

**Waipapa**  
**Papanui-Innes-Central Community Board**  
**MINUTES ATTACHMENTS**

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**Date:** Thursday 11 July 2024  
**Time:** 4 pm  
**Venue:** Board Room, Papanui Service Centre,  
Corner Langdons Road and Restell Street, Papanui

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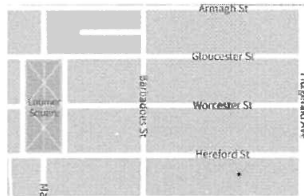
DRAFT SOUTH EAST CENTRAL NEIGHBOURHOOD PLAN - JULY 2024

Waipapa Papanui –Innes-Central Community Board

Te Whare Roimata Trust

1. **Our Focus** – the Latimer Cluster – a part of the Inner City East Community

- has traditionally played a significant role in housing the City's poor in private rental housing, especially single people, childless couples and small sole parent households;
- **The Canterbury Earthquake Sequence**
  - significant damage to the housing stock - especially the bedsits and old villas divided into flats;
- **Post-quake**
  - market forces have operated, low income people have been displaced, seeing the growth of Airbnb and now intensification is resulting in higher income earners moving in – apples are being replaced by oranges;
- was long known for being a strong, supportive community with a number of social service agencies strategically located here to be closer to the people they supported;
- a community under change as the old gives way to the new.



2. **The Challenge**

How can redevelopment happen in a way that enables private rental housing to continue housing low income people and avoid the wholesale clearance by stealth of such housing, and what can be learnt to avoid destroying the rest of the low income housing stock in the broader Inner City East/Linwood West neighbourhood.



Worcester Street January 2011

Worcester Street 2023



Hereford Street before and after (today)

3. **The Learnings from the Latimer Experience**

- a market approach to planning sees the market determine where intensification will happen resulting in patchy, ad hoc development;
- in spite of an increase in supply it doesn't reduce housing inequalities;
- evidence shows that without targeted development the market directs intensification towards lower income groups ("Social Impacts of Housing Intensification", Research Review Christchurch City Council August 2023);
- the social impact – displacement and housing insecurity. Replacement housing targeted at higher income earners has forced low income dwellers into substandard accommodation often in backpackers, lodges, some on the outskirts of the city, often away from their networks and supports while others have become homeless. Once displaced the risk of housing insecurity increases;
- the damaging impact on support networks, the undermining of an existing strong sense of community and the potential for tension between the new and the old.

**What's needed?**

If we are to intensify well in order to contain and curtail urban spread and done in a way which supports the Council's strategic framework of 2024-2034 and fulfil its vision of Otautahi/Christchurch being a city where all its residents can actively participate in community life and have a strong sense of belonging and identity and be an inclusive and equitable city then we must take an interventionist approach to the District Plan and Plan Change 14.

This will require the need for Special Character Areas to be created in areas like the Inner City East/Linwood West where there is a high proportion of Naturally Occurring Affordable Housing. These Special Character Areas need to be considered as a Qualifying Matter enabling the Council to have a range of regulatory options and non-planning supports such as housing targets and rates rebates.

We do this to protect trees, character, heritage and other important matters. In the interests of justice and equity we need to do the same for our least advantaged citizens by protecting naturally occurring clusters of affordable rental housing or by ensuring a percentage of replacement housing is targeted at low income renters.

# South-East Central Neighbourhood Plan

Waipapa Papanui – Innes - Central  
Community Board

11 July 2024

Plan endorsement



# South-East Central Neighbourhood Plan



## Consultation on the draft plan

### Who did we talk to?

- Over 200 people involved in early engagement
- 1:1 meetings
- 82 submissions

### Key trends

- Support for overall vision and themes
- Opportunities to add more detail, clarify and add new actions.

### Key changes to the plan

- Revised vision
- Including actions to encourage desired housing outcomes (e.g. mix of housing types, sizes and prices)
- New actions to:
  - encourage long term residents
  - Have a focus on Central City safety

### Draft South-East Central Neighbourhood Plan

With the help of the community, we have drafted a neighbourhood plan to help guide the growth of the South-East Central city.

## Vision for South-East Neighbourhoods



### South-East Central – everything on your doorstep!

This vibrant, green neighbourhood is a key destination for study, work and play. People are attracted to the creative vibe, a range of affordable, quality homes, the proximity to Te Kaha and the friendly community spirit.

# Key themes



**Good mixed-use neighbours**



**More people in quality housing**



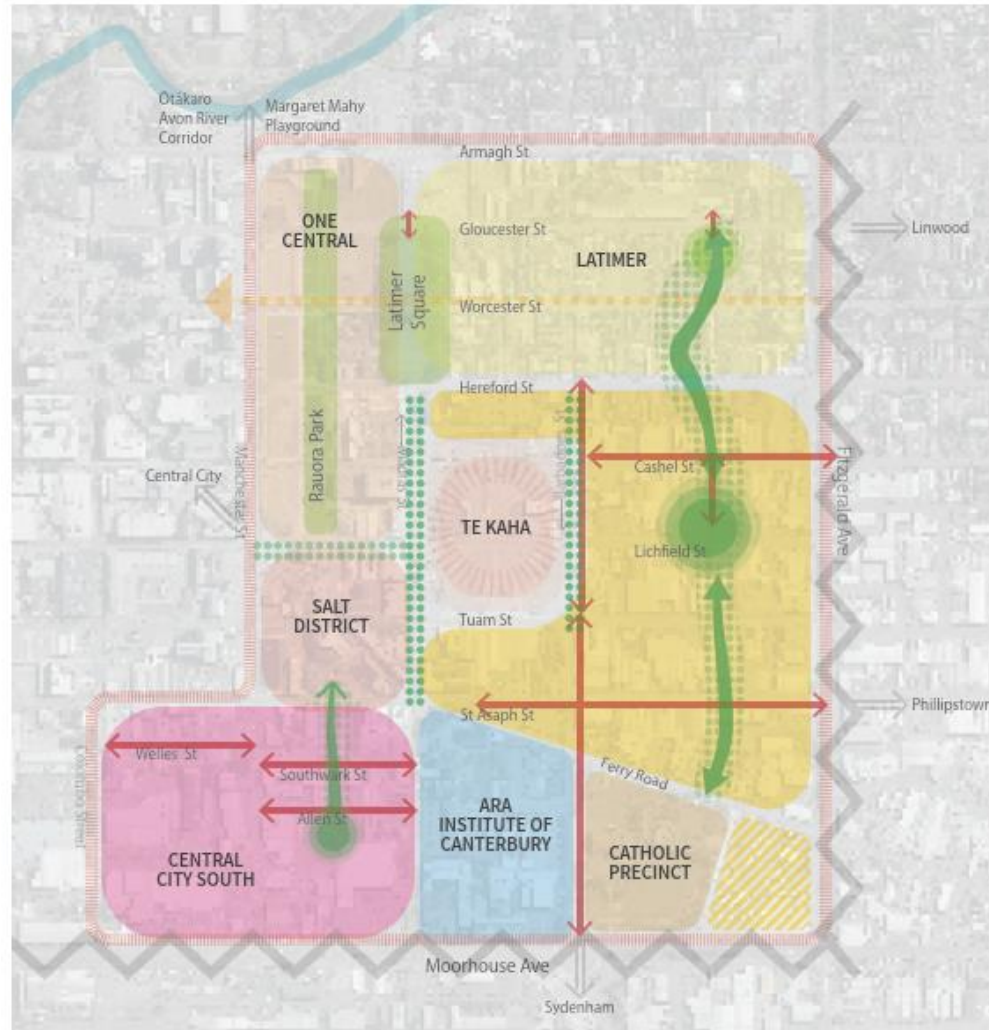
**Healthy, green neighbourhood**



**Easy and enjoyable to get from A to B**



**Strong sense of community**



- Cycleway opportunity
- Potential active travel improvements
- Future funded transport projects which include landscaping as part of delivery scope
- Potential pocket parks
- Potential green pedestrian links
- Identified growth areas
- Vacant and underused land





## Good mixed-use neighbours



### Actions

- Understand the current offering of facilities, amenities and commercial services for existing residents.
- Support a growth of everyday services to meet the needs of the growing population.
- Resolve challenges in the mixed-use environment through support to existing businesses.

# Quality housing



Current SE housing



Examples of density we anticipate in the future

## Actions

- Support housing providers to develop housing that achieves positive outcomes for the neighbourhood.
- Incentivise housing growth through investment in the public realm.
- Investigate partnerships to achieve a growth in housing.

# Healthy, green neighbourhood

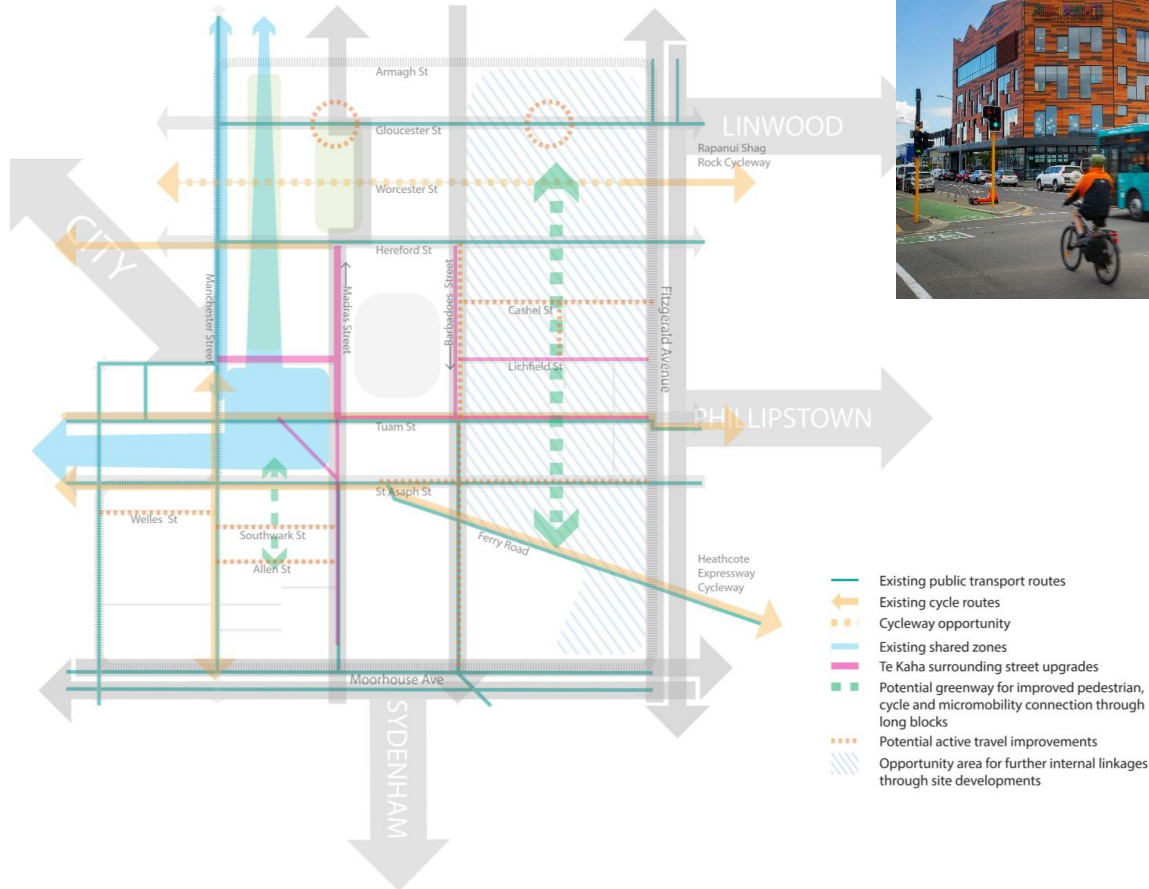


## Actions

- Increase tree canopy cover.
- Create pockets of open space.
- Support greater resilience towards Climate Change.



# Easy and enjoyable to get from A to B



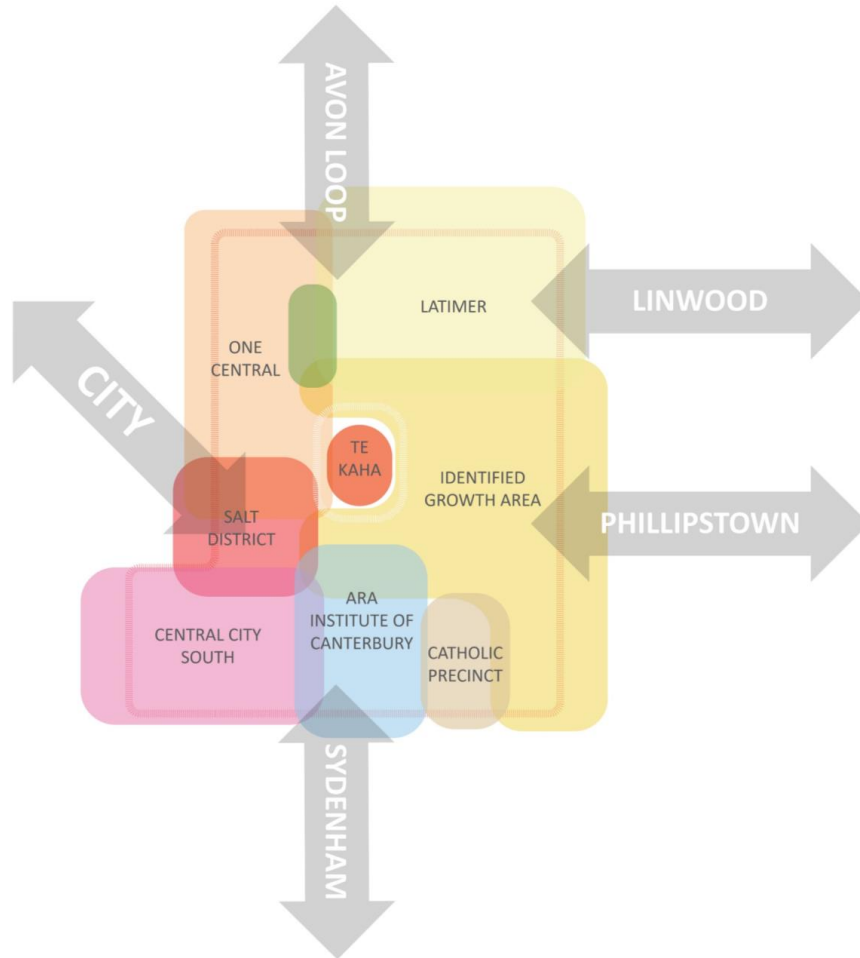
## Actions

- Improve pedestrian and cycle links around the neighbourhood.
- Create safe, accessible and pleasant routes to key destinations.





## Strong sense of community

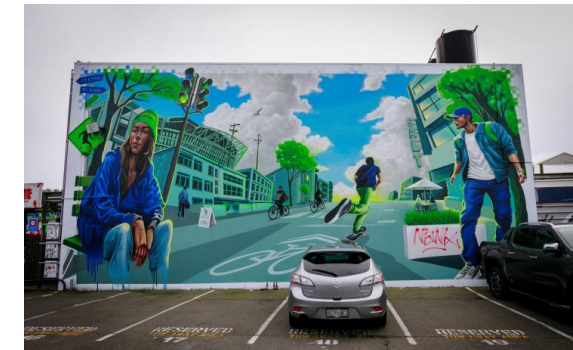


### Actions

- Foster and promote local identity and character.
- Support people to build community connections.
- Support safety initiatives

## Implementation plan (key moves 1-3 years)

Actions	Funding source
Development support to vacant site owners, building owners and residential developers.	Staff time and existing OPEX
Creating new mid-block open spaces	Development contribution funding
Increasing the tree canopy cover	Existing budgets
Supporting community development and connections	Staff time and existing OPEX
Marketing and promotions to catalyse growth	Staff time and existing OPEX
Small scale placemaking to improve greening and transport outcomes	Existing CAPEX



# Next steps

**21 August 2024**

Council adoption as a guide  
to decision making

**Implementation**

Phased delivery



# Alcohol Ban Bylaw

## How the bylaw operates and what is required for a ban?

Teena Crocker, Senior Policy Analyst  
Adam Eggleton, Senior Policy Analyst



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## Alcohol ban – use of regulatory power

- Law-making process
- Controlled by legislation
- Alcohol Restrictions in Public Places Bylaw 2018
- Local Government Act 2002
- Trial / pilot / temporary ban / resolution under the bylaw
- Has to comply with legislation
- Permanent ban / amendment to the bylaw
- Has to comply with legislation



## What does the bylaw do?

- Put in place by the Council
- Specifies public places where no alcohol can be possessed or consumed
- Excludes licensed premises, private property not open to the public
- Exemption for carrying alcohol through the area if unopened
  
- It relies on Police enforcement
- Can only be enforced by the Police

Enables the Police to:

- direct that alcohol is tipped out or removed from the area
- search for and seize alcohol
- issue a \$250 infringement fine or prosecute
- arrest anyone breaching the bylaw<sub>3</sub>

## Alcohol ban – Legislative requirements

Local Government Act, sections 147A and 147B:

- Evidence of a high level of crime and disorder related to alcohol
- Appropriate and proportionate in light of the crime and disorder
- Justified as a reasonable limitation on rights and freedoms

Local Government Act section 155 and 156 (also s.82)

- Most appropriate way of addressing the identified problem(s)
- Must consult when amending a bylaw (or putting a temporary ban in)



## Alcohol Ban – What is the process?

1. Alcohol ban requested
2. Community evidence gathered
3. Community Board consideration and decision
4. **Council decision** to investigate
5. Staff prepares advice (legislative requirements, Police, evidence)
6. **Council decision** on how to proceed – proposal
7. Consultation
8. **Council decision** to implement
9. Notification of new temporary ban (signs, notice and comms)
10. New temporary ban area is put in place (enforceable)
11. Assessment on if temporary ban should be made permanent
12. Bylaw amendment process (back to stage 5)<sup>5</sup>

Setting up an alcohol ban  
**What you need  
to know and do**



## Understanding the problem

- Assess what the problem is - before moving to a bylaw as the solution
- First question: What is the problem? (s.155)
- What are the causes and possible solutions? What other tools or options are there?
- For an alcohol ban bylaw, alcohol must be a significant issue
- High level of crime and disorder
- An alcohol ban bylaw:
  - will not stop people from loitering or begging
  - will not stop people from being intoxicated
- Relies on Police enforcement (reporting is an issue)
- General public safety role of the Police



## What else can be done ? Or what can be done in the meantime?

Police reporting is important:

- especially anything violent, intimidating or threatening
- increase Police visibility and supports an increased sense of community safety
- creates data (can provide evidence to support an alcohol ban)
- Some behaviour may already be an offence (Summary Offences Act)
- Non regulatory approaches
- working with the community, Police, government agencies and social services providers
- environmental design options?
- other factors involved - complex



### Summary Offences Act 1981

Public Act 1981 No 113  
Date of assent 23 October 1981  
Commencement see section 1(2)

## Questions and discussion

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