

Waikura
Linwood-Central-Heathcote Community Board
Submissions Committee
AGENDA

Notice of Meeting:

An ordinary meeting of the Linwood-Central-Heathcote Community Board Submissions Committee will be held on:

Date: Wednesday 31 March 2021
Time: 5.30pm
Venue: The Board Room, 180 Smith Street,
Linwood

Membership

Members	Alexandra Davids
	Sunita Gautam
	Yani Johanson
	Darrell Latham
	Tim Lindley
	Michelle Lomax
	Jake McLellan
	Jackie Simons
	Sara Templeton

22 March 2021

Arohanui Grace
Manager Community Governance, Linwood-Central-Heathcote
941 6663
arohanui.grace@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.

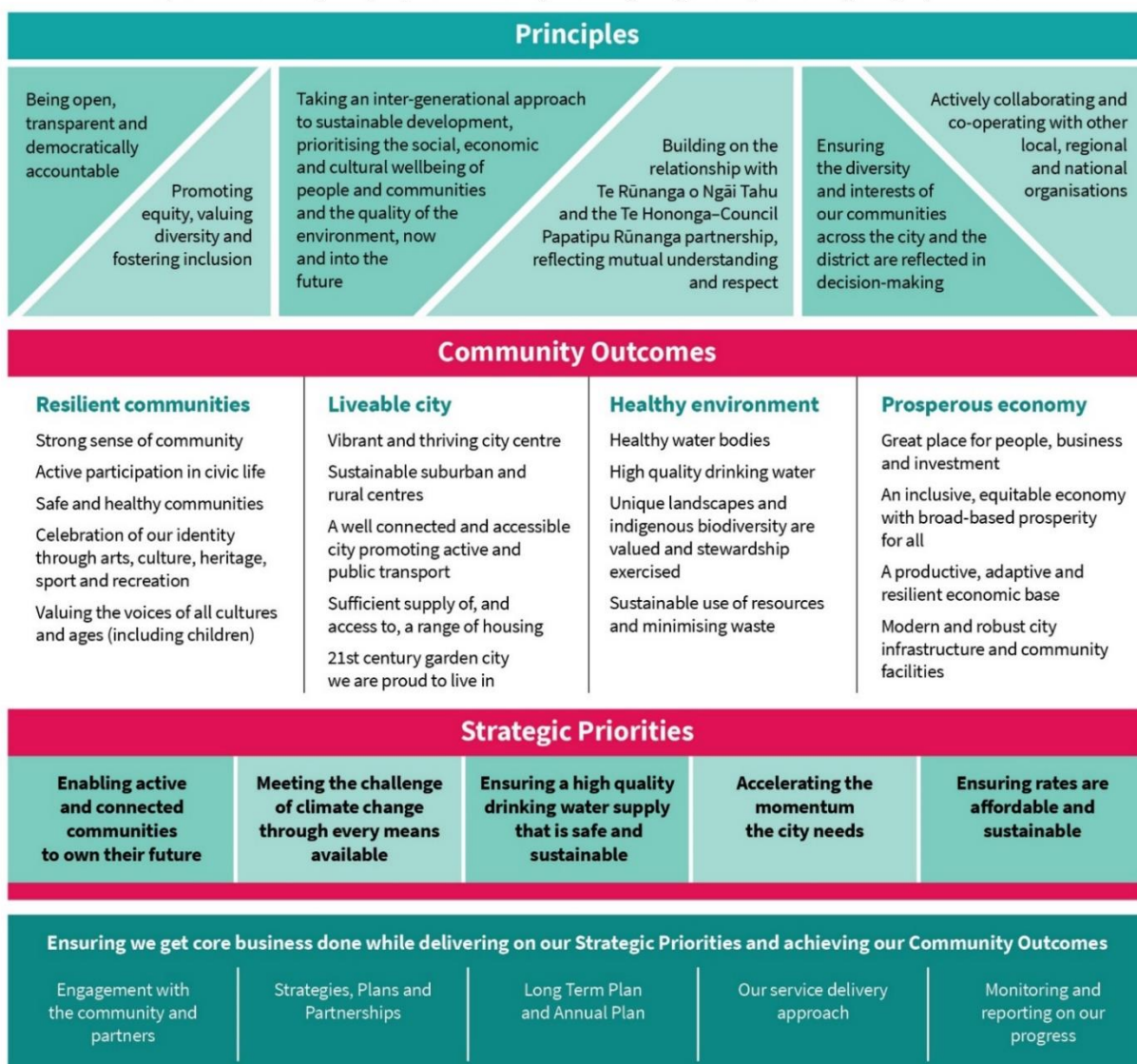
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Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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1. Apologies / Ngā Whakapāha

At the close of the agenda no apologies had been received.

2. Declarations of Interest / Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Election of Submissions Committee Chairperson

Reference / Te Tohutoro: 21/335894

Report of / Te Pou Liz Beaven, Community Board Advisor,
Matua: liz.beaven@ccc.govt.nz

General Manager / Mary Richardson, General Manager Citizens and Community
Pouwhakarae: mary.richardson@ccc.govt.nz

1. Brief Summary

- 1.1 The purpose of this report is for the Waikura/Linwood-Central-Heathcote Community Board Submissions Committee to appoint a Chairperson.
- 1.2 At its meeting on 9 December 2019, the Waikura/Linwood-Central-Heathcote Community Board resolved to establish a Submissions Committee for the term in order to respond on behalf of the Board to submission opportunities as they arise.
- 1.3 Furthermore, the Board resolved that the Committee Chairperson be appointed by the Submissions Committee.

2. Officer Recommendations / Ngā Tūtohu

That the Waikura/Linwood-Central-Heathcote Community Board Submissions Committee:

1. Elect a Chairperson of the Waikura/Linwood-Central-Heathcote Community Board Submissions Committee for the Committee's 31 March 2021 meeting.

Attachments / Ngā Tāpirihanga

There are no attachments for this report.

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
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Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories / Ngā Kaiwaitohu

Author	Liz Beaven - Community Board Advisor
Approved By	Arohanui Grace - Manager Community Governance, Linwood-Central-Heathcote

4. Christchurch City Council Draft Long Term Plan 2021-2031 Board Submission

Reference / Te Tohutoro: 21/335380

Report of / Te Pou Liz Beaven, Community Board Advisor

Matua: liz.beaven@ccc.govt.nz

General Manager / Mary Richardson, General Manager Citizens and Community

Pouwhakarae: mary.richardson@ccc.govt.nz

1. Brief Summary

- 1.1 The purpose of this report is for the Waikura/Linwood-Central-Heathcote Community Board Submissions Committee to consider the preparation of a Board Submission to the Council on the Draft Long Term Plan 2021-2031 and the Draft Development Contributions Policy 2021.
- 1.2 The Draft Long Term Plan 2021-2031 sets out what the Christchurch City Council plan to achieve over the next decade, and how it will be funded. This budget is a turning point for Christchurch and Banks Peninsula and Christchurch City Council are investing in our future. Focusing on the basics and on doing it better – water, roads and transport – whilst keeping rates increases affordable. This comes at a time when we are responding and adapting to climate change and COVID-19.
- 1.3 The following links are provided to assist the Submissions Committee in its deliberations:
 - 1.3.1 **Draft Long Term Plan**
[Christchurch City Council Draft Long Term Plan 2021-31](#)
 - 1.3.2 **Draft Long Term Plan 2021.2031 online search tool**
[Search for Long Term Plan Projects Tool](#)
 - 1.3.3 **Waikura/Linwood-Central-Heathcote Community Board Submission – Draft Annual Plan 2020-21**
Refer **Attachment A**.
- 1.4 Submissions close on the Draft Long Term Plan 2021-2031 on Sunday 18 April 2021.

2. Officer Recommendations / Ngā Tūtohu

That the Waikura/ Linwood-Central-Heathcote Community Board Submissions Committee:

1. Provide feedback on behalf of the Board to the Council on the Draft Long Term Plan 2021-2031 and Draft Development Contributions Policy 2021.
2. Note that given the consultation timetable, the Submissions Committee will exercise its delegated authority to complete and lodge a submission on behalf of the Board.

Attachments / Ngā Tāpirihanga

No.	Title	Page
A ↓	Waikura/Linwood-Central-Heathcote Community Board Submission to Council Draft Annual Plan 2020-21	11

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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Signatories / Ngā Kaiwaitohu

Author	Liz Beaven - Community Board Advisor
Approved By	Arohanui Grace - Manager Community Governance, Linwood-Central-Heathcote

SUBMISSION TO: The Christchurch City Council

ON: Christchurch City Council Updated Draft Annual Plan 2020/21

BY: Waikura/Linwood-Central-Heathcote Community Board

CONTACT Alexandra Davids
Chairperson Linwood-Central-Heathcote Community Board
c/- Arohanui Grace, Community Governance Manager
PO Box 73 052, Christchurch 8154
Phone: 941 6663 Email: Arohanui.grace@ccc.govt.nz

1. INTRODUCTORY COMMENTS

The Waikura/Linwood-Central-Heathcote Community Board (the Board) appreciates the opportunity to make this submission to the Christchurch City Council on its Updated Draft Annual Plan (UDAP) for 2020/21 (the Plan) especially at this time of uncertainty in the world.

The Board **does** wish to be heard in support of this submission.

The Board have identified, in no particular order, nine priorities for the Linwood-Central-Heathcote Community Board Plan 2020-22 (to be adopted 29 June 2020):

- Community Wellbeing is Supported and Improved.
- Resolving the Flooding Problem at Moa Reserve.
- Raising the Priority of Footpath Provision, Maintenance and Renewal
- Greening the Inner City East Pilot Project.
- Improving Bromley's Roads, Parks and Infrastructure.
- Progress Suburban Centres Masterplans Projects.
- Development of Linwood Park and Linwood Pool: Te Pou Toetoe are aligned.
- Ōpāwaho to Ihutai – Spatial Plan for the Lower Ōpāwaho Heathcote River.
- Improve Community Resilience and Preparedness for the impact of Climate Change.

2. SUBMISSION

- 2.1. Excess Water Use Charge for Households** – The Board understands that the proposed newly excess water use targeted rate is for households that use significantly more water than the average household of more than 333,000 litres per annum and that the charge is for the delivery of water and not actual water.

The Board expressed concern that the proposed charge could act a precedent, for reducing the threshold level for water use and excess water charging on an ongoing basis. Furthermore, the proposal opens the door for the introduction of volumetric water charging for all ratepayers. Another concern is the potential for the privatisation of water provision for the city. The Board agrees with the UDAP comment that this proposal needs an extensive community discussion prior to it being considered for the 2021-31 Long Term Plan. The Board believes that the proposed water delivery charge will impact on lower socio-economic households in its area, that for either cultural or economic reasons have larger households requiring a higher water use.

Further to that, many parts of the Waikura/Linwood-Central-Heathcote Community Board Area has sandy soils that require a lot of water for residents' gardens.

- 2.2. **Strengthening Communities Funding** – the Board are supportive of the one off payment to the Council's 2020-21 Strengthening Communities Fund to acknowledge the challenges faced by our grass roots community organisations.
- 2.3. **Reductions in Maintenance Work and Delayed Renewal Programmes** – The Board noted reductions in both operational spending and the capital programme, and raises concern about limited opportunities for community discussion about the impact of these proposed reductions. Recently published residents' satisfaction surveys indicate dissatisfaction about levels of maintenance and a lack of citizen influence and involvement in local matters. The Board counsels the Council to seriously consider how it will communicate effectively with the community about these reductions in service.

The Board would like to take this opportunity to remind Council of the advocacy role of Community Boards, and of the recently signed Partnership Agreement; and suggests that if Boards are involved early in projects and programmes of work (prior to planning), they are well placed as local community representatives to engage meaningfully and realistically with their residents.

3. CAPITAL PROGRAMME

- 3.1. **Te Pou Toetoe: Linwood Pool** – The Board wishes to thank the Council for progressing the construction of Te Pou Toetoe; which commences at the beginning of July 2020. The sod turning ceremony will be taking place on Wednesday 24 June at 8am.
- 3.2. **Linwood Village** – The Board welcome the Council's proposal to bring forward work on the Linwood Village Streetscape. The village has struggled to recover from the 2010/11 Canterbury Earthquakes, and to have this project implemented sooner will make great steps to revitalising this community.
- 3.3. **Sumner Green and Bays Area Skate and Scooter Park** – The Board supports both these projects, and notes that funding for the rock fall bund work is spread across both projects. Whilst the Board understands the need to rationalise the capital budget, it may only would be advantageous and a saving to Council in the long term if both projects were carried out simultaneously, or work on the rock fall bund completed as a whole.
- 3.4. **Lancaster Park** – The development of the landscape plan is part of the Board's Community Board Plan priority for *Community Wellbeing is supported and improved*. The Lancaster Park Spatial Plan was approved by the Council in September 2019 with a request for further information to be reported to the Council on the development in time for the plan to be considered in the 2020/21 draft Annual Plan.

Board Comment

The Board fully supports funding being allocated from the draft Annual Plan 2020/21 to the implementation of the Lancaster Park plan to enable the community to access this invaluable greenspace area.

- 3.5. **Resolving the Flooding Problem in Moa Reserve** – Since the 2010/11 Canterbury Earthquakes the city has encountered freshwater springs occurring in places where they have not occurred before, one specific spring in the Board area is at Moa Reserve. The reserve is

well used by residents, students and workers from surrounding businesses and institutions. Much of Moa Reserve is unusable owing to the springs which is exacerbated following rain when it floods. There is currently no budget to resolve natural freshwater springs issues in Council's greenspace areas in the Council's Long-Term Plan or Annual Plans.

Board request:

The Board requests funding be allocated in the Council's 2020/21 Annual Plan to fully cap the springs in Moa Reserve and that if funding is not found in the 2020/21 Annual Plan for this project that it be considered as priority for funding in the Council's 2021-31 Long Term Plan.

4. LONG TERM PLAN PROJECTS

4.1. The Board wish the Council to support the following three projects to be part of the Long Term Plan 2021-31 (LTP):

- a. **Greening the East Pilot Project** – this is a significant Community Board pilot project in the draft 2020-22 Community Board plan. The project's kaupapa is 'softening and greening the concrete jungle' by increasing and linking the street tree canopy and green space within the Inner City East. The Board contributed \$25,000 from its Discretionary Response Fund to get the project pilot into action with Council staff. The Board has approved the formation of a joint Board/Community Working Party.

Board request:

That the Council request that funding be allocated in the Long Term Plan 2021-31 for the Linwood-Central-Heathcote Greening the East Pilot Project spatial plan, capital and operational work, and land purchase.

- b. **Ōpāwaho to Ihutai Project** - The other Board's major project for its current term is the Ōpāwaho to Ihutai project. This project is to develop a spatial plan for the Lower Ōpāwaho Heathcote River, from the Ōpāwa Road Bridge to the Ferrymead Bridge, including the Woolston Cut building on previous work done by the Council. The Board has approved the formation of a joint Board/Community Working Party.

Board request:

That the Council request that funding be allocated in the Long Term Plan 2021-31 for the Linwood-Central-Heathcote Ōpāwaho to Ihutai Project.

- c. **Improving Bromley's Roads, Parks and Infrastructure** – Light industry has increased in the Bromley area, leading to an increase in heavy transport and buses using the residential streets as through ways; further impacting on the amenity of the area and wellbeing of residents.

Board request:

That the Council request that funding be allocated in Long Term Plan 2021-31 for the development of an implementation plan for the Bromley area, including speed reduction, enhanced monitoring and quality control, street planning and visual appeal.

- d. **Linwood Park Development Plan** - The Board appreciates the Council's continued support for the building of Te Pou Toetoe: Linwood Pool that will be a well-used facility within the Board community and indeed the city. Within the Board priority

Development of Linwood Park and Te Pou Toetoe: Linwood Pool are aligned is to prioritise the development of an integrated plan for the park.

The Board has been advised that with the development of Te Pou Toetoe: Linwood Pool (opening in December 2021) staff will review the Linwood Park Development Plan 2003, to ensure the park and Te Pou Toetoe: Linwood Park relate well together. The Long Term Plan funding for Linwood Park Upgrading is currently:

Project	2022	2023	2024	2025	2026	2027	2028
Path renewals	\$128,220						
New Fitness Trail	\$5,343	\$54,655					
New trees, landscaping and planting	\$21,370	\$21,862	\$22,386	\$57,365	\$58,800	\$60,330	
Fencing renewal		\$38,259					
New seating and picnic tables		\$21,862	\$22,386				
New toilet							\$24,784
Linwood Park Pavilion Renewal							\$43,372

Board request:

That the Council request that the Linwood Park development be integrated with Te Pou Toetoe: Linwood Pool development to meet the community needs. The Board wishes to have the delegation to sign off the integrated plan.

- e. **Ōpāwa Village Pedestrian Crossing** – The Board are concerned on the safety of Ōpāwa Village Pedestrian Crossing which is used regularly by young school children to the mature members of our community. It is envisaged that this crossing usage will be increased once the Ōpāwa Volunteer Library is completed. The issue with the crossing is the sight line for motorists to see the crossing and therefore proceed with caution when approaching the crossing.

The Board have meet with some members of the community and staff to discuss options for the crossing including signalling and kea crossing before and after school. The Board understand that the crossing would rank low in the Council's minor safety works programme.

Board request:

That the Council prioritise making the pedestrian crossing in the Ōpāwa village safer.

- f. **Te Ara Ihutai Christchurch Coastal Pathway** – Te Ara Ihutai Christchurch Coastal Pathway is a community/Council partnership project that has shown to be a valuable asset to the city. Stage 4 – Moncks Bay is a noticeable gap in the pathway route as well as stage when completed will safely connect Monck Bay residents to Redcliffs and Sumner, a connection that is not available at present.

Board request:

That the Council prioritise funding in the Council's Long Term Plan 2021-31 for Stage 4 of Te Ara Ihutai Christchurch Coastal Pathway.

5. OTHER COMMENTS

- 5.1. **Richmond Hill Footpath** – The Board, on behalf of the Richmond Hill residents, thank the Council for the funding allocation for a footpath on Richmond Hill in the Council's 2019/20 Annual Plan.

The Richmond Hill residents have recently discussed with the Board the condition of the Richmond Hill Road surface and the future project to widen the road. The Board have been advised that the proposed footpath can be constructed without impacting on the future road widening and resurfacing works.

Board request:

That the Council considers that funding be allocated to widen Richmond Hill Road when the road resurfacing is planned to enable the best use of resources and lessen the impact on the Richmond Hill residents.

- 5.2. **Development Contributions Policy** – Post 2010/11 Canterbury Earthquakes the community within the Linwood-Central-Heathcote Community Board area has witnessed a large amount of high housing intensification which has led to the decrease to the established communities' amenities.

Board request:

The Board requests that the Council's Development Contributions Policy be reviewed to allow contributions that are collected from new residential developments to be tagged and used to improve amenities within the area that these developments are constructed.

- 5.3. **Lancaster Park War Memorial Gates** – The gates were built circa 1924 to commemorate the Canterbury Athletes who died during World War One. The memorial is one of the few memorials built for something other than a geographic community. The war memorial is a Group 3 listing in the District Plan and a Heritage New Zealand Category 2 heritage structure; the gates were damaged during the Canterbury 2010-11 Earthquakes. The Council have resolved when approving the demolition of AMI Stadium to protect the war memorial. However, during a recent site visit to the park elected members were advised that there is a shortfall in funding to complete the repair of the gates.

Board request:

The Board requests funding be allocated in the Council's 2020/21 Annual Plan to completely repair the Lancaster Park War Memorial Gates once the demolition of AMI Stadium has been completed. The Board believes that it would be appropriate that any surplus funding from the demolition of the stadium be used towards the repair of the memorial gates.

The Board welcomes the opportunity to provide clarification for the Council should it be required and advises it may present further supplementary information to this submission.



Alexandra Davids
Chairperson, Linwood-Central-Heathcote Community Board

5. Christchurch City Council's Draft Development Contributions Policy Review 2021 - Board Submission

Reference / Te Tohutoro: 21/335704

Report of: Liz Beaven, Community Board Advisor,
liz.beaven@ccc.govt.nz

General Manager: Mary Richardson, General Manager Citizens and Community

1. Brief Summary

- 1.1 The purpose of this report is for the Waikura/Linwood-Central-Heathcote Community Board Submissions Committee to consider and, if appropriate, prepare a Board submission to the Christchurch City Council on its Draft Development Contributions Policy Review 2021.
- 1.2 The Christchurch City Council are required to review its development contributions policy at least every three years. The review allows the Christchurch City Council to consider policy options and to update information used to calculate development contribution charges. This policy review is an opportunity for an in-depth assessment, as property development and constructions return to more 'normal' levels following the post-earthquake rebuild period, and the new Christchurch District Plan is operative.
- 1.3 The following links are provided to assist the Submissions Committee in its deliberations:
 - 1.3.1 **Council Meeting Agenda 11 March 2021**
[Council Draft Development Contributions Policy Report to Council](#)
 - 1.3.2 **Draft Development contributions Policy 2021**
[Draft Development Contributions Policy Review Consultation Information](#)
 - 1.3.3 **Draft Development Contributions Policy 2021 – Key Proposed Policy Amendments**
[Draft Development Contributions Policy Review 2021 - Key Proposed Policy Amendments](#)
- 1.4 Submissions close on the Draft Development Contributions Policy Review 2021 on Sunday 18 April 2021.

2. Officer Recommendations

That the Waikura/ Linwood-Central-Heathcote Community Board Submissions Committee:

1. Progress the preparation of Board feedback to the Christchurch City Council on its Draft Development Contributions Policy Review 2021.
2. Note that given the consultation timetable, the Submissions Committee will exercise its delegated authority to complete and lodge a submission on behalf of the Board.

Attachments / Ngā Tāpirihanga

There are no attachments for this report.

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Council Agenda 11 March 2021 – Draft Development Contributions Policy 2021 Report	https://christchurch.infocouncil.biz/Open/2021/03/CNCL_20210311_AGN_5372_AT.htm#PDF2_ReportName_30790

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

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(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

6. Draft Ōtautahi Christchurch Climate Change Strategy 2021 - Board Submission

Reference / Te Tohutoro: 21/335750

Report of: Liz Beaven, Community Board Advisor,
liz.beaven@ccc.govt.nz

General Manager: Mary Richardson, General Manager Citizens and Community

1. Brief Summary

- 1.1 The purpose of this report is for the Waikura/Linwood-Central-Heathcote Community Board Submissions Committee to consider and, if appropriate, prepare a Board submission to the Christchurch City Council on its Draft Ōtautahi Christchurch Climate Change Strategy 2021.
- 1.2 The draft Climate Change Strategy 2021 is a long-term framework for Christchurch's climate change journey. It is part of a wider conversation about how Council can all work together to reduce greenhouse gas emissions, prepare for the changes that are ahead of Christchurch, and respond to the ongoing effects of climate change.
- 1.3 Consultation on the Draft Ōtautahi Christchurch Climate Change Strategy 2021 opened on Friday 12 March 2021 and closes on Sunday 25 April 2021.
- 1.4 The following information is provided to assist the Submissions Committee in its deliberations:
 - 1.4.1 Christchurch City Councils' Draft Ōtautahi Christchurch Climate Change Strategy.

[Council Draft Ōtautahi Christchurch Climate Change Strategy 2021](#)

2. Officer Recommendations

That the Waikura/Linwood-Central-Heathcote Community Board Submissions Committee:

1. Progress the preparation of Board feedback to the Christchurch City Council on its Draft Ōtautahi Christchurch Climate Change Strategy 2021.
2. Note that given the consultation timetable, the Submissions Committee will exercise its delegated authority to complete and lodge a submission on behalf of the Board.

Attachments / Ngā Tāpirihanga

There are no attachments for this report.

In addition to the attached documents, the following background information is available:

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7. Christchurch City Council Representation Review Initial Proposal 2021 - Board Submission

Reference / Te Tohutoro: 21/335809

Report of: Liz Beaven, Community Board Advisor,
liz.beaven@ccc.govt.nz

General Manager: Mary Richardson, General Manager Citizens and Community

1. Brief Summary

- 1.1 The purpose of this report is for the Waikura/ Linwood-Central-Heathcote Community Board Submissions Committee to consider and, if appropriate, prepare a Board submission to the Christchurch City Council on its Representation Review Initial Proposal 2021.
- 1.2 Council is reviewing its representation arrangements, such as ward boundaries and the make-up and naming of community boards, to ensure Council is providing fair and effective representation for the city's communities. Residents should have equitable access to their local councillor or community board member.
- 1.3 The Local Electoral Act 2001 requires each ward to represent a similar amount of people, with no more than +/- 10 per cent difference between them.
- 1.4 Consultation on the Representation Review opened on Friday 20 March 2021 and closes on 16 May 2021.
- 1.5 The following information is provided to assist the Submissions Committee in its deliberations:
 - 1.5.1 **Christchurch City Councils' initial proposal on the Representation Review.**

[Representation Review Initial Proposal 2001](#)

2. Officer Recommendations

That the Waikura/Linwood-Central-Heathcote Community Board Submissions Committee:

1. [Progress the preparation of Board feedback to the Christchurch City Council on its Representation Review Initial Proposal 2021.](#)

Attachments / Ngā Tāpirihanga

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8. Christchurch District Plan Proposed Plan Change 4 - Short Term Accommodation - Board Oral Submission

Reference / Te Tohutoro: 21/336289

Report of: Liz Beaven, Community Board Advisor,
liz.beaven@ccc.govt.nz

General Manager: Mary Richardson, General Manager Citizens and Community

1. Brief Summary

- 1.1 The purpose of this report is for the Waikura/Linwood-Central-Heathcote Community Board Submissions Committee to prepare the Board's oral submission to the Christchurch District Plan Proposed Plan Change 4 – Short Term Accommodation.
- 1.2 The hearing for the Christchurch District Plan Proposed Plan Change 4 – Short Term Accommodation is to be held on Monday 17 May, commencing at 9am at Spark Place, Tūranga, 60 Cathedral Square, Christchurch. The Board has been allocated 15 minutes for its oral submission.
- 1.3 From 16 January 2020 to 2 March 2020 Council gathered public feedback on five options that Council were considering for managing short-term accommodation (e.g Airbnb, Bookabach etc) in residential and rural areas. Council received about 570 responses during the public feedback period. The five options Council considered were:
 - Keep the current District Plan rules.
 - Enable whole homes to be listed for a certain number of days.
 - Enable whole homes in certain areas and restrict in others.
 - Enable whole homes to be listed, subject to criteria.
 - Allow whole homes to be listed in residential or rural areas.
- 1.4 The Board provided feedback to the proposed plan change. The oral submission is the next part of the Plan Change process
- 1.5 The following information is provided to assist the Submissions Committee in its deliberations:
 - 1.5.1 **Waikura/Linwood-Central-Heathcote Community Board Written Submission to Christchurch District Plan Proposed Plan Change 4 – Short Term Accommodation.**
Refer to **Attachment A**.

2. Officer Recommendations

That the Waikura/Linwood-Central-Heathcote Community Board Submissions Committee:

1. Progress the preparation of Board's oral submission to the Christchurch District Plan Proposed Plan Change 4 – Short Term Accommodation hearing.

Attachments / Ngā Tāpirihanga

No.	Title	Page
A ↓	Waikura/Linwood-Central-Heathcote Community Board Written Submission to Christchurch District Plan Proposed Plan Change 4 – Short Term Accommodation	25

In addition to the attached documents, the following background information is available:

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SUBMISSION TO: The Christchurch City Council

ON: Proposed Plan Change 4: Short-Term Accommodation

BY: Waikura/Linwood-Central-Heathcote Community Board

CONTACT Alexandra Davids
Chairperson Linwood-Central-Heathcote Community Board
c/- Arohanui Grace, Community Governance Manager
PO Box 73 052, Christchurch 8154
Phone: 941 6663 Email: Arohanui.grace@ccc.govt.nz

1. INTRODUCTORY COMMENTS

- 1.1. The Waikura/Linwood-Central-Heathcote Community Board (the Board) appreciates the opportunity to make this submission to the Christchurch City Council on its proposed plan change 4: Short Term Accommodation.

The Board **does** wish to be heard in support of this submission.

2. SUBMISSION

- 2.1. The Board area covers the central city and the Board would like to see a vibrant liveable central city with an increase in the number of longer term residents who create a sense of community.
- 2.2. The Board want to ensure that our neighbourhoods are socially cohesive, maintaining a sense of community and people living in neighbourhoods that preserve a sense of the community feeling safe and supported. This refers to all our neighbourhoods including residential areas with the central city.
- 2.3. The Waikura/Linwood-Central-Heathcote Community Board has strong concerns that whilst the intention of the District Plan is to increase the population close to the inner city area, an unintended consequence of the plan has been to instead increase the amount of rental accommodation as Airbnb listings. This is leading to fragmented neighbourhoods with fewer long-term residents; along with unfair competition for commercial accommodation providers who are required to meet more stringent health and safety conditions.
- 2.4. The Board has several objections to unhosted short term home-share accommodation using such platforms such as AirBnB. Currently unhosted short term providers:
- are engaged in a commercial activity that doesn't meet compliance requirements and costs that other commercial accommodation providers have to meet.
 - non-compliance with the District Plan rules raises enforcement issues/difficulties.
 - cause an inequality between private and commercial operators.
- 2.5. The Board therefore proposes that in Plan Change 4, under circumstances where the host is not living there, clause a.(i) becomes *"In residential zones, instead of requiring a Discretionary activity resource consent the changes require a Controlled activity resource consent for 1-60 days, and is a prohibited activity for stays of more than sixty (60) days"*
- 2.6. The Board also considers Paragraph c to be unclear, and recommends it is extended as follows:

- “c. amend the objectives and policies for residential zones so commercial type visitor accommodation is primarily directed to commercial areas; and *complies with commercial accommodation requirements*”
- 2.7. **Reduction in Housing Stock** - The Council has a strategy to dealing with the increasing population of Christchurch by increasing the residential density close to the central city. However, in practice it appears that many of the new build homes intended for residential ownership and long term rentals are being purchased specifically for unhosted home share accommodation. This is having an impact on housing affordability and reduces the housing stock and reduction of long term rentals within the central city and conflicts with socially cohesive neighbourhoods close to the central city.
- 2.8. **Social Cohesion**– Unhosted accommodation is currently resulting in large numbers of people coming into neighbours that have no investment in community life in neighbourhoods thus fragmenting social engagement and the ability to achieve resilience.
- 2.9. **Safety and Security** – there is a problem of safety of guests and residents when entire properties are used for unhosted accommodation. Currently entire properties are used for short-term accommodation and they do not need to compile to the strict regulations for fire, security and safety that commercial accommodation providers have to adhere to. District Plan rules require compliance and the unhost accommodation providers appear to be ignoring.



Alexandra Davids
Chairperson, Linwood-Central-Heathcote Community Board

20 October 2020