infiltration (where possible) of stormwater
 - ii. Reduction of sediment entering the river
 1. We **acknowledge** the considerable effort that the Council is currently making to limit sediment entering the river by means of retention ponds in the headwaters of the river, but know that because of the nature of the loess there is a limit to how much sediment can settle out.
 2. We **acknowledge** the current programmes for planting some gullies in the Port Hills.
 3. We **seek** greater priority for planting the city side of the Port Hills to limit erosion.
 - iii. Reduction of zinc runoff from roofs
 - iv. Reduction of copper contamination from car brake pads
2. The consultation document indicates that **climate resilience** is a key priority. "We're adapting to our changing environment and making decisions in the face of uncertainty. This Annual Plan continues to draw on the commitments to climate resilience we set out in the Long Term Plan 2021–31."²

¹ Mahere Rautaki ā tau | Our Draft Annual Plan 2023/24 Consultation document | Ōtautahi Christchurch, page 8

² Ibid, p 8

- a. We **strongly support** climate change action being prioritised, particularly any actions which enable communities to appreciate and understand the foreseeable impacts on their local environment..
 - b. We **seek** funding being made available to community groups endeavouring to engage communities in discussing the possible consequences of climate change for them in their differing catchments.
3. We **strongly support** the Council's engagement and relationship with Māori based on Te Tiriti o Waitangi, the Local Government Act 2002, the Resource Management Act 1991 and Te Rūnanga o Ngāi Tahu Claims Settlement Act 1998.
 - a. We **strongly agree** that these legislative documents set the basis of partnership and consultation with Iwi and mana whenua to ensure that the views and values of Māori are considered across Council activities.

Comments on use of the Capital Endowment Fund

4. We **note** the Council has indicated that it intends to use "*\$1 million of the Capital Endowment Fund for grants that would normally be funded by rates.*" ³
5. We **further note** the comment that "*This fund is used for civic and community, innovation, economic development and looking after the environment...*" ⁴
6. We **further note** that the Council has budgeted "\$2.05 million in a coordinated effort to attract major events to Christchurch", ⁵ a significant contribution towards the city's economic development.
7. We **support** the Council using \$1million of the Capital Endowment Fund for grants that would normally be funded by rates **for the current budget only.**
8. We **seek** that in future budgets, where the Capital Endowment Fund provides distributable funds higher than anticipated, that such funds are purposefully directed in large towards "looking after the environment" given the need to prioritise environmental improvement. We shall be taking careful note of future expenditure of this fund.

Comments on changes to Capital Plan

We **acknowledge** the difficult construction, supply and economic environment in which this Annual Plan is being applied and **commend** the Council for taking a pragmatic approach to the reality of timelines for projects.

³ Ibid, p 10

⁴ Ibid, p 10

⁵ Ibid, p 10

9. However, without greater detail than is provided in the draft Annual Plan documentation, it is not possible to understand how these changes to timelines for projects are justified. They may well be justifiable, but without explanation as to why, the change process is not transparent. The Council should endeavour to provide justification for changes to individual items in future draft Annual Plans.
10. In any review of the timeline for capital projects, we **seek** prioritising of those projects that will affect and improve the water quality of the Ōpāwaho Heathcote River given the legacy of degradation that was imposed on the river by previous generations and Councils..
11. In particular, we **strongly support** increasing priority for the following items in the capital programme:
 - Maintenance, renewal and improvement of stormwater infrastructure
 - Maintenance of parks and riverbanks
 - Adaptation to climate change.

Comments on Capital Plan

12. Stormwater Drainage

It is difficult to reconcile the commitment to "...continuing to invest in the infrastructure required for the collection and disposal of wastewater and stormwater..."⁶ with the complete absence in this and the next Annual Plan of any capital allocation under Stormwater Drainage for "Level of Service Improvement".

If there is to be commitment to reducing the impact of stormwater on waterways then just replacing current infrastructure to maintain the current service level will not improve the quality of stormwater entering waterways.

- We **seek** capital allocations in each Annual Plan to **improve the level of service** of the stormwater system notwithstanding the unresolved issue of Three Waters reform.

Comments on Proposed Capital Programme Detail

Communities and Citizens - Libraries

13. We **acknowledge** the change made to the Te Kete Wānanga o Wai Mōkihi - South Library & Service Centre Earthquake Repairs (20836) funding for planning, scoping and design in the Annual Plan.

⁶ Ibid, p 8

- a. This facility is a valued resource in the community. It is used by us on a regular basis and provides excellent support for the wider community.
- b. This facility is the focus for a wide range of community events and interaction. As such, the planning of the facility **must continue to include** careful inclusion of the surrounding landscape in the design process.
- c. We **acknowledge and appreciate** the inclusion of the OHRN in consultations that have taken place to date about the design and landscape parameters of this project. We will continue to take an active interest in this renewal project.
- d. We **seek** that the level of funding allocated for this project **be increased** to ensure that
 - i. **a fit-for-purpose facility eventuates** without its design compromised by funding inadequacy
 - ii. the facility is built and commissioned in the **shortest time possible**
 - iii. **the wider landscape elements** surrounding the building are completed at the same time so that the finished facility functions appropriately within its environment for the benefit of the community.

Flood Protection and Control Works

We **acknowledge** the capital and resource commitment that the council has made in past years and continues in the 2023/2024 Annual Plan towards achieving flood protection as well as erosion and sediment control in the headwaters of the Ōpāwaho Heathcote River.

In particular...

- 14. We **acknowledge and support** the allocations made in the current and future Annual Plans for the continuing construction of the Eastman Sutherland and Hoon Hay Wetlands (32243). These will assist in reducing flooding and, if operated appropriately, also reduce sediment entering the river although it is unlikely to be a significant reduction.
- 15. We **acknowledge and support** the allocations made for the construction of stormwater detention in the Cashmere Worsleys Flood Storage (LDRP 500) (26599)
- 16. We **acknowledge and support** the allocations made for the Upper Heathcote Storage Optimisation (LDRP 530) (48918) and **seek** that the optimisation will be not only to minimise flooding but also to maximise reduction of sediment through maximising the detention time of flood waters.

17. We **acknowledge and support** the allocations made for the purchase of land for the protection of waterways and for naturalisation, riparian margins, improved capacity and floodplain protection (56179)

Stormwater and Drainage

Naturalisation of waterways is an important part of the process of reducing sediment load in waterways, reducing the area of impervious surfaces and as a means of coping with the impact of heavy rain events.

For that reason...

18. We **acknowledge and support** the allocations made to enhance the Cashmere Stream (56318). We **commend** the Cashmere Stream Care Group and the Council for their excellent co-ordination and co-operation in achieving the current outcomes of this outstanding project.
19. We are **deeply concerned** that the allocation to deliver natural waterways works (50664) appears to have no allocation in the budget beyond the 2024/2025 year. With the imminent release of the Healthy Waterways Plan, this would appear to be an issue that needs to be addressed urgently so that appropriate levels of funding are made throughout the LTP for this important on-going work.
- a. We **seek** funding to be allocated in every year for the naturalising of waterways as the city turns its attention, belatedly, to greater rainfall resilience.
20. We are **deeply concerned** that the allocation for restoration and enhancement work on drains across the city and on the Port Hills including removal of linings, naturalisation, swaling and planting (44457) has no allocation for the current plan.
- a. We **seek** that the allocation for this item for the 2024/2025 year be brought forward to the current year.
21. As recent events have shown, the risk of spills from industrial sites in the lower Ōpāwaho Heathcote River is high, with devastating effects on the river ecosystem, especially fish and invertebrates. Maintaining stormwater pipes in this industrial area needs to remain a high priority.
- a. Hence, **we oppose the deferral** of work on Jardines Drain from Nuttall Drive to the river (60337) to subsequent periods.
- b. We **seek** that this work be funded for completion in the current plan period.

Unfortunately, with the increasingly likely impact of isolated heavy rain events due to climate change, the urgency of measures to counter sediment flow into the river could not be greater. For that reason.

22. We **acknowledge and support** the allocations made for the Ōpāwaho - Heathcote Waterways Detention & Treatment Facilities (19398) for 2024/2025 or later but **seek** the bringing forward of this project to help reduce sediment in the Ōpāwaho Heathcote River within the earliest possible timeframe.
23. We **acknowledge and support** the allocations made for repairing earthquake damage to Linwood Canal and Cuthberts Drain South (29076) noting the lengthy delay to these repairs.
24. We **acknowledge and support** the allocation made for renewals to existing planted and path areas along Steamwharf Stream (62243)
25. We **acknowledge and support** the allocation made for the renewal of concrete invert and bank linings in Jacksons Creek (60215)
26. We **acknowledge and support** the allocation made for the renewal of the Charlesworth Pond wetland treatment device (65153)

When action is initiated and/or derives from the input from community groups, it has far greater buy-in from the wider community than if it appears to be a solution imposed by the Council.

27. We **seek** continuing and increased consultation and involvement of community groups in the development and implementation of projects to reduce erosion on the Port Hills through wide-scale replanting of areas in appropriate native plants.

Erosion of the Port Hills is the leading cause of sediment entering the Ōpāwaho Heathcote River. Given the effects of heavy rainfall events witnessed recently in the North Island, it is imperative that greater and urgent priority is given effect in this and subsequent funding plans to increase the planting of erosion prone gullies on the Port Hills.

28. We **acknowledge** the allocations made for the Port Hills Revegetation and Sediment Control Stage 1 (69218) and for the Port Hills and Lyttelton Harbour Erosion and Sediment Programme (60356).
 - a. The success of these programmes is vital to help minimise sediment from erosion entering the Ōpāwaho Heathcote River.
 - b. The urgency accorded to these programmes appears to be at odds with the increased likelihood of significant rain events subsequent erosion issues. Given that the time lag between planting and effective reduction of erosion is measured in years, the sooner these areas are planted the better.
 - c. Planting on wide areas of significant slopes requires human resources and skills that are beyond the capability of community groups. Council must accept that commercial operators will need to be engaged for this work and ensure that funding is adequate for that. We suggest that current allocations are inadequate and should be reviewed.

- d. We **seek** allocations for revegetation of the Port Hills be moved forward and increased so that planting/maintenance programmes can be accelerated.
 - e. We **seek** adequately increased allocations from these funds to be made to current programmes that are focussed on the city-facing slopes of the Port Hills to reduce erosion from this area. Wide-ranging planting and maintenance of native trees on appropriate sites on the Port Hills is the only significant means to reduce sediment at source.
 - f. We **seek** continuing commitment to the revegetation of the Port Hills through increased funding of these and similar projects in the LTP.
29. We **seek** continuing commitment by the Council to the Healthy Waterways Action Plan for Christchurch.
30. We **acknowledge and strongly support** the allocations made to progress the removal or remediation of identified fish passage barriers on water courses within the City (66638).
- a. We **seek** that remediation of stormwater outflows into the Ōpāwaho Heathcote River to facilitate fish/eel passage is undertaken as a priority as an important part of the restoration of the river's wider ecology and ecosystem.
31. We **acknowledge and strongly support** the allocations made to implement a Stormwater Quality Investigation Programme (69401) into methods to improve the management of stormwater quality and to assess and reduce stormwater effects on the receiving environment. Reducing stormwater effects on the Ōpāwaho Heathcote River is essential in order for the city to water quality in the river.

Parks, Heritage and Coastal Environment

Signage within parks fulfils a distinct purpose and while minimising signage is important, so is adequate provision to assist and educate residents and visitors.

32. We **acknowledge and support** the allocation to Community Parks Development New Signage Assets (61784) to provide information for park users on the safe and wise behaviour within parks and to increase user enjoyment and knowledge of the natural, cultural and historic heritage.
33. We **seek** signage on every bridge across the Ōpāwaho Heathcote River to name the river and by doing so help to increase community awareness that this is a functioning, living taonga, not an open drain.

We **generally support** all items in the Parks, Heritage & Coastal Environment budget but particularly note the following items...

34. We **acknowledge and strongly support** the allocation to Community Partnership Initiatives which support community planting projects and events (65070)
35. We **acknowledge and strongly support** the allocation for land acquisition and development for recreation and biodiversity improvement, especially that provided for Pest Free Banks Peninsula (61729)
36. We **acknowledge and strongly support** the allocation for restoration plantings in gullies and catchments on the Port Hills (51451) although it would be very useful to have some information in the budget about how 51451, 60356 and 69218 relate to each other.

Solid Waste and Resource Recovery

Litter is a continuing issue, particularly for the river and the estuary. Reducing any source will make a difference. Wheelie bin clips are small lid latches that keep bin lids closed in windy conditions but enable them to be emptied when bins are upended vertically by collection trucks. They help to reduce the amount of wind-blown litter on streets which often ends up in waterways. They are cheap and easy to attach.

Wheelie bin clips are used by a number of local authorities in New Zealand, including our neighbouring Selwyn and Waimakariri District Councils who supply them free-of-charge on request to residents in high wind areas. CCC is currently trialling them in Birdlings Flat.

37. We **seek** inclusion of wheelie bin clips under Kerbside Service Enhancement (50264)
- Either promote wheelie bin clip use on CCC website, on the "My Bins" page, including a link to the supplier's website (for individual purchase),
 - Or consider supplying clips free-of-charge on request to residents in high wind areas, or pro-actively distribute them to commonly-affected areas on advice from collection truck drivers.
 - Or consider supplying clips at cost to interested residents by distributing them through libraries and service centres.

Wastewater

The OHRN continues to be concerned about the frequency of wastewater overflows into the Ōpāwaho Heathcote River. Like the Council, we **seek** reduction of both wet weather and dry weather wastewater overflows into the river.

To that end, we **support** the Council's capital commitment in this area, especially to those projects which will address the capacity and bottlenecks in the system when dealing with wet weather events.

In particular,

38. We **acknowledge and strongly support** the allocations made to reduce wastewater overflows into the Ōpāwaho Heathcote River:
- a. Opawa Road (PS44) (43947)
 - b. Tilford Street Pump Station & Pressure Main Capacity Renewal (PS13) (43946)
 - c. Somerfield Pump Station, Pressure Main and Sewer Upgrades (42154), (71278)

Summary

While we recognise and empathise with the difficulty of balancing the 2023/2024 Annual Plan amid significant economic and social headwinds, we continue to advocate strongly that the Ōpāwaho Heathcote River receives an appropriate allocation of resources and focus of programmes to help restore its health and mauri as required under the principle of Te Mana o Te Wai.

To that end, in an effort to assist the Council to reduce wasted effort and expenditure, we **request** that the current and long-term plans of the Transport, Three Waters and Parks departments of CCC be reviewed and co-ordinated in conjunction with the *Lower Ōpāwaho Heathcote River Guidance Plan*. Such a high-level review will have the advantage of achieving high-value outcomes for all departments involved for a lower overall cost.

We want to **acknowledge and thank** Council staff for their time, expertise and willing assistance provided to us whenever we have occasion to meet with individual staff. Without exception, Council staff have been approachable and willing to share their subject expertise, and have demonstrated a commitment to achieving positive outcomes for the river and the city. This includes parks and three waters staff, rangers, community staff, ecologists and other council specialists.

We also thank councillors and community board members as key partners for OHRN.

Thank you for the opportunity to provide a submission on the Draft 2023/2024 Annual Plan.

We wish to be heard on this submission

Annabelle Hasselman

Chair
Ōpāwaho Heathcote River Network

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

Your details:

Full name

Peter Scholes

If you're responding on behalf of a recognised organisation please provide:

Organisation name

Your role

Number of people your organisation represents

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

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

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

[Redacted phone number]

[Redacted submission content]

142

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%?

To High

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

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

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

Comments: With inflation so high at this time.
This would be the easiest way to lower rates
for people on fix income.
Please except car park from this change

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. To small Support

Comments: This is still the lowest in the country
at 2.22, so please increase it to at least 3 ☒ Do not support

- **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.

Comments: There is still a lot of vacant land
within the 4 Avenues that need fixing up, so
please keep it to this area. ☐ Support
☒ Do not support

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

142

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: 700 litres a day is enough water for a household.

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: Please increase the funding to the arts

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 roving footpath maintenance crew mandate should be extended to include the removal of weeds and rubbish from the footpath and roadway in the area if safe to do so.

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

Any further comments?

Please see attached sheet

Thank you for your submission

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

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

Christchurch
City Council 

Item 3

Attachment B

142

Christchurch City Council
Draft Annual Plan 2023/24

Peter Scholes

Please increase the chargers on
business which are tax deductible
and get back the tax on the tax (GST)

Please increase the Alcohol leave
By doing this the Council can keep
down the increase in rates on the
average voting rate payer

In Peace and Love



Submission to the Christchurch City Council Annual Plan 2022/23

This submission concerns Barnett Park in Redcliffs and we seek a commitment from Council to deliver stream bank stabilisation as proposed in November 2022 to reduce silt flows into the Avon-Heathcote Estuary, a proposal that has been warmly accepted by the community.

Barnett Park occupying part of Moncks Valley runs from the Main Road Redcliffs to the summit of Tauhinu Korokio (Mt Pleasant). For a decade after the earthquakes its tracks and caves were closed due to rock fall risk. A local group convened by the Redcliffs Residents Association has 'adopted' the valley and have invested hundreds of hours and over \$10,000 in removing boneseed and banana passionfruit with some support from the Rangers. Council investment has been on rock fall risk removal and soon track repair and reinstatement. Both the Council and the locals are planting and tending eco-sourced native seedlings in the valley.

A small stream in the valley floor is subject to irregular flows but retains deep pools during low flow periods. The stream is channelised in its lower reaches and referred to by Council as the Rifle Range Drain. It seems likely that either the stream or the valley itself was known as *Te Awa Kura* by Tangata Whenua.

During storm flows the stream discharges heavy silt loads into the Estuary resulting in a wide plume of sediment flowing into the Estuary waters. This was the subject of a submission from the volunteers' group to the Ihutai-Estuary and Coastal Draft Management Plan which included suggestions for minimising this silt discharge by modifying the eroding stretches of the stream channel. The Christchurch - West Melton Zone Committee and Avon-Heathcote Estuary Ihutai Trust have both expressed concern about this discharge.

In 2022 a Council Three Waters Healthy Water Bodies Facilitator commissioned an aquatic ecology survey and which revealed eel, galaxids and bully, leading them to put on record an opinion that "positive findings from the aquatic survey supports us to invest in waterway restoration and enhancement."

Across the three periods of heavy rain during winter 2022 the volunteers informed the Three Waters Stormwater team about the heavy silt flows and continued to advocate for engineering work and planting to reduce erosion and silt discharges. After a short pause we received the following communication in November 2022:

As a result of your advocacy for Rifle Range Drain, that drain has been put on a list of jobs for the first 2-3 years of the project. The task assigned against Rifle Range Drain is waterway stabilisation and valley/waterway planting. We will look for and commission an experienced practitioner to design the waterway protection, and will hope to do that work in Autumn and planting in Winter. I had been concerned about the potential cost of a consent for significant earthworks but, as you say, the consent may proceed non-notified.

Beyond 2-3 years some project funding can be available for community groups, although not necessarily to every applicant or in the year applied for. Project

priorities are the control of erosion and sediment discharge and sites will be prioritised according to the amount of sediment discharged. (So, funding is less likely to be made available for revegetation alone.)

I have been talking to a potential designer for Rifle Range Drain

This good news was widely shared by us with the Redcliffs community and our volunteer networks.

However, in March 2023 we were advised that the proposed work may be reduced in scope and scale with a concentration on native seedlings planting. In our view if planting seedlings is not preceded by bank stabilisation it is most unlikely to achieve the silt reduction objective.

While it might be argued that stream side planting is what is referred to in the original proposal, the reference to “waterway stabilisation” (in addition to planting), that funding for revegetation alone was unlikely, and the acknowledgement that the work would be on a scale requiring a resource consent suggests to us that the original proposal was for more substantial work to control erosion silty flows from this location.

We hope the more substantive work has not been set aside and seek Council’s commitment to this original proposal.

My submission concludes to re-state the request to undertake bank stabilisation as proposed in November 2022 to reduce silty erosion into the estuary and to improve the character of the stream to provide improved aquatic habitat.

Martin Ward



March 31 2023

554

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Dianne Last name: Downward

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

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

☒ Yes

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

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

Feedback

1.3 Uniform Annual General Charge

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

Comments

It is only fair to charge the same rate for the same services received across the city, the \$17 Million shortfall that would have to be made up is a huge sum, and completely unfair for a few to be burdened with

1.4 Business Differential

Support

Comments

1.5 City Vacant Differential

Support

Comments

I support this as business owners need to take responsibility for their properties to keep them tidy and not land bank

554

1.7 Excess Water Charges

Yes

Comments

I think the water charge should be dropped altogether as we give the same water away to bottling companies for **free** so why are ratepayers charged?? We are already paying for the infrastructure in our regular rates so the excuse that we are paying for the delivery of water doesn't hold up.

Surely there are "extras" that can be cut to keep rates down if the level goes up to 900 litres per day?

If you cut the excess cost altogether then you will be saving as you will not need staff to go read all the meters and therefore rates will not need to be raised.

1.8 Capital Endowment Fund

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

Comments

The rate increase is already too much for many people so the more they can be reduced the better

1.9 Capital Programme

There should be opportunities made available at our well sites for people to gather fresh water unpolluted with chlorine (and in the future, fluoride). I know of one site available but people across the city should have the **choice** to have fresh water that is chemical free. People that gather this water will knowingly take responsibility for their health in relationship to the water they use. Nitrate levels will be the same in both supplies as they will be coming from the same wells, so this will be no excuse as to not allow access to chlorine free water. **A free society has choice.**

Stop any further development, including redesigning, on the Harewood road cycleway.

1) with the greater need for funds for disaster relief and rebuild in the north island, there is no guarantee the promised funding will be made available from the government and we cannot afford the \$23M+ to complete this project

2) the whole project started off on the wrong foot with the design being made before any consultation with the ratepayers! Millions of dollars of our money has been wasted on this project already - with the majority not wanting this cycleway. With proper consultation with the councillors in the area, I am sure a design can be agreed upon that all can be happy with.

Many roads across the city are in appalling conditions and need to be fixed to the same standard as cycleways (a smooth surface with no potholes) before anymore cycleways are even considered.

554

Shared paths are great but need more signage including speed limits as some, not all, cyclists think shared paths are exclusively for their use travelling at great speed without signalling they are approaching and causing near misses. Myself and others, including elderly people in mobility scooters, have been abused by cyclists, the minority, as they have had to slow/stop to avoid a collision. E-scooters can travel at great speeds as well without letting you know of their approach. Most cyclist, even ones that are otherwise considerate, don't let you know that they are approaching from behind which can also cause accidents even though they are at a moderate speed.

Parks should be treated equally when it comes to having the grass cut. At the moment, some are allowed to have the grass grow long enough to cover your foot before it is cut, while others are kept at a shorter level presumably for sport. I understand that many sports need to have short grass in order to be played, but are other park users less deserving? We all pay the same rates.

I see many leaking pipes when I go out for a walk but I understand that that is being worked through as fast as possible

1.10 Properties

If these properties cannot be used to bring in income (rent), or if no future use can be imagined, than it would be better to sell these assets than spend money on them simply to keep them.

1.11 Further comments

I believe councillors and staff need to lead by example. Therefore if ccc want everyone to get out of their cars and take the bus, cycle or scoot to work and for their work, then they need to lead the way. This way, I believe, we will have much better understanding of what is needed for good planning of transport and design, and some may also realise that cars are needed as not all have the luxury to be able to bus, cycle or scoot.

I am not represented in the ethnicity part of questionnaire as I'm a New Zealander and their should be a box for me to tick. I am not a European NZ'er, or Maori, I am a New Zealander, full stop.

Attached Documents

File

No records to display.

704

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Harry Last name: Stronach

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

Akaroa Ratepayers & Residents Assn Inc

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

President, 95 members

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

☒ Yes

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

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

Feedback

1.1 Average rates

Continual rate increases are unsustainable

1.2 Revenue, spending and borrowing

The proposed "heritage" expenditure on Kew Cottage is a ridiculous waste of ratepayers' money

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

Comments

No Comment

704

1.6 Fees and charges

The > 10% increase for boat compound storage in Akaroa, and similar increases, is unreasonable

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 Comment

1.10 Properties

No Comment

1.11 Further comments

We wish to make a presentation, thanking the Council for their assistance in making staff available for a community meeting that was held in Akaroa in August 2022 discussing topical issues.

We look forward to further engagement with Council staff, to arrange further information meetings during 2023.

Attached Documents

File

No records to display.

542

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 09/04/2023

First name: Linda Last name: Sunderland

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

Comte de Paris Descendants Group/ Akaroa
Cemeteries Group

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

Chairperson - 80 members/Akaroa community
approx. 700 residents

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

1.2 Revenue, spending and borrowing

We wish to see funding allocated to complete the Akaroa cemetery extension this year.

1.9 Capital Programme

The cemetery provision in Akaroa is inadequate to meet future needs. Please read the submission below.

1.11 Further comments

Submission to the CCC 2023 /2024 Annual Plan

Re: Akaroa Cemeteries

Since the 2010 earthquakes (which severely damaged the built heritage in the Akaroa Cemeteries) the Comte de Paris Descendants Group Inc. and the Akaroa Cemeteries Group have endeavoured to work constructively and positively with the Christchurch City Council to improve these historic cemeteries.

The current focus is on extending the Catholic cemetery land to ensure adequate burial and ashes space for the future of the community, and all who wish to be interred here.

It is intended that this extension will be available to all regardless of faith or creed.

542

As a result of the 2016 Akaroa Cemeteries capacity report 39 further burial plots were released in the belief that this would ensure adequate space for another eight years. We are now at that eight year mark.

The population is aging and we are suffering the consequences of a global pandemic.

The extension is now cleared and investigation works are completed. We note that the grass has been regularly trimmed by CCC staff and weeds sprayed.

Volunteers have assisted with both the clearing and removal of invasive Broom.

There remains a further problem with Corky Elm and Sycamore to be dealt with, followed by removal of tree stumps. This work would then simplify the grass mowing process.

Funds must be available for this important task otherwise the area could revert to being an overgrown problem plot once again.

In reply to the groups submissions to the 2021 -2031 long term plan it was stated that:

- Design and documentation was the next step – (we understand this is now in progress)
- Funding is available in the existing cemeteries programme.

The previous submission noted these words

"One key focus– ensure more burial space for the Akaroa community so that:

- *members of the community could be buried in their community –*
 - *their "Turangawaewae"*
- *members of the community could be buried alongside their ancestors –*
 - several generations dating back to 1840*
 - *their "Whakapapa".*
- *meet the needs of the*
 - a) increasing population and aged community*
 - b) those who believe Akaroa is their spiritual home*
 - c) a possible pandemic (Covid did arrive)."*

It is noted in the draft 2023/2024 annual plan zero funding is available for the Banks Peninsula cemeteries.

The question is:

- Why is the previously stated funding not listed in this year's draft annual plan to develop the cemetery now?

The groups have worked in good faith with the Council - together we have achieved much.

We now wish to have the cemetery extension completed as soon as possible - the eight years are up.

This is an essential piece of basic infrastructure for the local community. A 'need' not a 'desire'.

A core function of the Council to provide for it's residents.

542

We request the CCC include the previously stated funding in the 2023/2024 budget to complete the cemetery extension ready for use this year as planned.

Thank you for the opportunity to submit.

Kind regards,

Linda Sunderland

For the Comte de Paris Descendants Group Inc. and Akaroa Cemeteries Group

Attached Documents

File
No records to display.

663

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Harry Last name: Stronach

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

Tug Lyttelton Preservation Society Inc

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

Technical Advisor, 60 members

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

☒ Yes

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

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

Feedback

1.1 Average rates

No Comment

1.2 Revenue, spending and borrowing

We wish to speak to the Council about the proposed funding for Heritage items.

1.3 Uniform Annual General Charge

Comments

No Comment

1.4 Business Differential

Comments

No Comment

1.5 City Vacant Differential

Comments

No Comment

663

1.6 Fees and charges
No Comment

1.7 Excess Water Charges

Comments
No Comment

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 Comment

1.10 Properties

No Comment

1.11 Further comments

We will speak to the Council concerning the urgent need to put in place a plan and timeline for the development of parts of the Lyttelton Inner Harbour as publicly available spaces. Published plans have a general intent that Lyttelton Port Company will vacate a large part of the inner harbour, and that it will be developed for recreation and non-commercial maritime activities, but there is no serious timeline and no planning underway.

The operation of the steam tug Lyttelton, while based inside the commercial port, has proved to be increasingly impractical over this last season. Unless there is a definite prospect of finding a permanent home within a re-developed inner harbour, with easy public access, then the future of the tug is in doubt.

The tug Lyttelton arrived in the port in 1907, and at 115 years it is now the oldest steam-powered sea-going vessel anywhere in the world. It is the main feature of Lyttelton's maritime heritage, and we seek the assistance of the Council in creating a permanent future.

Attached Documents

File

No records to display.

Item 3

Attachment B

627

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Sue Last name: Patterson

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 don't have a problem with that if it means better provision of services.

1.2 Revenue, spending and borrowing

i do not want a budget cut on South Library. It is a wonderful library which os a big asset to the community.

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

the city has a heritage of well maintained gardens to safeguard.

627

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

Streets in Beckenham need traffic calming landscaping to make motorists more compliant with reduced speed limits.

1.10 Properties

would favour community use.

Attached Documents

File

No records to display.

Item 3
Attachment B

311



Property Council New Zealand

Submission on

Christchurch City Council's Draft Annual Plan 2023/2024

6 April 2023

For more information and further queries, please contact



Property Council New Zealand
Foyer Level, 51 Shortland Street
PO Box 1033, Auckland 1140
09 373 3086
propertynz.co.nz



Corporate Sponsors





Christchurch City Council's Draft Annual Plan 2023/2024

1. Summary

- 1.1 Property Council New Zealand South Island Region Branch ("Property Council") welcomes the opportunity to provide feedback on Christchurch City Council's Draft Annual Plan 2023/2024. In broad terms, we support the overall direction of this year's annual plan, with the exception of expanding the Vacant Sites rating differential, increasing the business differential, and lowering the Uniform Annual General Charge to \$50. We oppose these three proposals based on the negative accumulative effects they will have for Christchurch businesses and our members.

2. Recommendations

- 2.1 At a high level, we recommend that Christchurch City Council:
- Does not increase the business rating differential from 1.697 to 2.22 and instead commissions an independent report to analyse the proposed rating differential and its economic impact;
 - Investigate alternative funding methods to more equitably share the rating burden;
 - Discontinue the vacant site differential and not extend this to the commercially zoned areas of New Brighton, Lyttleton, Sydenham and Linwood Village; and
 - Adopts Option A in relation to the Uniform Annual General Charge ("UAGC").

3. Introduction

- 3.1. Property Council is the leading not-for-profit advocate for New Zealand's most significant industry, property. Our organisational purpose is, "Together, shaping cities where communities thrive".
- 3.2. The property sector shapes New Zealand's social, economic and environmental fabric. Property Council advocates for the creation and retention of a well-designed, functional and sustainable built environment, in order to contribute to the overall prosperity and well-being of New Zealand.
- 3.3. Property is the largest industry in Canterbury. The property industry in Canterbury provides a direct contribution to GDP of \$4.7 billion (14 percent) and employment for 31,380 Canterbury residents.
- 3.4. We connect property professionals and represent the interests of 146 Christchurch based member companies across the private, public and charitable sectors.
- 3.5. This document provides Property Council's feedback on [Christchurch City Council's Draft Annual Plan](#). Comments and recommendations are provided on issues relevant to Property Council's members.

4. Alternative funding

- 4.1. Rates remain the main source of funding for the Christchurch City Council's activities with Christchurch City Council proposing to collect \$684 million in the 2023/2024 financial year. We commend the Council on their efforts to reduce the burden on ratepayers, given it was initially predicted at 14.6%. Property Council advocates for all local authorities throughout New Zealand

Property Council New Zealand
Foyer Level, 51 Shortland Street
PO Box 1033, Auckland 1140
09 373 3086
propertynz.co.nz

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to investigate alternative funding methods. We support the use of transparent, user-pays funding models for local government. Examples of these models include targeted rates, user-pays and special purpose vehicles. These alternative models meet the legislative principles of transparency and objectivity for funding local government set out in both the *Local Government Act 2002* and *Local Governing (Rating) Act 2002*. Our approach is also consistent with the recommendation of the New Zealand Productivity Commission that local government should adopt a more transparent approach to rating tools and other funding sources¹.

5. Increase to the business differential

- 5.1. We are disappointed to see that the Council has proposed to increase the business differential from 1.697 to 2.22. Property Council has long opposed a rating differential and endorse the Shand's report recommendations that they should be abolished.² Rating differentials do not explicitly account for, or demonstrate, the services consumed by businesses or the direct benefit to businesses of the increased rates burden.
- 5.2. Furthermore, we are concerned that average commercial values in Christchurch have only increased by 24.4% compared to 47.7% for residential. This is seen by Council, as justifying the increase in the business differential. In our view this is not rational, and the comparative capital gain in the revaluation should be considered by Council in setting the rating differential. From this perspective there is no justification in increasing the differential.
- 5.3. Instead, we recommend that an independent report be commissioned to analyse the proposed rating differential and its economic impact. It is vital that Council adopts a model that is fair and equitable across all ratepayers. In the absence of such a report, we endorse the view of the Shand report which stated that, "In the interests of transparency and equity the Panel recommends that the power to set differential rates and to use UAGCs should be removed". If differentials are to be maintained then our recommendation is that, at a minimum, the business differential is not increased.

Cumulative rates and increases in Christchurch

- 5.4. The increase to the business rating differential is only one of the many costs the commercial sector is/will be facing. The cumulative impact these costs may result in a number of businesses declining, and does not promote Christchurch as a place to invest and develop.
- 5.5. The below list is an example of some proposed cost increases and fees in Christchurch:
 - Christchurch City Council's proposed Annual Plan rates increase of 5.68%;
 - Christchurch City Council's proposed Annual Plan rating differential increase from 1.697 to 2.22;
 - Christchurch City Council's proposed vacant site differential increase from 4 to 4.523;
 - Contribution to the \$17 million shortfall if a lower UAGC rate of \$50 is adopted;
 - Christchurch City Council's proposed extension of the vacant site differential if adopted;

¹Local government funding and financing. Retrieved from <https://www.productivity.govt.nz/inquiries/local-government-funding-and-financing/>

²<https://ndhadeliver.natlib.govt.nz/ArcAggregator/arcView/frameView/IE12126512/http://www.dia.govt.nz/Agency-Independent-Inquiry-into-Local-Government-Rates-Index>



- Costs relating to the expiry of existing demand credits; and
- Increased insurance costs.

5.6. All these various proposals create an uncertain and challenging post COVID-19 environment for the commercial sector in Christchurch.

Flow on effects for Christchurch businesses, residents and visitors

5.7. The proposed increase will have a flow-on effect on all members of the community, not only the commercial sector. Property owners recover these costs through increased operating expenses and rental levels, while business owners will have no choice but to recover these costs through increased costs for products and services. It is also unclear what the additional rates are funding and whether it is beneficial to the business needs.

5.8. Furthermore, an increase in rates will mean that building owners may not be able to invest in improving their business, carrying out maintenance and upgrades. This will not see existing businesses nor Christchurch's built environment flourish. On the other hand, enabling development in Christchurch will grow the rates base which will then reduce the rates burden.

6. Vacant Sites Programme

6.1. We are extremely concerned to see that the differential on vacant sites will be continuing and possibly extended to the commercially zoned areas of New Brighton, Lyttleton, Sydenham and Linwood Village from 1 July 2024.

6.2. When the vacant site differential was first introduced last year, our members understood the need to beautify the CBD and to ensure that vacant sites do not have a negative impact on the amenity of the city and on demand generally. However, imposing a differential was (and still is) not the solution. We do not believe that the best way to help beautify the CBD is by imposing additional financial pressures on property owners. We acknowledge that Christchurch City Council has few tools to apply but we consider that the differential is too blunt a tool.

6.3. For our members, there are a multitude of reasons why sites may be vacant or appear vacant. The development process varies meaning that Christchurch City Council's 'one size fits all' approach cannot be applied. For example, there could be an inability to secure an anchor tenant or a situation where there are development plans on a vacant site, but it remains vacant due to timeline sequencing within a portfolio. New Zealand is a small market, and it is unlikely that development will occur at the same time especially when there are skills shortages exacerbated by lingering effects of COVID-19.

6.4. Adopting the vacant differential to the suburbs of New Brighton, Lyttleton, Sydenham and Linwood Village will not only affect smaller owner developers who may not have the sufficient resource to face the burden of additional costs, but further entrench the vacant site differential as a revenue stream.

6.10. Ultimately, ensuring Christchurch remains a vibrant city is crucial to encouraging future development. It is important that the Council creates confidence for the private sector to continue to invest in Christchurch however increasing the vacant site differential and proposing to extend it, will not provide the reassurance the commercial sector needs.



7. UAGC

- 7.1. Property Council supports Option A which proposes to increase to the UAGC from \$145 to \$153. We do not support the alternative of setting the UAGC at a lower value of \$50. Reducing the UAGC will repropportion rates towards the commercial sector (which includes the commercial property sector, business and industrial sectors) given that the UAGC funds general council services that predominately benefit residential ratepayers.

8. Council spending

- 8.1. Property Council supports Council investing \$2.05 million in a coordinated effort to attract major events to Christchurch. Council has a key role in leading and driving growth meaning such an investment will continue to see investment by the private sector into the regeneration and recovery of the city post-earthquakes.

9. Capital Endowment Fund

- 9.1. Property Council supports Option 1 which will use \$1 million from the CEF for one year only to fund grants, and reduce the overall average rates increase by 0.16%.

10. DC credit expiry

- 10.1. We are aware that the expiry of development contributions credits, is becoming an issue for the commercial property sector in Christchurch. Given that there was no development during the COVID-19 pandemic, we urge Council to extend the timeframe by two years to make up for the time lost.

- 10.2. We welcome an opportunity to discuss such an extension to this policy with Council.

11. Conclusion

- 11.1. We support the overall direction of Christchurch City Council's Draft Annual Plan 2023/2024 with the exception of expanding the Vacant Sites rating differential, increasing the business differential, and lowering the UAGC to \$50.

- 11.2. Property Council members invest, own, and develop property in Christchurch. We wish to thank Christchurch City Council for the opportunity to submit on Christchurch City Council's Draft Annual Plan 2023/2024 as this gives our members a chance to have their say in the future of our city. We also wish to be heard in support of our submission.

- 11.3. [REDACTED]

Yours Sincerely,

[REDACTED]

James Riddoch
South Island Committee Chair
Property Council New Zealand

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Our Draft Annual Plan 2023/24

Item 3

Attachment B

Submitter Details

Submission Date: 10/04/2023

First name: Bethany Last name: Baker

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

Styx Living Laboratory Trust

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

Senior Manager

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

Please refer to the supporting documents section. Attached is our submission.

Attached Documents

File
CCC Annual Plan Submission 23_24

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Item 3

Attachment B

Styx Living Laboratory Trust Submission on Christchurch City Council's Draft Annual Plan 2023/24

Email - styxllbom@gmail.com
Website: www.thestyx.org.nz
Facebook: Styx Living Laboratory Trust
Cell Phone: 0278123270

Thank you for the opportunity to make a submission on the Christchurch City Council's Draft Annual Plan. The Styx Living Laboratory Trust is thankful for the considerable effort put into preparing the Plan.

This submission has been prepared by members of the Styx Living Laboratory Trust.



Summary of the Styx Living Laboratory Trust

The Styx Living Laboratory Trust (SLLT), is a local river care group. The Trust was officially formed in 2002 and has since encompassed a role of guardianship and advocacy for the Pūharakekenui (Styx) River and the biodiversity of the surrounding land as a living part of the Canterbury landscape.

Our Whāinga(Objective) is achieving *Vision 3* in the CCC document called "Vision 2000-2040 – The Styx" i.e. developing a "Living Laboratory" by:

- a. Raising awareness and understanding of the Pūharakekenui catchment and its environs including its ecology, drainage, landscape, culture, heritage and recreation values;
- b. Promoting the use of the Pūharakekenui (Styx) River Catchment as a collective resource for environmental and social research, and to maximise opportunities for community involvement in research and learning;
- c. Working collaboratively with other organisations or people to form partnerships to achieve the above objective and using memoranda of understanding where appropriate;
- d. Assisting other people and other organisations to achieve the remaining Visions in "Vision 2000 – 2040 – "The Styx" namely:

Vision 1 – Achieving a viable spring fed ecosystem

Vision 2 –Creating a "Source to Sea Experience"

Vision 4 – Establishing The Styx as "a place to be"

Vision 5 – Fostering Partnerships

Arising from the eastern edge of Christchurch Airport, and discharging into the Brooklands Lagoon, the Pūharakekenui (Styx) River and its tributaries are a spring fed river ecosystem skirting the Northwest edge of Christchurch. Approximately 25 km in length, the entire Pūharakekenui catchment covers an area of approximately 7000 ha. The Pūharakekenui is home to many species of freshwater fish, wetland birds and is an important source of mahinga kai for Ngāi Tūāhuriri.

We, the trustees and volunteers, are advocates for maintaining water quality and other values (including drainage, ecology, landscape, culture, recreation, and heritage values) in the river. We care deeply about our water and want it to remain clean, healthy, biodiverse and available for future generations to use and enjoy.

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General Comments

We (SLLT) are advocates for protecting the health and values of the Pūharakekenui and as such we generally **strongly support** all initiatives which reduce contaminants, pollution, sediment and assist with establishing the Pūharakekenui as a viable spring-fed river ecosystem.

Commentary

SLLT **strongly supports** the following:

1. The Council's focus on stormwater and flood protection projects, especially in the Styx area. As New Zealand has seen this year, the threat of flooding damage will only continue to grow, and the Pūharakekenui has been historically prone to flooding and stormwater contamination during significant rainfall events. This makes keeping maintenance projects up to date and running projects such as the 60386 SW FM Flood model build Styx and Citywide Renewal vital for the catchment.
2. The funding allocated for 60460 SW WE Styx River Tributaries Naturalisation. Naturalisation, especially in the heavily degraded upper catchment, delivers huge benefits for environmental stability, native species numbers, and promoting flood protection by reducing weed load and increasing "sponge" capacities of riparian environments. However, the SLLT are **concerned** that this project is at risk of future deferral. Naturalisation inherently takes time to show its full effect as the environment slowly recovers, so we **recommend** this project be started as soon as possible by moving it into the 23/24 budget or ensuring the necessary details and planned start time are set in advance to ensure its completion in the 24/25 budget.

SLLT **strongly suggests** that Council consider the following:

3. Reducing the scale of deferrals to the Styx protection and control growth projects in the Styx Mill detailed on page 76. While we are pleased flood protection *maintenance* is still being carried out, we are concerned that the large deferrals in *growth* projects mean that the actual risk and damage from flood events in the Styx will not reduce in the near term. Keeping more of the core improvements projects for Styx flood protection in the near term budgets will pay dividends in decreased flood risks.
4. The continuation of community partnerships funding to Trust's like our own.
 - a. Support from Council allows the SLLT to accomplish many things that would otherwise not be possible (e.g. leasing of our field centre and land acquisition).

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- i. As SLLT is on limited funding from MfE and other grants/funding sources, there is high uncertainty about the ongoing funding to lease the field centre while we work to accomplish the other "Visions" for the Styx.
- b. Council benefits from its partnership with SLLT from our ability to also get support from Central Government and our community-led environmental management, which leads to reduced overall costs to Council.

Thank you for the opportunity to provide a submission on the Christchurch City Council's Draft Annual Plan 2023/24. SLLT would welcome the opportunity to present our submission and provide further detail/comments.

Item 3

Attachment B

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Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 10/04/2023

First name: Alistair Last name: Price

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 CCC could do a lot better. Too much money is wasted. Poor management.

1.2 Revenue, spending and borrowing

Spend wisely. Get rid of ChristchurchNZ for their appalling new marketing strategy. That will save millions.

A few years they did Bloom for show week. How far did that go? The CEO of ChristchurchNZ does not have a clue about what is good for our city.

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

Pretty tough on Businesses.

1.7 Excess Water Charges

647

Comments

The Christchurch City Council way of charging for water is an abuse of its power.

Orion and Enable do not charge for the delivery of electricity and internet data based on the Capital Value for a set amount of usage, whether it is used or not. They also do not charge for excess usage.

Orion and Enable charge exactly for what you use.

Why does the CCC think it has to be different in regard to water? No other council in New Zealand charge for water how the CCC charges for water.

The Christchurch Council City basis for charging for water is simply unethical.

The CCC charge for 700 litres of water based on the Capital Value of a property. In my cases it equates to over \$3.00 a cubic litre reset every 3 months. It is a flat charge whether I use it all or some of it.

I will pay for excess water during the summer period. If my water usage was averaged over 12 months I would be under the proposed 900 litre allowance.

What I am paying for water under the present charges is dearer than Auckland and other cities where all water is charged by the litre and a fixed charge. This is based on my actual current usage.

If the CCC is going to charge for water based on Capital Value I am asking the CCC to revert back to July 2020 where a daily water allowance was based on the Capital Value of a property. In my case 1,386 litres per day.

I note on the recent CCC water Invoice that I received there appears to be provision for the daily allowance to be adjusted for individual households. Previous rate demands clearly showed the daily allowance based on Capital Value.

This is from CCC rates account August 2020.

My first preference is the CCC should withdraw excess charges this budget round and reset how it charges for water in the future and treat everyone the same.

It is highly probable that it is costing the CCC more in operational costs of charging for excess water than it receives in excess water charges.

As mentioned in the Press, 17 March 2023, only 9765 ratepayers received an excess water Invoice for a total of \$788,133 in one quarter. This was from reading a total of approximately 111,797 resident's water meters. There will be a number of no reads, faulty meters and incorrect meter readings and credits for water leaks etc.

I have recorded the water usage in our subdivision.

In our subdivision 55% residents would have been charged for being over 700 litres per day and 28% based on the 900 litres excess charge out. 12.8% were not considered because there were no water readings.

The following are my concerns:

- A total of 25 water meters were not read in the latest round. (12.8% of all properties in our subdivision) 15 were "No Reads" and this is where the water meters have never been found. The other 10 had been previously read. **HOW CAN THE CCC CHARGE FOR 3 MONTHLY EXCESS WATER CHARGES WHEN THEY CANNOT FIND THE WATER METER AND IN SOME CASES THE WATER METER HAS NOT BEEN READ FOR MORE THAN 2 YEARS.** It is unfair on those ratepayers whose meters are read every 3 months and charged based on seasonal trends.
- The 3 monthly meter reading and charging cycle is not fair. Depending on reading dates it could advantage or disadvantage individual ratepayers. A ratepayer has already highlighted this in a letter to The Press.
- Water meters are the hardest of all meters to read and as such errors will happen.
- There are over 25% of ratepayers who cannot be charged an excess water charge. This is due to shared water meters and no reads and faulty water meters.
- There is nothing in this excess water proposal that is about conservation of water by all ratepayers.

I have seen this message on a number of residents sites for the last 2 years and it rarely disappears. Why would a ratepayer alert the CCC so that the CCC may present them with an excess water charge when the CCC find the water meter.

T24Consult Page 2 of 3

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Below is an example of a faulty water meter and the CCC thanking the ratepayer for using water like you oughta! What a joke. It says a lot about CCC thinking and preparation.

My estimate is that it will cost more for the CCC to manage the excess water charges than what it will receive from excess water charges. The CCC will show one excess in one quarter but the remaining 3 quarters will be at a loss. Please CCC prove me wrong!!!

I am waiting on information from the CCC regarding water and charging. This has not been provided to me yet.

I have just received our first CCC excess water account.

What a confusing and lack of information Invoice.

- No opening reading or date.
- The closing reading is in cubic metres only and yet my water meter reads out to single litres.
- All information presented is in litres and yet the charge out is in cubic metres.

This will probably be the only account that I will receive in a 12 month period due to watering our garden during the high use summer period.

Taking my total use over a 12 month period I would not be charged for excess water. Because the CCC reset the water usage every 3 months I am charged for the higher use summer period.

The only fair way to charge for water is to charge for every litre used. This will bring in conservation measures by making all users aware of their usage.

Sadly the CCC sees the excess water charges as a bonus but is it when all costs of reading all 111,797 meters, administration, postage and the multi-million dollar capital cost of the software.

The CCC Councilors should put an immediate stop to the current excess water charging and bring in a fairer charge way of charging for water. Selwyn Council would be a great example to follow.

Alistair Price

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

Grants should be stopped. Ratepayers are struggling.

1.9 Capital Programme

Roads are a disgrace. The design of our roads is going backwards.

1.11 Further comments

Submission sessions time out after 45 minutes

This is unfair no clock to guide you.

Attached Documents

File

No records to display.

647

The Christchurch City Council way of charging for water is an abuse of its power.

Orion and Enable do not charge for the delivery of electricity and internet data based on the Capital Value for a set amount of usage, whether it is used or not. They also do not charge for excess usage.

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I note on the recent CCC water Invoice that I received there appears to be provision for the daily allowance to be adjusted for individual households. Previous rate demands clearly showed the daily allowance based on Capital Value.

This is from CCC rates account August 2020.

DAILY WATER ALLOWANCE (Cubic Metres)

1.383600

CCC Excess Water Supply Targeted Rate

The following rating units may be liable for excess water rates, at a charge of \$1.05 per cubic metre of excess water supplied (excess water is the amount of water used above the daily allowance paid for under the Water Supply Targeted Rate with a daily minimum allowance for each property of 0.6986 cubic metres a day): All rating units which receive a commercial water supply, land under single ownership on a single certificate of title and used for three or more household residential units, boarding houses, motels, rest homes and residential properties identified as using significantly in excess of ordinary residential use. Water meters are read throughout the year and separate invoices sent are due for payment on the 20th of the following month.

My first preference is the CCC should withdraw excess charges this budget round and reset how it charges for water in the future and treat everyone the same.

It is highly probable that it is costing the CCC more in operational costs of charging for excess water than it receives in excess water charges.

As mentioned in the Press, 17 March 2023, only 9765 ratepayers received an excess water Invoice for a total of \$788,133 in one quarter. This was from reading a total of approximately 111,797 resident's water meters. There will be a number of no reads, faulty meters and incorrect meter readings and credits for water leaks etc.

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The following are my concerns:

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- There are over 25% of ratepayers who cannot be charged an excess water charge. This is due to shared water meters and no reads and faulty water meters.
- There is nothing in this excess water proposal that is about **conservation of water** by **all** ratepayers.

I have seen this message on a number of residents sites for the last 2 years and it rarely disappears. Why would a ratepayer alert the CCC so that the CCC may present them with an excess water charge when the CCC find the water meter.



We haven't got any data for this property yet but we're working on it.

Check back soon or [email us](#) and we'll look into it within five working days.

Below is an example of a faulty water meter and the CCC thanking the ratepayer for using water like you oughta! What a joke. It says a lot about CCC thinking and preparation.

Read date	Days	Average daily use	User level	Comments
17 Mar 2023	91	0L	Low	Thank you for using water like you oughta!
16 Dec 2022	98	0L	Low	Thank you for using water like you oughta!
9 Sep 2022	92	0L	Low	Thank you for using water like you oughta!
9 Jun 2022	86	0L	Low	Thank you for using water like you oughta!
15 Mar 2022	97	0L	Low	Thank you for using water like you oughta!
8 Dec 2021	237	0L	Low	Thank you for using water like you oughta!
15 Apr 2021	115	0L	Low	Thank you for using water like you oughta!

My estimate is that it will cost more for the CCC to manage the excess water charges than what it will receive from excess water charges. The CCC will show one excess in one quarter but the remaining 3 quarters will be at a loss. Please CCC prove me wrong!!!

I am waiting on information from the CCC regarding water and charging. This has not been provided to me yet.

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Sadly the CCC sees the excess water charges as a bonus but is it when all costs of reading all 111,797 meters, administration, postage and the multi-million dollar capital cost of the software.

The CCC Councilors should put an immediate stop to the current excess water charging and bring in a fairer charge way of charging for water. Selwyn Council would be a great example to follow.

Alistair Price

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 13/03/2023

First name: John Last name: Batchelor

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

Does not need to be any higher. Spending must be at a level that us tax/rates payers can manage.

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

Rates need to be spread evenly and fairly - user pays.

1.4 Business Differential

Support

Comments

1.5 City Vacant Differential

Do not support

Comments

1.7 Excess Water Charges

Yes

Comments

Water usage/allowance needs to recognise that certain properties require more; ie, larger properties, but in particular, Port Hills properties need to be able to maintain a green margin, in order to mitigate fire risk - when the conditions dictate (this depends on the particular season) This benefits the whole community.

25

Water allowance must reflect property area and location. We pay more rates already, on a larger a property.

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

Emphasis must be on core services, and within what, we, as a community, can afford.

We do not have the money for everything on everyones' wish-list.

1.10 Properties

If no longer required, sell and reduce the rates.

1.11 Further comments

Constrain spending. It is our (tax-payer) money. You are serving us!

Attached Documents

File

No records to display.

Item 3
Attachment B

797

Our Draft Annual Plan 2023/24

Submitter Details

Submission Date: 05/04/2023

First name: keith Last name: harris

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

Banks Peninsula Sports and Recreation Group

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

committee member represents formally 20 +
and informally the Akaroa community

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

1.7 Excess Water Charges

Yes

Comments

1.9 Capital Programme

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)?

Our comment relates to the Akaroa Courts under Facilities and Parks

The group have been trying to get Council to work on the recreation courts complex since 2018. We are here in
2023 how much more delay can a community tolerate?

We refer you to a submission as attached presented to council as far back as June 2020 asking to be included in
the Annual Plan for the 2021 year

We want both the money for this year's annual plan \$11,000, and the \$160,000 allocated for 2024/2025 brought
forward for immediate action.

The community has done all the spade work. All these details are in the attached files. We are so concerned about
this that we have emailed each and every councillor and Community Board member with these files.

In particular we bring your attention to the disgraceful state of this so-called facility in a major tourist town. Photos
are in the documentation attached. They show the state of the complex in 2018 and since then it has deteriorated
further. Parts are now a considerable safety hazard.

T24Consult Page 1 of 2

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In the past, we have had some support from council staff working here in Akaroa but no real action. We have had numerous meetings with various council staff members discussing plans, reserve requirements, possible funding, community engagement, lease agreements and were told we must become an Incorporated Society. All this we have done in addition to getting soil and substrata engineering reports and even quotes for construction. So plans are in place. All we need now is guaranteed Council funding to return it to a useable and safe facility for the community's enjoyment.

1.11 Further comments

Our comments relate to the Akaroa Courts under Facilities and Parks

We have been advocating since 2018 for refurbishment and extension of the Akaroa Courts.

We have little confidence that the proposed funding will even make the cut in the following years given the economic climate. Please prioritise this work and give the people of Akaroa some confidence that the Council does in fact hear them and seeks to meet their recreational needs in a timely fashion.

We note that Council strategies all outline the desire to work in partnership; but there is little evidence of this happening over the span of several years. If the Council will not support their own strategy pillars then everything collapses. We have witnessed other projects, including Le Bons half basketball court queue jump. We understand these were not even mentioned in long term plan. We feel repeatedly side-lined.

We are aware that there will be new people coming forward to request funding in this Annual Plan and Budget and that we would urge the Council to recognise that all those small requests being granted, mean that our long overdue remedial requests wait again for a prolonged period. {Not only does this make people who have already submitted comprehensive arguments, repeatedly lose confidence in the system, it also means that people have expectations of immediate gratification.}

Dealing with priorities should not be done for political gain but should be well researched and funded on that basis. We have spent years researching consulting and drafting plans and submissions. This is our call to action.

We repeat that It was clearly evident in the photos taken in 2018 that the tennis courts were in dire need of remediation, yet by 2023 nothing has been done.

Please note all supporting documentation was forwarded to BP Community Board members and Christchurch City Councillors by Jan Whitehead on 31/3/23

Attached Documents

File
No records to display.

Item 3

Attachment B

Akaroa & the Bays
Our Draft Annual Plan 2023/24 from Harris, Keith organisation: Akaroa District Promotions behalf of: Trustee approx 60 businesses in

Our Draft Annual Plan 2023/24

Submitter Details

First name: Keith Last name: Harris

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

Akaroa District Promotions

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

Trustee approx 60 businesses in Akaroa & the
Bays

Postal address: 

Suburb:

City: 

Country: 

Postcode: 

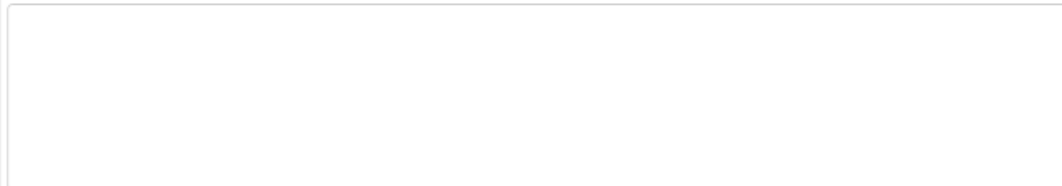
Daytime Phone: 

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

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?

Yes

Comments

Gardeners and families trying to be self sufficient should have the benefit of the extra

1.9

Akaroa & the Bays

Our Draft Annual Plan 2023/24 from Harris, Keith organisation: Akaroa District Promotions behalf of: Trustee approx 60 businesses in

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)?

This comment relates to the Akaroa Courts under Facilities and Parks

As Akaroa District Promotions we wish to support the submission made by the Banks Peninsula Sport and Recreation Group to bring forward allocated money in this and subsequent years of the Annual plan and for the courts complex proceed asap.

In addition to the voluminous documentation submitted in support of their application we have the following comments:

For Akaroa's people

- This project will enhance the physical and mental health of the local community.
- Many smaller interest recreational groups will benefit from the use of the half of the building not occupied by the croquet club It will cater for our older citizens as a venue for Bridge and other card games, and mah-jong.
- We see catering for the recreational pursuits of our youth as highly important. Multi-purpose courts will ensure there is a range of activities possible such as casual netball and basketball goal shooting. In addition, to tennis, these hard areas will be used by families with young children wishing to play various ball games.
- Having this complex will widen the range of recreational pursuits in place. Thus, it will also play its part in encouraging younger travellers who work in our restaurants and tourism businesses to stay longer in Akaroa. Similarly, it will be a facility for families with younger children and assist in retaining them in the village.

Tourism

- Akaroa and the Bays are frequently referred to as the 'Jewel in the Crown' of Canterbury's tourism, both domestic and international but the courts are a badge of shame. Many make such comments expecting to play tennis after seeing the courts marked on our promotional maps. Disappointment arises detracting from visitor satisfaction.
- In completing these plans you will be meeting the recreational demands not only of the local Akaroa and the Bays community but also, Christchurch and other domestic visitors and tourists.
- Christchurch ratepayers, in particular, make up a large proportion of day-tripper and short stay visitors to the town. They too will benefit from the use of the revitalised facilities.
- The Banks Peninsula Destination Management Plan has as one of its goal to extend the range of visitor attractions and variety of experiences on the Peninsula. We feel this is a further opportunity to support the bringing forward of funding for this important community facility.

In short we support the call to action raised by the Banks Peninsula Sports and Recreation group.

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In short we support the call to action raised by the Banks Peninsula Sports and Recreation group.

Akaroa & the Bays
Our Draft Annual Plan 2023/24 from Harris, Keith organisation: Akaroa District Promotions behalf of: Trustee approx 60 businesses in

1.11

Any further comments?

Technologically it is difficult to load a visual onto this platform. However [REDACTED] emailed all councillors and CB members on 31st march 2023 with extensive files including a power point demonstration. We draw your attention to slide 17 of that presentation in particular.

Attached Documents

File

No records to display.

Item 3

Attachment B

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Our Draft Annual Plan 2023/24

Item 3

Attachment B

Submitter Details

Submission Date: 06/04/2023

First name: Leeann Last name: Watson

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

Canterbury Employers' Chamber of Commerce

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

Chief Executive

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.

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Attached Documents

File
The Chamber Submission on CCC Annual Draft Plan

Canterbury Employers' Chamber of Commerce
Submission on the Christchurch City Council Draft
Annual Plan 2023/24



April 2023

BACKGROUND

1. This is a submission from the Canterbury Employers' Chamber of Commerce ("The Chamber") on the Christchurch City Council ("the Council") Draft Annual Plan 2023/24 ("the plan").
2. The Chamber is a not-for-profit membership-based service organisation that has been the home and voice of business in Waitaha Canterbury since 1859. Comprised of over 2,700 members, The Chamber's purpose is to create a thriving Canterbury business community by advocating, connecting, inspiring, and empowering people. This is achieved through providing advisory and consultancy support in employment relations, human resources, health and safety, international trade, migrant support, manufacturing, research and development grants, training and development, and events to inspire, inform and educate our members.
3. The Chamber provides a voice for the local business community and to advocate for policies that will help shape and enable a local and national business environment that promotes innovation, productivity and economic growth as critical success factors underpinning a thriving economy and community. We are committed to responsible business behaviour and proactively encourage our members to engage in best business practices in relation to positive social and environmental outcomes.
4. The contents of this submission are based on insights from issues raised by members of the Canterbury Employers' Chamber of Commerce and the wider business community, in addition to our observations as a result of our longstanding relationship with the Council.
5. The Chamber would welcome the opportunity to discuss this submission with the Council and wishes to take part in an oral submission.

COMMENTARY

Council as an enabler – not enforcer – of business

6. The Chamber acknowledges that the Council has attempted to present a plan that demonstrates a balanced approach, recognising that there are continued pressures on both our business community and residents of the city. Rampant inflation, which is currently at a 30-year high, combined with a barrage of legislation that has added additional costs and compliance for business, continual supply chain disruptions and a labour market that is unable to supply a workforce to fulfil requirements have all combined to create an environment that is exceedingly challenging for business. The Chamber is not convinced that there is enough recognition and understanding of the current climate in which businesses operate, and an understanding of the role that the Council has to contribute to the improvement of this by becoming an enabler rather an enforcer which is largely how the business community and our members currently perceive the Christchurch City Council.
7. There is also a lack of recognition that local businesses are fundamental for economic growth and achieving strong community outcomes. This is demonstrated in Dawn Baxendale's introduction in the consultation document which acknowledges that "it's a particularly challenging time for residents" with no mention of businesses. Yet Canterbury is made up of small businesses who will this year likely be hit with a triple-whammy of residential rates increases, business rates increases and – with many small businesses and their livelihoods tied to residential properties and mortgages – higher mortgage interest rates. If our businesses fail, then employment will be impacted and livelihoods will be on the line – and our whole community will be impacted. If our businesses thrive, then so does our community. Yes, it is a challenging time for residents, it is also an incredibly challenging time for businesses and we would like to see a greater acknowledgement of this.
8. It is also concerning that there seems to be an 'business' versus 'residents' approach to the Council's narrative, pitting businesses against residents, as with the discussion around business differentials (see more detail below), which suggests that if businesses don't pay more, then residents will have to. We would like to see a much clearer understanding from the Council that businesses are a fundamental part of our community, and not separate to our community.
9. As we have expressed in previous submissions to the Council, we expect a commitment from the Council to take more of a role as a business enabler, rather than an enforcer, to create a more supportive regulatory environment that facilitates rather than hinders business. The Council is

largely perceived by the business community as a handbrake and installer of red tape. We would like to see this perception shift to a Council that is viewed by business as a facilitator and enabler, however this requires the Council to significantly improve its' understanding of the very real issues businesses face each and every day and the method and level of communication and decision-making processes with the business community. It requires a demonstration of understanding the pressures facing business and a willingness to help address them. We are not convinced that there is a strong understanding in Council minds and culture of the actual issues and pressures that businesses face not only from local government, but from central government also, and the significant uncertainty that businesses continue to face including rampant inflation, the tightest labour market we have seen in decades, and ongoing supply chain disruption, to name just a few of the issues they are currently facing. We only need to look across to our neighbours in Selwyn and Waimakariri to see the way these Councils are working more collaboratively with local businesses and creating an environment to attract and retain businesses to support regional growth – that could be to the detriment of Christchurch city if our local businesses choose to look elsewhere for a more enabling local council.

Capital programme

10. While we understand the wish to defer some capital programme investments and operational spend to keep rate increases down – it is imperative that there has been a thorough analysis of 'at what cost'. We don't want to get into a pattern of behaviour of deferring investment or maintenance which sees delays that could result in costing more in the long run, and compromising the Council's core services and facilities. In particular, we don't want to see drinking water, stormwater and wastewater systems, which are a critical function of local government, neglected in favour of vanity projects. It is important that these systems are not neglected – or "pushed" too far – especially as population growth and demand on these systems is set to continue.

Economic development

11. It is good to see that changes to the 'levels of service' with regards to economic development include increasing the number of employers/employment opportunities attracted to the city from 70 to 100; also that 30 city bids prepared to attract business events to Christchurch has been increased to 50. However, it is concerning that "six initiatives to support industry cluster development, including Supernodes, to support job creation and work opportunities" has been changed to "six initiatives to support industry cluster development". What are the outcomes? Where is the measurable impact? The lack of measure and therefore accountability here is concerning. Christchurch needs to be positioned as a location of choice for employers, as a

quality city to live, and as having an environment which is conducive to economic growth. Attracting and retaining our young people, business owners and operators, investors, and international events are all a critical part of our city's future and as such we would like to see quantifiable, measurable outcomes in relation to the six initiatives to supplier industry cluster development.

12. It is positive to see an investment of \$2.05 million in a coordinated effort to attract major events to Christchurch, particularly with new opportunities presented by the completion of Te Pae, and the pending completion of Te Kaha, Parakiore and so on. The Chamber has long advocated for optimising the use of these attractions and the importance of drawing significant major events to the city for maximum benefit from these major investments.
13. It is pleasing to see that the Council has continued its focus on considering more efficient ways of doing things, such as leaving some staff vacancies unfilled for 2023/24 and revisiting some of the cost-saving measures first considered when developing the Long Term Plan 2021–31. It is also expected that Council prioritises cutting wastage in their spending, which most organisations in the private sector will be doing during these challenging economic times and it should be seen that the public sector follows suit. It is important that the Council is able to genuinely show that they are significantly tightening their belts and saving money (not just delaying spending), to at least make the rises a little more palatable for businesses and residents. The Council has an obligation to all ratepayers that they receive the best return on their rates and an assurance that their contributions are being wisely spent.

Proposed rate changes

14. While it is noted that the Council faces the same inflationary pressures as every other business, and that increases of rates are less than the rate of inflation, we are not supportive of the 5.79% rate increase for a typical household and the 5.83% increase for businesses. An annual \$898.29 in additional rates for an average business may not seem like a significant amount on the surface however it is important to recognise that the cost of doing business is at unsustainable levels with compounding cost pressures coming from every direction. This includes Minimum Wage increases (up 44% since 2017); increased sick leave entitlements; the additional Matariki public holiday; the increased immigration cost of bringing international skills and talent to New Zealand; rising electricity costs; increased international air and sea freight costs; commercial insurance cost increases; and the impact of carbon unit prices doubling since the end of 2020 under the Emissions Trading Scheme. Many residential and commercial ratepayers face real difficulty and financial distress at present and our view is that Council must propose further

concrete measures to decrease expenditure. The Chamber is not advocating for no increase as the Council must continue to invest in the future.

Differential on property rates

15. We do not support the proposed increase in differential on business properties of 2.22. The consultation document states that: "At present, business properties account for 22% of the city's capital value and pay 26% of all our total rates. To keep the proportion of rates paid by business properties the same, we're proposing to increase their general rate differential." This begs the question – why does the proportion need to stay the same? This argument seems to be based on the idea that if businesses don't pay more, then residents will need to – which seems to be a flawed conclusion and creates a divide between residents and businesses. While it says that this makes "rates increases for residential ratepayers more affordable" there is no consideration that this makes 'rates increases for businesses less affordable'. Especially when you consider that Christchurch is over-represented by small businesses and many small businesses are attached to individual properties. So there is the aforementioned triple-whammy of residential rates increases, business rates increases and higher mortgage interest rates. Not to mention inflation and higher cost of doing business and living and so on.
16. While it is positive that Christchurch currently charges the lowest business differential of all main cities in the country, we also need to ensure we are also staying competitive with neighbouring districts, such as Selwyn, which doesn't have a business differential as they recognise and value the role that business plays in their district and their community.

City Vacant Differential

17. In previous submissions we advocated strongly against the City Vacant Differential. It is not enabling for business, and we would rather see support for central city developers to be involved in decision making and provided with incentives to develop land rather than penalising them. This is not a rate and should not be described as one; it needs to be renamed as a fine. So we definitely do not support that proposed increase to the City Vacant Differential from 4 to 4.523. Especially as the argument for the increase is only based on the need to "maintain the same gap between the business differential and the City Vacant Differential". Why? Where is the justification for this?
18. It follows that we also do not support extending the City Vacant differential rating to the commercial areas of New Brighton, Lyttelton, Sydenham and Linwood Village. Again this is using a stick rather than a carrot to help improve the environment and stimulate activity in these

areas. It also needs to be clearly laid out how the use of this 'penalty' will be directly and fully used to benefit these areas, over and above the normal core services.

Excess Water Supply Targeted Rate

19. In a previous submission we supported the introduction of an Excess Water Supply Targeted Rate and, in principle, we support the increases in average daily allowance to 900 litres, especially as this rate could result in an estimated \$17 million in capital expenditure being deferred in the next 10 years. But the bigger concern here is not the rate itself, but how the rate is individually determined, as Council does not seem adequately set up to charge this rate in a fair and equitable way.

Potential disposal of Council owned properties

20. The Chamber is pleased to see that the Council is engaging in asset recycling and would like to see this continue at a greater scale. The Council must take the opportunity to review their ownership of assets and whether the rationale for owning each or as sole owners is still valid, particularly given the current importance of facilitating economic growth, and whether better outcomes can be achieved for the city by investigating strategic investors/partners who could add value to the assets and increase the Council's return on investment.

Conclusion

21. The Chamber would like to see a firm commitment from the Council that it recognises the acute pressures currently facing business, and a reflection of this in all aspects of the annual plan. We would also like to see a far greater effort in positioning Christchurch as an attractive and competitive city both domestically and internationally, for businesses and employers, and a greater acknowledgement of the fundamental role businesses play in the economic and social fabric of our city.

CONTACT

Leeann Watson
Canterbury Employers' Chamber of Commerce
Chief Executive

