



WAIMAKARIRI
DISTRICT COUNCIL

Council

Agenda

Tuesday 1 March 2022

1pm

***This meeting will
be held remotely
via Zoom and
live audio
streamed on the
Council website***

Members:

Mayor Dan Gordon (Chair)

Cr Neville Atkinson

Cr Kirstyn Barnett

Cr Al Blackie

Cr Robbie Brine

Cr Wendy Doody

Cr Niki Mealings

Cr Philip Redmond

Cr Sandra Stewart

Cr Joan Ward

Cr Paul Williams

The Mayor and Councillors

WAIMAKARIRI DISTRICT COUNCIL

A meeting of the **WAIMAKARIRI DISTRICT COUNCIL** will be held remotely via Zoom, on **TUESDAY 1 MARCH 2022** commencing at **1pm**. It will be live audio streamed on the Council website

Sarah Nichols
GOVERNANCE MANAGER

**Recommendations in reports are not to be construed as
Council policy until adopted by the Council**

BUSINESS

Page No

1. **APOLOGIES**

2. **CONFLICTS OF INTEREST**

Conflicts of interest (if any) to be reported for minuting.

3. **ACKNOWLEDGEMENTS**

3.1. **Obituaries**

- **Bruce McKeague** – formerly an Eyre County Councillor from 1974 to 1989, including the 1987-89 period when the Eyre County Council and Rangiora District Council met jointly every month.

4. **CONFIRMATION OF MINUTES**

4.1. **Minutes of a meeting of the Waimakariri District Council held on 1 February 2022**

11 - 39

RECOMMENDATION

THAT the Council:

- (a) **Confirms**, as a true and correct record, the circulated minutes of a meeting of the Waimakariri District Council held on 1 February 2022.

4.2. **Minutes of a meeting of the Waimakariri District Council held on 2 February 2022**

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RECOMMENDATION

THAT the Council:

- (a) **Confirms**, as a true and correct record, the circulated minutes of a meeting of the Waimakariri District Council held on 2 February 2022.

These minutes to be circulated separately.

MATTERS ARISING

4.3. **Minutes of the public excluded meeting of the Waimakariri District Council held on 1 February 2022**

4.4. **Minutes of the public excluded meeting of the Waimakariri District Council held on 2 February 2022**

(Refer to public excluded agenda)

5. **DEPUTATIONS AND PRESENTATIONS**

6. **ADJOURNED BUSINESS**

The following report is Included in public excluded agenda

RC145540 – Development Contributions at 231 Woodend Beach Road, Woodend. Response to Greg Inwood Deputation – K LaValley and L Hurley

7. **SHOVEL READY PROJECTS**

7.1. **Stimulus Programme Final Budget Amendments – C Roxburgh (Water Asset Manager) and R Kerr (Delivery Manager Stimulus and Shovel Ready)**

THAT the council

- (a) **Receives** Report No. 220214018941
- (b) **Approves** the budget amendments set out in the table below, including
 - i. **Remove from scope** the Waterways and Drainage Manager.
 - ii. **Adjust** the budgets for the Stimulus programme as set out in the table below:

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Budget Name	Budget Type	PJ / GL	Aug 2021 Budget	Proposed Budget	Difference
Fernside Sewer Upgrade	LOS (Stimulus)	101671.000.5113	\$885,050	\$ 953,342	\$ 68,292
	Growth	101671.000.5115	\$125,000	\$ 125,000	\$ -
Poyntz Road Water Source Upgrade	LOS (Stimulus)	101670.000.5103	\$954,300	\$ 930,032	-\$ 24,268
	Growth	101670.000.5105	\$73,100	\$ 73,100	\$ -
Loburn Lea Sewer Upgrade	LOS (Stimulus)	101672.000.5113	\$1,879,200	\$ 2,295,271	\$ 416,071
	Growth	101672.000.5115	\$1,470,000	\$ 1,470,000	\$ -
Tuahiwi Water Extension Greens Road	LOS (Stimulus)	101673.000.5103	\$488,750	\$ 211,589	-\$ 277,161
	Growth	101673.000.5105	\$166,250	\$ 166,250	\$ -
Tuahiwi Water Extension Tuahiwi Road	Growth	101674.000.5105	\$133,000	\$ 133,000	\$ -
	Growth	101675.000.5115	\$140,000	\$ 140,000	\$ -

Budget Name	Budget Type	PJ / GL	Aug 2021 Budget	Proposed Budget	Difference
Tuahiwi Sewer Extension Greens Road	LOS (Stimulus)	101673.000.5113	\$136,000	\$ 186,000	\$ 50,000
Tuahiwi Sewer Extension Tuahiwi Road	Growth	101676.000.5115	\$128,000	\$ 128,000	\$ -
Central Tuahiwi Sewer Upgrade	LOS (Stimulus)	101677.000.5113	\$2,291,000	\$ 2,252,582	-\$ 38,418
West Eyreton and Summerhill Storage Upgrade	LOS (Stimulus)	101679.000.5103	\$140,500	\$ 140,500	\$ -
Central Rangiora Capacity Upgrade Stage 5A	LOS (Stimulus)	101680.000.5113	\$232,000	\$ 232,000	\$ -
Ohoka Water Storage Upgrade	LOS (Stimulus)	101681.000.5103	\$186,000	\$ 193,978	\$ 7,978
Oxford Sewer Operational Improvements	OPEX (Stimulus)	101702.280.2543	\$79,000	\$ 92,000	\$ 13,000
Oxford WWTP Monitoring Upgrades	LOS (Stimulus)	101851.000.5113	\$164,000	\$ 118,000	-\$ 46,000
Oxford Sewer I&I Investigations	OPEX (Stimulus)	101666.280.2543	\$136,000	\$ 131,000	-\$ 5,000
Three Waters Reform Investigations	OPEX (Stimulus)	101667.280.2543	\$100,950	\$ 108,760	\$ 7,810
Drainage and Waterways Manager	OPEX (Stimulus)	101697.280.2543	\$75,000	\$ -	-\$ 75,000
Headworks Asset Data Management Improvements	OPEX (Stimulus)	101698.280.2543	\$261,000	\$ 261,000	\$ -
Stimulus Programme Management	OPEX (Stimulus)	101665.280.2543	\$140,000	\$ 180,281	\$ 40,281
Cust Headworks Upgrade	LOS (Stimulus)	101789.000.5103	\$220,900	\$ 234,743	\$ 13,843
Total			\$10,605,000	\$10,756,429	- \$151,429
Benefiting scheme contributions to wider rating			\$ 560,000	\$408,571	\$151,429

- (c) **Authorises** the Chief Executive to approve payments under the Stimulus Programme exceeding \$1 million up to the total value of each contract.

The following report is Included in public excluded agenda:

Kaiapoi Stormwater and Flooding Improvements – Shovel Ready Programme Delegated Authority to enter into construction contracts – Tranche Two – R Kerr (Delivery Manager Shovel Ready Programme) and K Simpson (3 Waters Manager)

8. **REPORTS**

8.1. **Land Acquisition 260 Revells Road – C Brown (Manager Community and Recreation)**

77 - 124

RECOMMENDATION

THAT the Council

- (a) **Receives** Report No. 220218022085.
- (b) **Approves** staff utilising the Public Works Act to acquire the river margin land directly north of 260 Revells Road currently identified in Deed 8D 12-14.
- (c) **Notes** that should the acquisition be successful this will allow the first stage of the Arohatia to awa project to be completed and open up a key riverside recreational walking track to the wider community.
- (d) **Notes** the legal costs are covered by the existing Arohatia te awa capital code.
- (e) **Circulates** this report to the Kaiapoi Tuahiwi Community Board.

8.2. **Housing Working Group – Interim Report – S Markham (Manager Strategic Projects) for the Housing Working Group**

125 – 250

RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 220203014217.
- (b) **Notes** the Housing Working Group propose to continue to consider an (elsewhere proven successful) elderly persons group housing concept, as a possible addition of Elderly Persons Housing accommodation in the District.
- (c) **Notes** the Housing Working Group propose to continue to engage with interested parties in relation to emergency and transitional housing; in order to determine whether more structured partnering involvement is appropriate and beneficial, and what that could look like.
- (d) **Requests** the Housing, and the Property Acquisitions & Disposals, Working Groups to liaise and agree for recommendation to the Council a set of siting criteria for potential release of land for social and affordable housing and a provisional list of candidate sites in Council ownership for this purpose; to take forward into discussions with potential public and community housing providers - along with the Council's expectations about community consultation in relation to any proposals arising.
- (e) **Agrees** partnership proposals and expressions of interest from potentially interested parties in the provision of social and affordable housing be received, sought and considered on the basis of the implementation of recommendation (d) above.
- (f) **Notes** the Housing Working Group is, at Kāinga Ora's request, considering the basis of a Memorandum of Understanding with

Kāinga Ora to guide partnering between that 'Acquiring Agency' and the Council in the release of Council land for social and affordable housing; and, that this would include protocols in relation to siting criteria and community consultation in this regard.

- (g) **Notes** the Housing Working Group proposes to further engage with Kāinga Ora with regard to its proposed Memorandum of Understanding with the Waimakariri District Council and provide advice to the Council in this regard.
- (h) **Notes** the Housing Working Group will be seeking to engage with Ngāi Tūāhuriri through appropriate forums on its work and issues of mutual interest.
- (i) **Agrees** the Housing Working Group should consider and provide advice to the Council on the approach by the Otautahi Community Housing Trust for support with setting up a 'Sister Trust' as per **attachment vii** to this report.
- (j) **Agrees** the Housing Working Group should consider and provide advice to the Council on the Draft Greater Christchurch Social & Affordable Housing Action Plan that is to be recommended to Council by the Greater Christchurch Partnership Committee for its consideration, as per *attachment xi* to this report.
- (k) **Agrees** the Housing Working Group should consider and provide advice to the Council on the 'Section 17A' Review of the Council's service delivery approach to Housing for the Elderly that is due this year; coordinated with review of the Elderly Persons Housing Policy (as legislative change has made some provisions of the Policy unworkable and practical functions require greater clarity / direction).
- (l) **Requests** the Housing Working Group draft for consideration by the Council a statement of intent to guide both Council and other parties on the scope of how the Council intends to give effect to its stated housing outcome in exercising its roles as provider, funder, advocate and regulator.
- (m) **Approves** bringing forward \$35,000 in the Property Unit operational budget in the Draft 2022/23 Annual Plan to expedite the recruitment of a Property Projects Manager to support the Housing, and Acquisitions and Disposals Working Groups; noting this role will be appointed on a three year fixed term basis.

8.3. **Submission on The Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007 – C Roxburgh (Water Asset Manager) and H Profitt (Water Safety and Compliance Specialist)**

251 - 350

RECOMMENDATION

THAT the Council

- (a) **Receives** Report No. 220214018739.
- (b) **Notes** that the Ministry for the Environment (MfE) have been reviewing the NES-DW, following the Havelock North drinking water contamination event in 2016 and subsequent Inquiry, which highlighted deficiencies with the current version.

- (c) **Endorses** the submission prepared by staff to be submitted to MfE, responding to the questions asked as part of the consultation process, on behalf of the Council.

8.4. **Update of Resource Management and Association Delegations – T Tierney (Manager Regulation) and M Bacon (Planning Manager)**

351 - 364

RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 211122186600.
- (b) **Delegates** the power, duties and functions listed in the Delegations Plan Implementation and Development Planning Unit to the positions and parties identified within that document.

8.5. **Rural Land Lease and Licence Policy – R Hawthorne (Property Manager)**

365 - 431

RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 220218022418
- (b) **Adopts** the Rural Land Lease and Licences Policy
- (c) **Notes** amendments to the original draft Rural Grazing Land Policy :

9. **MATTERS REFERRED FROM COMMITTEES/COMMUNITY BOARDS**

Nil.

10. **WELLBEING, HEALTH AND SAFETY**

10.1. **Health, Safety and Wellbeing Report March 2022 – J Harland (Chief Executive)**

432 - 443

RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 220216020603
- (b) **Notes** that there were no notifiable incidents this month. The organisation is, so far as is reasonably practicable, compliant with the duties of a person conducting a business or undertaking (PCBU) as required by the Health and Safety at work Act 2015.
- (c) **Notes** that the Safety & Risk team have continued to support the organisation in its response to Covid-19 and that some activities identified on the annual plan will be re-prioritised as a result.
- (d) **Notes** that \$50,000 will be used from the Covid loan to recover operational costs associated with this event.
- (e) **Circulates** this information to the Community Boards for their information.

11. **COMMITTEE MINUTES FOR INFORMATION**

- 11.1. Minutes of a meeting of the Audit and Risk Committee of 15 February 2022 444 - 449

RECOMMENDATION

THAT Items 11.1 be received information.

12. **COMMUNITY BOARD MINUTES FOR INFORMATION**

- 12.1. Minutes of a meeting of the Oxford-Ohoka Community Board meeting of 2 February 2022 450 - 456

- 12.2. Minutes of a meeting of the Rangiora-Ashley Community Board meeting of 9 February 2022 457 - 464

- 12.3. Minutes of a meeting of the Woodend-Sefton Community Board meeting of 15 February 2022 465 - 471

RECOMMENDATION

THAT Items 12.1– 12.3 be received for information.

13. **MAYOR'S DIARY**

- Mayor's Diary 27 January – 22 February 2022** 472 -

RECOMMENDATION

THAT the Council:

- (a) **Receives** report no .

The Mayor's Diary will be circulated separately.

14. **COUNCIL PORTFOLIO UPDATES**

- 14.1. **Iwi Relationships** – Mayor Dan Gordon
- 14.2. **Greater Christchurch Partnership Update** – Mayor Dan Gordon
- 14.3. **Canterbury Water Management Strategy** – Councillor Sandra Stewart
- 14.4. **International Relationships** – Deputy Mayor Neville Atkinson
- 14.5. **Regeneration (Kaiapoi)** – Councillor Al Blackie
- 14.6. **Climate Change and Sustainability** – Councillor Niki Mealings
- 14.7. **Business, Promotion and Town Centres** – Councillor Joan Ward

15. **QUESTIONS**

(under Standing Orders)

16. **URGENT GENERAL BUSINESS**

(under Standing Orders)

17. **MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED**

Section 48, Local Government Official Information and Meetings Act 1987.

RECOMMENDATION

THAT the public be excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution, are as follows:

Item No	Minutes/Report of	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
17.1	Minutes of public excluded portion of Council meeting of 1 February 2022.	Confirmation of minutes	Good reason to withhold exists under Section 7	Section 48(1)(a)
17.2	Minutes of public excluded portion of Council meeting of 2 February 2022.	Confirmation of minutes	Good reason to withhold exists under Section 7	Section 48(1)(a)
ADJOURNED BUSINESS				
17.3	Report of K LaValley (Project Delivery Manager) and L Hurley (Project Planning and Quality Team Leader)	RC145540 Development Contributions, response to Woodend deputation	Good reason to withhold exists under Section 7	Section 48(1)(a)
REPORTS – SHOVEL READY PROJECTS				
17.4	Report of R Kerr (Delivery Manager) and K Simpson (3 Waters Manager)	Kaiapoi Stormwater and Flooding Improvements – Shovel Ready programme Delegated Authority to enter into construction contracts	Good reason to withhold exists under Section 7	Section 48(1)(a)
REPORTS				
17.5	Report of S Fauth (Senior Project Engineer) and C Roxburgh (Water Asset Manager)	Contract 21/35 Mandeville Water Head Works Upgrade Tender Approval Report	Good reason to withhold exists under Section 7	Section 48(1)(a)
17.6	Report of M Buckley (Principal Policy Planner)	Waimakariri District Plan Review – Appointment of IWI Commissioner and Proposed District Plan Updates	Good reason to withhold exists under Section 7	Section 48(1)(a)
17.7	Report of M Buckley (Principal Policy Planner)	Proposed District Plan Late Submissions	Good reason to withhold exists under Section 7	Section 48(1)(a)

his resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, and the particular interest or interests protected

by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

Item N°	Reason for protection of interests	LGOIMA Part 1, Section 7
17.1 – 17.7	Protection of privacy of natural persons; To carry out commercial activities without prejudice; Maintain legal professional privilege; Enable Council to continue with (commercial) negotiation without prejudice or disadvantage Prevent the disclose of information for improper gain or advantage	Section 7 2(a) Section 7 2(b)ii Section 7 (g) Section 7 2(i) Section 7 (j)

CLOSED MEETING

See Public Excluded Agenda.

OPEN MEETING

18. **NEXT MEETING**

The next scheduled ordinary meeting of the Council will occur at 1pm on Tuesday 5 April 2022, Waimakariri District Council Chambers, Rangiora Service Centre, 215 High Street, Rangiora.

MINUTES OF A MEETING OF THE WAIMAKARIRI DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBER, 215 HIGH STREET, RANGIORA, ON TUESDAY 1 FEBRUARY 2022, COMMENCING AT 1PM

PRESENT

Mayor D Gordon (Chairperson), Deputy Mayor N Atkinson, Councillors K Barnett, A Blackie, R Brine, W Doody, N Mealings, P Redmond, S Stewart (from 1.09pm), J Ward and P Williams.

IN ATTENDANCE

J Harland (Chief Executive), J McBride (Roading and Transport Manager), C Roxburgh (Water Asset Manager), R Hawthorne (Property Manager), G MacLeod (Community Greenspace Manager), T Sturley (Community Team Manager), L Hurley (Project Planning and Quality Team Leader), A Coker (Community Facilities Team Leader), K Rabe (Governance Advisor) and A Smith (Governance Coordinator).

The meeting adjourned at 2.39pm for refreshments and recommenced at 2.58pm.

1. APOLOGIES

Moved: Mayor Gordon Seconded: Councillor Barnett

An apology for lateness was received and sustained from S Stewart.

CARRIED

2. CONFLICTS OF INTEREST

Councillor Brine declared a conflict of interest on Items 6.1 and 8.1 "*Recommendation for Speed Limit Changes Throughout the District*" as he was currently a serving Police Officer.

3. ACKNOWLEDGEMENTS

3.1 Obituaries

- **Warwick Rathgen** – Former member of the Rangiora Advisory Board 2004 – 2010.
- **Ian Reid** – Former member of the Ashley Eyre and Cust Water Advisory Groups.
- **Giles Beaglehole** – Chairperson of the Northbrook Wetland Advisory Group, Rangiora Museum Committee, the Keep Rangiora Beautiful Group member of the Rangiora Advisory Group (2004 – 2007) and many other organisations in Rangiora.

The Mayor requested a moments silence to acknowledge the men who served their communities.

3.2 Other Acknowledgements

- **New Year's Honours** - Peter Simpson, a resident of Woodend, was awarded the New Zealand Order of Merit for services to Education.
- **Blackwell's Department Store** – 150 years Anniversary Celebrations attended by many of the Councillors.
- **James Ryan** – A 12 year old Sefton School student who authored the book, Natures Wildlife Weapons.

- **Sutton Tools, Kaiapoi** – An unfortunate event over the weekend at Sutton Tools, and thoughts were with the employees and community of Kaiapoi who would be impacted by the aftermath of the fire.

4. **CONFIRMATION OF MINUTES**

4.1 **Minutes of a meeting of the Waimakariri District Council held on 7 December 2021**

Moved: Councillor Atkinson Seconded: Councillor Blackie

THAT the Council:

- (a) **Confirms**, as a true and correct record, the circulated Minutes of a meeting of the Waimakariri District Council held on 7 December 2021.

CARRIED

4.2 **Minutes of an extraordinary meeting of the Waimakariri District Council held on 10 December 2021**

Moved: Councillor Mealings Seconded: Councillor Redmond

THAT the Council:

- (a) **Confirms**, as a true and correct record, the circulated Minutes of the extraordinary meeting of the Waimakariri District Council held on 10 December 2021.

CARRIED

MATTERS ARISING

There were no matters arising.

4.3 **Minutes of the public excluded meeting of the Waimakariri District Council held on 7 December 2021**

These minutes were considered in the Public Excluded portion of the meeting.

Councillor Stewart joined the meeting at 1.09pm.

5. **DEPUTATIONS AND PRESENTATIONS**

5.1 **Carlos Kazianis, Resident of Skewbridge Road**

C Kazianis spoke in support of lowering the speed limit along Skewbridge and Flaxton Roads from 100km/h to 80km/h. He summarised the process he and other residents had followed to bring the speeding on Skewbridge Road to the Council's attention, which included a site visit by the Mayor, Councillors and staff followed by a meeting with concerned residents on 22 April 2021.

C Kazianis acknowledged the improvements to the roading in the area, noting that it was now possible to travel from Kaiapoi to Cranford Street, Christchurch, in approximately 15 minutes. With the upgrade of Ohoka Road, which skirted Silverstream, motorists seemed to assume that Skewbridge and Flaxton Roads were a continuation of the motorway and travelled accordingly. In his opinion Skewbridge and Flaxton Roads were not built to carry the current volume of traffic and the ditches and light poles on both sides of the roads meant that motorists needed to be made aware that this area was rural roading and not a motorway.

C Kazianis noted that residents, and any visitors to their properties, had extreme difficulty entering and exiting properties in the area. C Kazianis stated that the increased growth of the area meant an increase in traffic volumes and this brought safety concerns to the fore for residents.

In response to a question from Councillor Redmond, C Kazianis explained that he exited his property forwards so that he had a clear view of traffic on the road.

Councillor Barnett enquired if C Kazianis had any data on the number of accidents and the speeds the vehicles were traveling at the time of the accident. C Kazianis confirmed he did not have that detailed information.

Councillor Ward commented that C Kazianis may feel more comfortable with a lower speed limit, however, noted that the volume of traffic was also an issue which prevented easy access to properties.

Mayor Gordon thanked C Kazianis for his presentation and noted that he had found the site visit and meeting with the residents insightful.

5.2 **Jim Gerard, Chairperson of the Rangiora-Ashley Community Board**

J Gerard, noted the Rangiora-Ashley Community Board's support of lowering speed limits in general as a means to reduce the damage done during accidents. He highlighted the Board's deliberations, the resulting recommendation, furthermore expressing disappointment that the Board's recommendation had not been fully taken into account by the Council.

Councillor Barnett questioned if lowering the speed limits without enforcement would change motorists behaviour. J Gerard noted that lowering the speed limits would mean that law abiding motorists would slow down which would assist to slow traffic overall.

Councillor Atkinson enquired if J Gerard expected the Council to rubberstamp all Community Board decisions without any consideration of the impact the recommendations may have on the district as a whole. J Gerard replied that the Community Boards knew their communities as they interacted with them regularly, and as such the communities wishes were taken into account when the Boards made recommendations. He therefore believed that the Council should take the communities wishes into consideration as depicted in the Board's recommendations. He commended staff for a through consultation process and a clear objective report which had assisted the Board in formulating their recommendation to the Council.

Councillor Redmond clarified that the Board supported any future improvements to Skewbridge Road should the Council be successful in obtaining Waka Kotahi – New Zealand Transport Agency (NZTA) funding.

The Mayor thanked J Gerard for the information presented to the Council which would be taken into account when the Council considered the Ward speed limit report later in the meeting, referencing Item 8.1.

6. **ADJOURNED BUSINESS**

6.1 **Recommendations for Speed Limit Changes Throughout the Kaiapoi-Tuahiwi Ward Area – J McBride (Roading and Transport Manager) and A Mace-Cochrane (Graduate Engineer)**

(refer to copy of report no. 211101174883 to the Kaiapoi-Tuahiwi Community Board meeting of 15 November 2021. This report was left to lie on the table at the 7 December 2021 Council meeting)

Having declared a conflict of interest Councillor Brine departed the room and took no part in the discussion or conclusions.

The Mayor acknowledged J McBride and A Mace-Cochrane for their work during the consideration of speed limits within the district, especially for their quick response in revising the recommendations tabled for consideration after the briefing held earlier in the day.

The Mayor noted that the recommendations would be taken in separate batches so as to make it simpler for decision making.

Moved: Mayor Gordon

Seconded: Councillor Ward

THAT the Council

(a) **Receives** Report No. 211101174883.

CARRIED

Moved: Mayor Gordon

Seconded: J Ward

THAT the Council

(b) **Approves** the following speed limit changes listed in Table 1 to Table 3:

Table 1. Proposed speed limits on Tuahiwi roads.

Location	Current (km/h)	Proposed (km/h)
Camside Road , sealed section (280 m). Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Board boundary areas	100	60
Camside Road , unsealed section. Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Board boundary areas	100	60
Okaihau Road , entire length.	100	60
Waikoruru Road , entire length.	100	60
Topito Road , unsealed section.	100	60
Bramleys Road , unsealed section.	100	60
Cox Road , entire length.	100	60
Power Road , entire length.	100	60
Youngs Road , entire length. Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Board boundary areas	100	60

Table 2. Proposed speed limits on Rangiora roads.

Location	Current (km/h)	Proposed (km/h)
Fernside Road , Flaxton Road to Lineside Road. Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Board boundary areas	100	80
Flaxton Road , urban limits to south of Fernside Road (east). Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Board boundary areas	80	60

Table 3. Proposed speed limits on Kaiapoi rural roads.

Location	Current (km/h)	Proposed (km/h)
Giles Road , Ohoka Road to just south of Neeves Road.	100	60
Giles Road , south of Neeves Road to Tram Road.	100	80

Location	Current (km/h)	Proposed (km/h)
Neeves Road , both sections west of SH1 (Giles Road to Island Road & Island Road to end).	100	60
Island Road , 50 km/h sign to Tram Road.	100	80
William Coup Road , entire length.	100	80
Orchard Place , entire length.	100	60
Tram Road , 180 m east of eastern most intersection of Greigs Road to west of South Eyre Road.	100	80
Camwell Park , entire length.	100	60

- (d) **Notes** that the Register of Speed Limits would be updated to include the changed speed limits.
- (e) **Notes** that the Speed Limit Bylaw 2009 allowed a speed limit to be changed by Council resolution, provided consultation had occurred as this adheres to the Land Transport Rule: Setting of Speed Limits (Rule 54001/2017).
- (f) **Notes** that the operating speeds on these roads would be surveyed within six months of implementing the new speed limits.

CARRIED

Councillor Atkinson Against

Mayor Gordon acknowledged the numerous discussions and briefings held on this matter, however, the unchanged issue was road safety and the reduction of deaths/serious injuries. Staff and the residents had given a clear message in support of reducing speed which was also the call from the Government in its Road to Zero Campaign. Mayor Gordon further noted that the Regional Road Safety Committee was in support of a consistent approach to speed limits throughout the region. He also assured the community that safety improvements and upgrade of Skewbridge Road was a priority, however this relied on funding from Waka Kotahi (NZTA) to progress.

Councillor Ward observed that it was important to lower speeds and to regulate traffic flows where possible. She noted that she would be championing the eastern bypass to assist in reducing traffic on both Skewbridge and Flaxton Roads as well as the Southbrook area.

Councillor Barnett advised that she would support this motion, however, had grave concerns about reducing speed limits on Flaxton Road which was essentially a rural road and the speed reduction could possibly increase traffic on Lineside Road which could subsequently increase congestion in the Southbrook area.

Councillor Atkinson stated that he did not support the motion, as accidents were caused by driver inattention and that motorists who broke the law by speeding would not be deterred by a change in speed limits.

Councillor Mealings noted that by reducing speed limits to 80km/h it meant that overtaking vehicles would be traveling slower than if overtaking a vehicle doing 100km/h.

Moved: Councillor Blackie

Seconded: Mayor Gordon

THAT the Council

- (c) **Approves** the following speed limit changes listed in Table 4 for Kaiapoi urban roads:

Table 4. Proposed speed limits on Kaiapoi urban roads.

Location	Current (km/h)	Proposed (km/h)
Raven Quay, east of Rich Street to western end.	50	30
Charles Street, Jones Street to Jollie Street.	50	30
Jollie Street/Askeaton Drive, Charles Street to Askeaton Boat Ramp.	50	30

CARRIED**DIVISION**

For: Mayor Gordon, A Blackie, W Doody, N Mealings, S Stewart and J Ward.

Against: N Atkinson, K Barnett, P Redmond and P Williams.

6:4 Carried

Councillor Blackie supported this motion as he believed that the speed limits would not be enforced and that speeding motorists would not change their behaviour no matter the speed limit posted.

Councillor Barnett was against the motion as a 30km/h speed limit was setting a precedent, as nowhere else in the district was there a 30km/h limit, and the passing of this motion would lead to further requests for 30km/h speed limits.

Councillor Ward was in favour of the motion due to safety concerns.

Councillor Mealings supported the motion as the residents supported the proposed speed limit.

Councillor Atkinson was against the motion as the roads under consideration were all new with no residents in the areas. Staff noted that although there were no residents there were other factors such as the dog park, a school and cyclists accessing the Passchendaele Cycle Path via the Mafeking Bridge.

7. SHOVEL READY PROJECTS

Nil.

8. REPORTS

8.1 Updated Recommendations for Speed Limit Changes throughout the Rangiora-Ashley Ward Area – J McBride (Roading and Transport Manager) and A Mace-Cochrane (Graduate Engineer)

Having declared a conflict of interest Councillor Brine departed the room and took no part in the discussion or conclusions.

The Mayor noted that the recommendations would be taken in separate batches so as to make it simpler for decision making.

Moved: Mayor Gordon

Seconded: Councillor Ward

THAT the Council

(a) **Receives** Report No. 211222205307.

CARRIED

Moved: Mayor Gordon

Seconded: Councillor Ward

THAT the Council

- (b) **Approves** the following speed limit changes listed in Table 1 for Cust roads:

Table 5. Proposed speed limits on Cust roads.

Location	Current (km/h)	Proposed (km/h)
Cust Road , eastern 60 km/h threshold to 1776 Cust Road.	60	50
Cust Road , 80 km/h sign to east of Tallots Road	80/100	80
Earlys Road , Cust Road to 100 km/h sign.	60	50
Swamp Road , Cust Road to the northern side of the one-lane bridge.	60	50
McKays Lane , entire length.	60	50
Mill Road , current 60 km/h zone.	60	50

- (c) **Approves** the following speed limit changes listed in Table 2 for Rangiora urban fringe roads:

Table 6. Proposed speed limits on urban fringe roads.

Location	Current (km/h)	Proposed (km/h)
Todds Road , 64 Todds Road to Southbrook Road.	70/80	50
Todds Road , Fernside Road to 64 Todds Road.	70/80	60
Flaxton Road , urban limits to south of Fernside Road (east). Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Boards boundary areas	80	60
Fernside Road , Flaxton Road to west of Todds Road.	80	60
Johns Road , current 70 km/h zone (edge of the urban area).	70	50
Oxford Road , current 70 km/h zone.	70	50

- (d) **Approves** the following speed limit changes listed in Table 3 for the Fernside area:

Table 7. Proposed speed limits on roads within the Fernside area.

Location	Current (km/h)	Proposed (km/h)
Swannanoa Road , 150 m past the Fernside School Boundary to 210 m south of Johns Road.	100	80
Oxford Road , 100 km/h zone to 315 m west of Swannanoa Road.	100	80
Lehmans Road , Oxford Road to Fernside Road.	100	80

- (e) **Approves** the following school zone speed limit change listed in Table 4:

Table 8. Proposed speed limit outside Fernside School.

Location	Current (km/h)	Proposed (km/h)
Swannanoa Road , Oxford Road to 150 m past the Fernside School Boundary. *Rural School	100	60

- (f) **Approves** the following speed limit changes listed in Table 5 for Tuahiwi unsealed roads:

Table 9. Proposed Speed Limits on Tuahiwi Roads.

Location	Current (km/h)	Proposed (km/h)
Camside Road , sealed section (280 m). Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Boards boundary areas	100	60
Camside Road , unsealed section. Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Boards boundary areas	100	60
Youngs Road , entire length. Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Boards boundary areas	100	60
Marsh Road , entire length.	100	60

- (i) **Notes** that the proposed speeds listed in Table 1 will be implemented in conjunction with speed management treatments through Cust, which already has \$75,000 of budget allocation within the Minor Safety Programme.
- (j) **Notes** that the Register of Speed Limits will be updated to include the changed speed limits.
- (k) **Notes** that the Speed Limit Bylaw 2009 allows a speed limit to be changed by Council resolution, provided consultation has occurred, adhering to the requirements in the Land Transport Rule: Setting of Speed Limits 2017 (Rule 54001/2017).
- (l) **Notes** that the mean operating speeds will be surveyed within six months of implementing the new speed limits.
- (m) **Notes** that the speed limit changes within the Kaiapoi-Tuahiwi Community Board's ward area are included within a separate report (TRIM No. 211101174883).
- (n) **Circulates** this report to the Rangiora-Ashley Community Board for their information.

CARRIED
Councillor Atkinson Against

Councillor Barnett noted that she would support the motion, however, she saw no justification to reduce the speed on Oxford Road which was a rural road.

Councillor Ward noted that motorists should be encouraged to reduce speeds when approaching Rangiora, especially as there were schools on the outskirts of town.

Councillor Doody was in support of reducing the speed on Oxford Road.

Moved: Mayor Gordon

Seconded Councillor Ward

THAT the Council

- (g) **Approves** the following speed limit changes listed in Table 6 for other roads:

Table 10. Proposed Speed Limits on Tuahiwi Roads.

Location	Current (km/h)	Proposed (km/h)
Lehmans Road , Oxford Road to north of Chatsworth Avenue.	80	60
Fernside Road , west of Todds Road to Plaskett Road.	100	80
Fernside Road , Flaxton Road to Lineside Road. Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Boards boundary area	100	80
Johns Road , 100 km/h zone to Swannanoa Road.	100	80
Plaskett Road , Fernside Road to Oxford Road.	100	80
Mt Thomas Road , Johns Road to Oxford Road.	100	80
O’Roarkes Road , Johns Road to Swannanoa Road.	100	80

CARRIED

Councillor Atkinson Against.

DIVISION

For: Mayor Gordon, N Atkinson, A Blackie, W Doody N Mealings, S Stewart, and J Ward.

Against: K Barnett, P Redmond and P Williams.

7:3 Carried

Amendment to Table 6 “Proposed Speed Limits on Tuahiwi Roads”.

Moved: Councillor Barnett

Seconded: Councillor Williams

THAT the Council

- (g) **Approves** the following speed limit changes listed in Table 6 for other roads:

Table 11. Proposed Speed Limits on Tuahiwi Roads.

Location	Current (km/h)	Proposed (km/h)
Lehmans Road , Oxford Road to north of Chatsworth Avenue.	80	60
Fernside Road , west of Todds Road to Plaskett Road.	100	100
Fernside Road , Flaxton Road to Lineside Road. Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Board boundary areas	100	100

Location	Current (km/h)	Proposed (km/h)
Johns Road , 100 km/h zone to Swannanoa Road.	100	100
Plaskett Road , Fernside Road to Oxford Road.	100	100
Mt Thomas Road , Johns Road to Oxford Road.	100	100
O’Roarkes Road , Johns Road to Swannanoa Road.	100	100

LOST

DIVISION

For: K Barnett, P Redmond and P Williams.

Against: Mayor Gordon, N Atkinson, A Blackie, W Doody N Mealings, S Stewart, and J Ward.

3:7 Lost

Councillor Barnett spoke in support of the proposed amendment noting the following:

- driver behaviours,
- the environment of roadscapes (rural roads vs urban roads),
- driver education,
- improvement on road shoulders to enable room for manoeuvring,
- maintenance of roads vs speed reductions,
- residents desires given more consideration than community/district wellbeing,
- impacts of lower speed limits on the number of people coming to Rangiora for recreation and shopping, and
- the lack of statistics to back up the data shown in the report.

Councillor Williams agreed with Councillor Barnett’s arguments and advised that he was concerned about the increase of traffic congestion in other areas of the district due to the reduction of speed.

Councillor Ward disagreed and noted that the consistent lowering of speeds would pace the traffic better than the constant change from 100km/h to 80km/h, and would therefore achieve a slower approach to Rangiora.

Mayor Gordon opposed the amendment, as there had been extensive public consultation which supported the reduction of speed limits.

Moved: Councillor Barnett

Seconded: Councillor Williams

THAT the Council

- (h) **Approves** the following speed limit changes for the Flaxton Road and Skewbridge Road (Skewbridge Kaiapoi-Tuahiwi Community Board area) corridor:

50 metres past Camwell Park intersection to the current 100km/h sign near Skewbridge at the Kaiapoi end ie. Flaxton Road which then changes to Skewbridge Road on the approach to Kaiapoi, and the consequential action which would require the extension of 60km/h.

LOST

Councillor K Barnett Against

Councillor Barnett commented that she was disappointed that a major arterial road was being considered for speed reductions. She noted that there were only 13 property entrances on this stretch of road which would be impacted. The problem was the volume of traffic and not the speed of the traffic.

In Councillor Barnett's opinion, this was the wrong solution for Flaxton/Skewbridge Roads and the danger was that road users would opt to use Lineside Road which would increase traffic congestion in Southbrook. The consequence of the growth in the district was an increase in traffic volumes and reducing speeds would not change accident numbers.

Councillor Williams agreed with Councillor Barnett, noting that lower speeds would reduce the number of gaps in the traffic making exiting properties more difficult.

Councillor Atkinson pointed out the inconsistency of the amendment stating the change in speed near Camwell Park intersection was contradictory to Councillor Barnett's argument. Councillor Barnett acknowledged this, however stated that the decision made in the previous report impacted the motion and believed that in future it would be helpful if boundary roads could be considered together so as not to have this issue arise in the future.

Councillor Ward noted if motorists from Oxford/Cust area wanted to get to Christchurch faster they would use Tram Road which was 100km/h and they would be unlikely to use other routes which varied in speeds.

Amendment to Recommendation (h) Table 7.

Moved: Mayor Gordon

Seconded: Councillor Blackie

- (h) **Approves** the following speed limit changes listed in Table 7 for the Flaxton Road and Skewbridge Road (Skewbridge Kaiapoi-Tuahiwi Community Board area) corridor.

Table 12. Proposed speed limits.

Location	Current (km/h)	Proposed (km/h)
Flaxton Road , south of Fernside Road (east) to Skewbridge Road. Within both Rangiora-Ashley and Kaiapoi-Tuahiwi Community Board boundary areas	100	80
Skewbridge Road , Flaxton Road to 80 km/h sign. Kaiapoi-Tuahiwi Community Board area.	100	80

CARRIED

Councillor Atkinson Against.

DIVISION

For: Mayor Gordon, A Blackie, W Doody N Mealings, S Stewart, and J Ward.

Against: N Atkinson, K Barnett, and P Williams.

Abstained: P Redmond

6:3:1 Carried

The amendments then became part of the substantive motion.

Councillor Atkinson advised that he was against all the speed reductions, as in his opinion, motorists who broke the law would continue to speed no matter what the posted speed limits were. He noted that members of the community who he had spoken to agreed that lowering speed limits would not solve the problems which led to accidents, which is why he would vote against the motion.

Mayor Gordon stated he had witnessed the problems faced by residents trying to access their homes and this caused grave safety concerns.

Councillor Mealings did not believe that decreasing the speed on Flaxton/Skewbridge Roads would encourage people to use Lineside Road which would require them to sit in traffic and deal with traffic signals on Southbrook Road.

The meeting adjourned at 2.39pm and reconvened at 2.58pm.

8.2 Amendments to School Variable Speed Zones - J McBride (Roading and Transport Manager) and A Mace-Cochrane (Graduate Engineer)

J McBride and A Mace-Cochrane presented this report which sought approval to amend the variable speed limit operation times on Tram Road (at Swannanoa School) and Hodgsons Road (at Loburn School) and reduce the length of the variable speed limit zone on Hodgsons Road.

Councillor Doody asked how the variable speed signs are adjusted during school holidays. J McBride confirmed that the signs should be turned off during school holidays and the Council had confirmed with both schools that this was the case.

Moved: Councillor Barnett

Seconded: Councillor Doody

THAT the Council:

- (a) **Receives** Report No. 211207195592;
- (b) **Approves** reducing the specified time period of operation for the variable speed limit zone, on both Tram Road and Hodgsons Road, to 20 minutes at the end of school, beginning no earlier than five minutes before the end of school;
- (c) **Approves** reducing the length of the variable speed limit zone on Hodgsons Road to 500 metres;
- (d) **Notes** that the operation of the variable speed limit zone before the start of school would remain as 35 minutes on both Tram Road and Hodgsons Road;
- (e) **Notes** that the length of the variable speed limit zone on Tram Road would remain the same;
- (f) **Notes** that the Register of Speed Limits would be updated to reflect these amendments;
- (g) **Circulates** this report to the Rangiora-Ashley and Oxford-Ohoka Community Boards for their information.

CARRIED

8.3 Stockwater Race Bylaw 2021 – Request for Adoption– L Hurley (Project Planning and Quality Team Leader) on behalf of the Hearing Panel (Councillors S Stewart (Chairperson), W Doody and A Blackie

L Hurley and K Simpson presented this report on behalf of the Stockwater Race Bylaw Hearing Panel, which requested that the Council accept its recommendation to adopt the Stockwater Race Bylaw 2021. L Hurley advised that 51 submissions were received, and four submitters spoke at the Hearing on 22 September 2021. The majority of submitters provided general feedback rather than referring to the proposed changes to the bylaw.

Staff indicated that consultation highlighted the Council 'Fact Sheets' on stockwater were not widely referred to or known about and therefore the level of service and maintenance responsibilities were not widely adhered to. Following the receipt of this feedback, the Hearing Panel recommended that staff collate information packs to provide to existing stockwater race users and that these also be included on future LIMs so that new owners were made aware of the Council bylaw, their responsibilities and the Council's responsibilities. It was suggested that the information contained in the information packs be written in conjunction with Environment Canterbury (ECan) staff to inform the stockwater race users of the Land and Water Regional Plan.

Councillor Barnett sought clarification on the responsibility of either the Council or ECan for keeping stock from waterways and how clearly that was defined in the bylaw. She expressed a desire for improvements to the current situation of "who does what". L Hurley responded that staff wanted to ensure that the wording in the Bylaw aligned with that of the Land and Water Regional Plan. Any issues, and having the information collated in an information pack would provide one source of information. K Simpson added that the role that the Council had was in education and any issues would be proactively responded to by the Council staff. Generally the Council was the first point of call and if the situation escalated staff would work with ECan regarding enforcement.

Moved: Councillor Stewart

Seconded: Councillor Blackie

THAT the Council

- (a) **Receives** Report No. 211007162316.
- (b) **Accepts** the recommendations of the Hearing Panel, as detailed in Table 1 of the report (Trim 211007162316).
- (c) **Adopts** the Stockwater Race Bylaw 2021, effective from 1 February 2022.
- (d) **Circulates** this report to Community Boards and Mahi Tahī Rūnanga Liaison Committee.
- (e) **Notes** that Council staff intend to collate an information package to stockwater race rate payers as recommended by the Hearing Panel.

CARRIED

Councillor Stewart said a robust process was undertaken for the Bylaw review. The submission process highlighted the confusion with responsibilities for stockwater races, differences between irrigation and stockwater races as well as on the allowed use of stockwater races in the district. Improving communications and the use of language within the Bylaw would reduce the current confusion. The Council would continue to work with ECan on the stock exclusion issues and believed it was essential for a comprehensive information pack to be available to property owners. She thanked staff for their work undertaken during the process and supported this being an easy to use and understood bylaw.

Councillor Blackie also thanked staff involved with the review. He noted that there would be the need in the future to clarify the responsibilities of property owners with water races that are not in use, or those with a race alongside the road adjoining their properties.

Mayor Gordon thanked the Panel members for their work in reviewing the bylaw and fully supported the information pack initiative.

As one of the Hearing Panel members, Councillor Doody was pleased to be involved in the Hearing and bylaw review process. She noted that the stockwater race system was a significant part of the history of the district and it was important that residents who had stockwater races going through their properties understand the significance of the system. The stockwater races were a lifeline for the farmers in the district when first constructed in 1896 and it was important to acknowledge this infrastructure. Councillor Doody remarked she would like to see the historical significance included in the information packs which would go to property owners.

Councillor Mealings supported the updated bylaw document and the approach of educating property owners. It was important for information on the obligations of property owners that have stockwater races on their properties to be available, especially for lifestyle blocks.

8.4 **Request to Bring Forward Rangiora Renewals Budget for Church Street Renewal – C Roxburgh (Water Asset Manager)**

C Roxburgh presented this report, which requested the Council's approval to bring forward \$170,000 of the pipeline renewals budget from the 2022/23 financial year to the current 2021/22 financial year to allow the Church Street water main renewal to proceed as part of the central Rangiora Sewer Stage 5 project. It was proposed to commence this work in the coming weeks to enable completion during this financial year. The proposal would provide savings with traffic management and other costs. The contractors had provided the figure of \$160,000 for renewing this section of water main in Church Street and were waiting to hear back from the Council for approval to progress.

There were no questions.

Moved: Councillor Williams

Seconded: Councillor Ward

THAT the Council:

- (a) **Receives** Report No. 211214200158.
- (b) **Notes** that a design had been completed and a price submitted as part of the Central Rangiora Sewer Stage 5 contract to renew a section of water main on Church Street as part of this contract in April and May 2022, for \$160,000, to align with the upgrade of the sewer main.
- (c) **Approves** the bringing forward of \$170,000 of Rangiora water main renewals budget from 2022/23 to 2021/22 to allow the separable portion for the Church Street water main to proceed.
- (d) **Notes** that the proposed approach would assist with minimising disruption to residents by allowing two services to be upgraded under one contract, and would assist with the deliverability of next year's water programme by delivering some works ahead of schedule, and that the rating impact would be minimal as this work was to be funded from the scheme's renewals account.

CARRIED

8.5 **Property Acquisition and Disposal Policy – R Hawthorne (Property Manager) and Property Acquisition and Disposal Working Group**

R Hawthorne presented this report, which sought adoption of the draft Property and Acquisition and Disposal Policy, which had been developed with guidance and support of the Property Acquisitions and Disposal Working Group. The membership of this group included five Councillors. The Policy would have the regular three year review. The initial high level review would be undertaken in August 2022 in advance of the Long Term Plan. All properties would be reviewed in conjunction with the unit owning the property. It was noted that not all properties would be reviewed before the August 2022 date, and those still to be reviewed would be assessed in the following 12 to 18 month period.

As Chairperson of the Working Group, Councillor Atkinson commented that this had been a robust Policy review, during which legal opinion had been sought, and he believed this was now a Policy that would be easily understood.

Councillor Barnett queried the priority of the Council's Community Outcomes in the Policy Objectives in relation to other priorities and suggested that Community Outcomes could be placed further up in the Policy document. R Hawthorne replied that the timing or sequencing of Community Outcomes did not take away the significance, relevance or importance of those matters and acknowledged that the Community Outcomes were the driver of the Policy, however were also subject to change.

Councillor Barnett asked if there had been any feedback from the Community Boards and why they were not consulted before this Policy was adopted. R Hawthorne stated that there was an internal technical process to be undertaken with any change of use or disposal of property, and Community Boards would be engaged during that time. Consideration of any changes would go through a thorough process with all stakeholders, including the Community Boards that the property was located in. Councillor Atkinson noted that the Policy was required to determine if a property would be useful to another department within the organisation prior to disposal.

Moved: Councillor Atkinson

Seconded: Councillor Redmond

THAT the Council:

- (a) **Receives** report No. 211201192403.
- (b) **Adopts** the Property and Acquisition and Disposal Policy.
- (c) **Notes** that information on the implementation of the policy would be brought to the Council as part of the Annual Plan deliberations in late January/early February 2022.

CARRIED

Staff were thanked for the work that had gone into the formulation of the Property and Acquisition and Disposal Policy. Councillor Redmond commented on the many different types of ownership of property, noting that it was a complex matter.

Councillor Barnett was in support of the motion and the Policy, but believed that 'Community Outcomes' should be situated before 'Community Policy' in the document. She was aware that there were times where community groups had longstanding attachment to property in their areas, be it roading reserve or buildings and the community outcomes were important.

Councillor Atkinson responded that the Council had to go through an involved process when disposing of a property, before any consultation or discussion with the community could be undertaken.

8.6 Kaiapoi Community Hub – Project Management for Site Enabling Works – T Sturley (Community Team Manager)

T Sturley and C Brown presented the report which provided an update on progress on the development of the Kaiapoi Community Hub in the Kaiapoi South Regeneration Area, at 38 Charters Street. The key purpose of the report was to seek the Council's approval that \$100,000 of the \$300,000 of the Covid-19 Recovery Fund, be allocated towards the project management costs of the Kaiapoi Community Hub project. The Covid-19 Recovery funding had previously been approved by the Council in January 2021.

The Kaiapoi Community Hub project had received significant support from the Kaiapoi-Tuahivi Community Board and there had been extensive community consultation to date. Significant work had been undertaken, to confirm the sustainability and viability of the Community Hub. Long term sustainability had been a key consideration from the start. Support for this project had also been indicated from the Rata Foundation. A Trust Deed and a detailed set of user guidelines had been developed.

There had been provision in the 2022/23 Annual Plan for the Covid-19 Recovery Fund, however there had been an unexpectedly low uptake for this fund. There was no provision to cover project management costs enabling works to progress with an anticipated timeline of 16 months. There had been extensive consultation with the Hub user groups on the Plan cost.

Councillor Williams questioned why the Council should be using Covid-19 related funding, and questioned what the difference was between this and for instance, the Northbrook Community Hub. T Sturley replied that Covid-19 pandemic had affected Kaiapoi significantly in 2020 with several families unable to meet the normal funding for weekly living costs.

Moved: Councillor Ward

Seconded: Councillor Blackie

THAT the Council

- (a) **Receives** report No. 211203193786.
- (b) **Notes** that funding had been confirmed through the Long Term Plan 2021-2031, to develop the land at 38 Charters Street, Kaiapoi for a community hub where recreational and hobby groups could co-locate; and where people would be welcomed, connected, learn and develop new skills and be empowered toward a more positive future.
- (c) **Notes** that the Kaiapoi Community Hub was an important part of the Food Security project, central to ensuring the social recovery and on-going resilience of the community as it grows and responds to the challenges presented by Covid-19.
- (d) **Notes** that, as the project aligns with central government funding for the Food Security project, Satisfy Food Rescue would also base itself at the hub, as an essential feeder into the food education and empowerment aspects of that project.
- (e) **Notes** the project management structure for the Kaiapoi Community Trust.
- (f) **Notes** that at its November 2021 meeting Kaiapoi-Tuahivi Community Board expressed their support for the Kaiapoi Community Hub Project.
- (g) **Notes** that Rata Foundation and Department of Internal Affairs had expressed interest in supporting the food security base, social aspects of the Kaiapoi community hub and associated education centre.

- (h) **Notes** that, following extensive community consultation, staff had now developed a draft final concept plan for the community hub and were ready to progress a resource consent application.
- (i) **Notes** that in a report to the January 2021 Council meeting, staff flagged that targeted infrastructure project management resourcing would be necessary to progress the establishment of the Kaiapoi Hub, with the potential need for \$100,000 to see the enabling works development through to its completion.
- (j) **Acknowledges** that at its January 2021 meeting, the Council adopted the recommendation to allow provision of \$300,000 from the Covid-19 Recovery Fund toward the potential resourcing of social recovery facilitation and infrastructure project management for the Kaiapoi Hub; along with any potential impacts on Aquatic Facilities operations, subject to Council approval.
- (k) **Notes** that for 2022/2023 Annual Plan deliberations, staff had made provision to retain the existing mainstream community development role, given the ongoing impact of Covid-19 on our rapidly growing district. Therefore community development staff do not anticipate needing to utilise the Covid-19 recovery fund for the 2022/2023 financial year.
- (l) **Notes** taking into account \$30,000 allocated toward a Disaster Recovery Strategy review, only \$800,000 of the \$2.1 million had been utilised.
- (m) **Notes** that while considerable Government funding for food security included provision for an education centre as part of that hub, it did not include provision for project management for the site enabling works for the hub development.
- (n) **Notes** that central Government funding is designated for project costs and therefore cannot be used for the facilitation of key projects associated with the social recovery of the District.
- (o) **Approves** that \$100,000 of the \$300,0000 provision approved at the January 2021 meeting of the Council be allocated for project management to ensure effective and efficient completion of site enabling works for the Kaiapoi Community Hub Project.

CARRIED

Councillor Ward believed the hub in Kaiapoi would be an excellent asset for the whole district.

Councillor Blackie said it was important for the project to continue, and urged members to support the motion.

8.7 Woodend-Sefton Community Board Chairperson's Report for the period January – December 2021 – S Powell (Chairperson Woodend-Sefton Community Board)

In consideration of Items 8.7 to 8.10 the Community Board Chairpersons reports, Mayor Gordon acknowledged the work that the Community Boards do and that the Council very much valued their involvement.

Moved: Councillor Barnett

Seconded: Councillor Williams

THAT the Council

- (a) **Receives** report No. 211019168708.
- (b) **Circulates** a copy of this report to all the Community Boards.

CARRIED

8.8 Kaiapoi-Tuahiwi Community Board Chairperson's Report for the period January – December 2021 – J Watson (Chairperson Kaiapoi-Tuahiwi Community Board)

Moved: Councillor Barnett

Seconded: Councillor Williams

THAT the Council

- (a) **Receives** report No. 211221203836.
- (b) **Circulates** a copy of this report to all the Community Boards.

CARRIED

8.9 Rangiora-Ashley Community Board Chairperson's Report for the period January – December 2021 – J Gerard (Chairperson Rangiora-Ashley Community Board)

Moved: Councillor Barnett

Seconded: Councillor Williams

THAT the Council

- (a) **Receives** report No. 211221203561.
- (b) **Circulates** a copy of this report to all the Community Boards.

CARRIED

8.10 Oxford-Ohoka Community Board Chairperson's Report for the period January – December 2021 – D Nicholl (Chairperson Oxford-Ohoka Community Board)

Moved: Councillor Barnett

Seconded: Councillor Williams

THAT the Council

- (a) **Receives** report No. 211223205812.
- (b) **Circulates** a copy of this report to all the Community Boards.

CARRIED

9 MATTERS REFERRED FROM COMMITTEES/COMMUNITY BOARDS

- 9.1 Southbrook Road Safety Improvements Lets Talk Feedback – D Young (Senior Engineering Advisor) and J Dhakal (Project Engineer)**
(refer to report no. 211124187890 to the Rangiora-Ashley Community Board meeting of 8 December 2021)

D Young and J Dhakal presented the report which was taken as read. D Young noted that this was an important milestone for the Southbrook Road safety improvement project.

Moved: Councillor Ward

Seconded: Councillor Blackie

THAT The Council

- (a) **Adopts** the Southbrook Road Traffic Signals and associated works as shown on the Southbrook Road Consultation Scheme Design (Trim 211124188427).
- (b) **Authorise** staff to proceed with detailed design stage.
- (c) **Approve** the Terms of Reference for the Southbrook Road Reference Group.
- (d) **Notes** the traffic signal project was about road safety and not road improvements. The longer term strategy for the future traffic improvements on Southbrook Road would be considered in the next stage of this project.
- (e) **Notes** that the consultation feedback overall was positive for the traffic signals. However, many respondents indicated that they were eager to see a long term strategy for Southbrook Road and the surrounding area progressed.
- (f) **Notes** the Working Group was now turning its attention to the medium/long term issues associated with the future traffic improvements on Southbrook Road. To do this it would establish a Reference Group that included a range of stakeholders to discuss the issues. This would happen in the New Year once the Council had approved the Terms of Reference for the Southbrook Road Reference Group.

CARRIED

9.2 Rangiora Croquet Club loan repayment following deputation on 17 August 2021 - G MacLeod (Community Greenspace Manager)

(refer to report no. 211202192923 to the Community and Recreation Committee meeting of 14 December 2021. and minutes from this meeting, Item 11.1 in this agenda). The recommendation is updated to that in the staff report.

At this time G MacLeod took the opportunity to introduce staff member Martin McGregor, recently appointed as Senior Advisor for Community and Recreation. The Mayor extended a warm welcome to M McGregor.

G MacLeod presented the report which was referred from the Community and Recreation Committee's December 2021 meeting, which followed a deputation from the Rangiora Croquet Club in August 2021. The Club had requested that the loan it had received from the Council in April 2014 for \$42,000 to fund the club building, be waived. Repayment of this loan had been deferred twice previously, in April 2016 and April 2018 and there had been no indication that the Club wished for the repayment to be waived. G MacLeod acknowledged that a working group would be set up to work with club representatives to develop and agree to a repayment schedule.

Councillor Redmond wished it confirmed that the loan amount to be paid back was \$42,000 plus interest.

Moved: Councillor Redmond

Seconded: Councillor Brine

THAT The Council

- (a) **Resolves** that the Rangiora Croquet Club would be required to pay back the full amount of the loan being \$42,000 plus interest.

- (b) **Approves** staff setting up a Working Group with Greenspace Portfolio holder Councillor R Brine, Mayor D Gordon and council staff to work with Rangiora Croquet Club representatives on developing and agreeing to a repayment schedule.
- (c) **Notes** that the outcome of the conversation with the Rangiora Croquet Club on a repayment scheme would be reported back through to the Community and Recreation Committee.
- (d) **Notes** that the Council had already approved deferral of the loan repayment twice, one to begin in April 2016 and again to begin in April 2018.
- (e) **Notes** staff would inform the Rangiora Croquet Club of the decision.

CARRIED

9.3 Cinema 3 Seating Upgrade – Rangiora Town Hall – A Coker (Community Facilities Team Leader)

(refer to report no. 211005160448 to the Community and Recreation Committee meeting of 14 December 2021 and minutes from this meeting, Item 11.1 in this agenda). The recommendation is updated to that in the staff report.

A Coker spoke to the report, referred from the Community and Recreation Committee, which presented a proposal to upgrade seating in Cinema 3 at the Rangiora Town Hall for a retractable seating system to fixed seating. The funding required for the new seating, \$150,000, would be included in the 2022/23 Draft Annual Plan. The loan would be funded by an increase in rent to be repaid by the Town Hall Cinemas. The current commission on ticket sales would remain the same.

Moved: Councillor Doody

Seconded: Councillor Atkinson

THAT The Council

- (a) **Recommends** that the Council consider the expenditure of \$150,000 for consideration in the 2022/23 Draft Annual Plan, subject to the Manager Finance and Business Support and Manager Community and Recreation receiving an appropriate three year business operations forecast of projected participation and revenue from Town Hall Cinemas to be reported back to Council.
- (b) **Approves** the installation of a 98 place non-retractable seat solution in the small theatre.
- (c) **Recommends** the above expenditure be loan funded with payback via an increased base rent to Town Hall Cinemas over the next ten years, by increasing the base rent to \$70,140.00 and acknowledging that the box office ticket commission would remain the same at 7.5% gross per annum for ten years.
- (d) **Notes** with the implementation of the Covid Framework (*Traffic Light System*) the risk of lockdowns had been mitigated. This removed the possibility of any further claims for rent relief from the Townhall Cinemas.
- (e) **Notes** the ownership structure of the asset would remain as set out during the 2015 Townhall refurbishment. The Council would have ownership of the asset.
- (f) **Notes** staff would investigate the possibility of the retractable seating being repurposed in the Multi Sports Stadium as supplementary seating for high attendance games/events.

CARRIED

Councillor Doody said it was important for good facilities to be available to the local community and supported the promotion of the local cinemas.

Councillor Barnett approved of the project but questioned the timing, noting the current downturn in patronage at cinemas in general, in part due to Covid.

A Coker added that Tin Man Cinemas had advised that over the past two years there had been restrictions in the delivery and release of new movie releases, however this had now caught up and new releases would be out by the end of 2022 and the timing of the seating upgrade may be appropriate for these new releases.

In her right of reply Councillor Doody remarked that the patronage at cinemas was now building again and it was important that the local cinema was supported to promote local patronage.

10 WELLBEING, HEALTH AND SAFETY

10.1 Wellbeing, Health and Safety Report February 2022 – J Harland (Chief Executive)

J Harland presented the report which was taken as read. It was noted that unfortunately a resident had gone into the Southbrook Park toilet following a run at the park and had a medical event which had resulted in their passing. This incident showed in the statistics, though there was no further investigation required outside of the authorities managing the situation.

There were no questions from Councillors.

Moved: Councillor Ward

Seconded: Councillor Brine

THAT the Council:

- (a) **Receives** Report No. 220120006577.
- (b) **Notes** that there were no notifiable events this month. Waimakariri District Council was, so far as is reasonably practicable, compliant with the Person Conducting a Business or Undertaking (PCBU) duties of the Health and Safety at Work Act 2015.
- (c) **Circulates** the report to the Community Boards.

CARRIED

11 COMMITTEE MINUTES FOR INFORMATION

11.1 Minutes (in review) of a meeting of the Canterbury Mayoral Forum of 19 November 2021

11.2 Minutes of a meeting of the Community and Recreation Committee of 14 December 2021

11.3 Minutes of a meeting of the District Planning and Regulation Committee of 14 December 2021

Moved Councillor Mealings

Seconded Councillor Stewart

THAT Items 11.1 to 11.3 be received information.

CARRIED

12 COMMUNITY BOARD MINUTES FOR INFORMATION

- 12.1 Minutes of a meeting of the Rangiora-Ashley Community Board meeting of 8 December 2021
- 12.2 Minutes of a meeting of the Oxford-Ohoka Community Board meeting of 9 December 2021
- 12.3 Minutes of a meeting of the Woodend-Sefton Community Board meeting of 13 December 2021
- 12.4 Minutes of a meeting of the Kaiapoi-Tuahiwi Community Board meeting of 13 December 2021

Moved Councillor Blackie

Seconded Councillor Williams

THAT Items 12.1 to 12.4 be received for information.

CARRIED

Item 13 was considered prior to Item 17, the minutes have been recorded in the order of business, as in the Agenda.

13 MEMO TO COUNCIL – 2022/23 CAPITAL WORKS PROGRAMME REVIEW

G Cleary spoke on the Capital Works Programme Review, providing an overview of the revised assessment approach. Assurance was given to the Council that staff had endeavoured to size the capital works programme to the staff resources available to enable the capacity to deliver work identified in the Draft Annual Plan. The information provided quantified the alignment of the capital works programme to community outcomes. G Cleary provided an explanation of the information included in the spreadsheets for each capital works programme. This information had previously been requested by the Council at an Audit and Risk Committee briefing.

J Harland said the information provided a balance for the Capital Works Programme, with the wellbeing's of safety, social or environmental outcomes lined up with statutory and other factors.

Regarding resources, G Cleary advised that currently there was sufficient staff resources for both the greenspace programme and roading programme, but was currently slightly under resourced for the Three Waters projects. These projects could either be deferred, or extra resourcing could be obtained via consultants. It was acknowledged that the overall programme was smaller, based on what was completed during the current year and previous year. Staff were confident that it was a realistic programme for the budget.

14 MAYOR'S DIARY

14.1 Mayor's Diary 1 December 2021 – 25 January 2022

Moved Councillor Atkinson

Seconded Councillor Ward

THAT the Council:

- (a) **Receives** report no 220125008570.

CARRIED

15 COUNCIL PORTFOLIO UPDATES

15.1 Iwi Relationships – Mayor Dan Gordon

Mayor Gordon attended a meeting with Runanga representatives and Christchurch Mayor Dalzell, at which the position of Communities for Local Democracy on Three Waters was explained. There was to be a forum with Mayors and local Iwi in two weeks time to explain the position of the Group further. There was a Mahi Tahī Joint Development Committee meeting scheduled on 8 February 2022.

15.2 Greater Christchurch Partnership (GCP) Update – Mayor Dan Gordon

The GCP Group had yet to meet in 2022 however there was spatial planning work underway. It was hoped to arrange a meeting with the Government Minister to discuss transport.

15.3 Canterbury Water Management Strategy – Councillor Sandra Stewart

Councillor Stewart advised that the Zone Committee had met on 31 January 2022. ECan staff had presented on the Ashley Rakahuri Braided River Revival Programme, with questions raised by members on what the Revival Programme planned to achieve. Zone Committee members would be having further discussion with ECan staff who had been employed to manage and advance this programme. There was discussion on the Zone Committee's Action Plan budget and the projects to be funded from this budget.

15.4 International Relationships – Deputy Mayor Neville Atkinson

Councillor Atkinson advised that a meeting of the Waimakariri Passchendaele Advisory Group was scheduled to be held on 28 February 2022.

15.5 Regeneration (Kaiapoi) – Councillor Al Blackie

Councillor Blackie reported that Aqualand was going very well on the lake, with their peak day having 400 participants, and on other warm days there had been between 200 – 300 attending. The one adverse issue being experienced was with the local bird life defecating on the inflatables. It appeared a positive solution had been reached to mitigate this problem and no birds were harmed as a result of the solution.

15.6 Climate Change and Sustainability – Councillor Niki Mealings

Councillor Mealings spoke on the merging of two units to form the Council's new Strategy and Business Unit to be led by S Hart, which would support the Climate Change and Sustainability area. With key staff having left the Council at the end of 2021, there had been a pause on momentum on the progression to the next stage of the Sustainability Strategy Implementation. If resources permitted, it was hoped to progress the Council's sustainability practices into the community and to activate the Sustainability Champions and Steering Groups again. Councillor Mealings was awaiting the unveiling of the Government's National Emissions Reduction and Climate Change Adaptation Plan.

Mayor Gordon reported on climate change at a regional level, noting that the Steering Group, which he Chaired, had met the previous week. The Climate Change Risk Assessment would be released shortly. One of the regular Council sustainability workshops would be held on 18 March 2022.

15.7 Business, Promotion and Town Centres – Councillor Joan Ward

Councillor Ward noted that due to the potential Omicron outbreak, the Eats and Beats event had unfortunately been cancelled and a decision on the Kaiapoi River festival continuation would be made in the coming days.

Meridian were hoping to install the EV chargers in Woodend and Oxford in March or April this year.

E scooters were working well and there would be an update provided to the Council regarding these in March 2022.

Improvements to Good Street were due to commence in May of this year.

Work had begun at the site in Kaiapoi for the NZ Motor Homes Association facility.

16 QUESTIONS

(under Standing Orders)

There were no questions.

17 URGENT GENERAL BUSINESS

(under Standing Orders)

There was no urgent general business

The meeting adjourned at 4.20pm and reconvened at 4.30pm, to consider Item 13.1 Memo to Council – 2022/23 Capital Works Programme Review.

18 MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED

Section 48, Local Government Official Information and Meetings Act 1987.

Moved Councillor Blackie

Seconded Councillor Doody

THAT the public be excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public was excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution, are as follows:

Item No	Minutes/Report of	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
18.1	Minutes of public excluded portion of Council meeting of 7 December 2021	Confirmation of minutes	Good reason to withhold exists under Section 7	Section 48(1)(a)
REPORTS				
18.2	Report of K LaValley (Project Delivery Manager), L Hurley (Project Planning and Quality Team Leader) and M Bacon (Planning Manager)	RC145540 – Development Contributions at 231 Woodend Beach Road, Woodend. Response to G Inwood Deputation	Good reason to withhold exists under Section 7	Section 48(1)(a)
18.3	Report of S Hart (Strategy and Business Manager)	Rangiora BNZ Corner Site (70 and 74 High Street) – Divestment Evaluation Panel	Good reason to withhold exists under Section 7	Section 48(1)(a)

18.4	Report of K Straw (Civil Projects Team Leader) and D Young (Senior Engineering Advisor)	Contract 21/12 Wrights Road Intersection Improvement Tender Acceptance and Request for Reallocation of Budget	Good reason to withhold exists under Section 7	Section 48(1)(a)
18.5	Report of S Fauth (Senior Project Engineer) and D Young (Senior Engineering Advisor)	Contract 21/21 Kowhai Avenue North Brook Improvements – Tender Evaluation and Contract Award Report	Good reason to withhold exists under Section 7	Section 48(1)(a)
18.6	Report of G Reburn (Parks and Recreation Operations Team Leader)	Contract 16/51 District Parks and Reserves Maintenance Request for Funding for two year Extension of Contract	Good reason to withhold exists under Section 7	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

Item N ^o	Reason for protection of interests	LGOIMA Part 1, Section 7
18.1 – 18.6	Protection of privacy of natural persons; To carry out commercial activities without prejudice; Maintain legal professional privilege; Enable Council to continue with (commercial) negotiation without prejudice or disadvantage Prevent the disclose of information for improper gain or advantage	Section 7 2(a) Section 7 2(b)ii Section 7 (g) Section 7 2(i) Section 7 (j)

CARRIED

CLOSED MEETING

Recommendation to Resume in Open Meeting.

Moved Councillor Atkinson seconded Councillor Brine

18.1 Confirmation of the Minutes of the Public Excluded portion of the Council meeting of Tuesday 7 December 2021

Resolves that the minutes remain public excluded.

18.2 RC 145540 – Development Contributions at 231 Woodend Beach Road, Woodend – Response to G Inwood Deputation - – K LaValley (Project Delivery Manager), L Hurley (Project Planning and Quality Team Leader) and M Bacon (Planning Manager)

This report was left to lie on the table.

18.3 Rangiora BNZ Corner Site (70 and 74 High Street) – Divestment Evaluation Panel – S Hart (Strategy and Business Manager)

Resolves that the recommendations in this report be made publically available but that the contents remain in Committee

18.4 Contract 21/12 Wrights Road Intersection Improvement Tender Acceptance and Request for Reallocation of Budget – K Straw (Civil Projects Team Leader) and D Young (Senior Engineering Advisor)

Resolves that the recommendations in this report be made publically available but that the contents of the report remain In Committee.

18.5 Contract 21/21 Kowhai Avenue North Brook Improvements – Tender Evaluation and Contract Award Report – S Fauth (Senior Project Engineer) and D Young (Senior Engineering Advisor)

Resolves that the recommendations in this report be made publically available but that the contents remain in Committee as it contains commercially sensitive information

18.6 Contract 16/51 District Parks and Reserves Maintenance – Request for Funding for two year extension of Contract – G Reburn (Parks and Recreation Operations Team Leader)

Resolves that the recommendations in this report be made publically available but that the contents of the report remain In Committee

CARRIED

OPEN MEETING

18.3 Rangiora BNZ Corner Site (70 and 74 High Street) – Divestment Evaluation Panel – S Hart (Strategy and Business Manager)

Moved Mayor Gordon Seconded Councillor Brine

THAT the Council:

- (a) **Receives** Report No. 220120006348.
- (b) **Notes** the background associated with the Council's ownership and management of the BNZ corner site, and the previous divestment process.
- (c) **Notes** that circumstances related to the BNZ lease timing, property values and market activity had evolved in the Council's favour since the previous divestment process.
- (d) **Appoints** Mayor Dan Gordon, Deputy Mayor Neville Atkinson, Councillor Joan Ward, Rangiora-Ashley Community Board Chair Jim Gerard QSO, Council's Chief Executive Jim Harland, Property Manager Rob Hawthorne, and Council's Strategy and Business Manager Simon Hart to the Rangiora BNZ Corner Site Divestment Evaluation Panel.
- (e) **Approves** the Terms of Reference for this Evaluation Panel (Trim 211208196438).
- (f) **Circulates** this report to the Community Boards for their information.

CARRIED

18.4 Contract 21/12 Wrights Road Intersection Improvement Tender Acceptance and Request for Reallocation of Budget – K Straw (Civil Projects Team Leader) and D Young (Senior Engineering Advisor)

Moved Councillor Ward Seconded Councillor Brine

THAT the Council:

- (a) **Receives** report No 211213198623;
- (b) **Authorises** staff to award Contract 21/12 Wrights Road Improvements to John Filmore Contracting for a sum of \$441,899.59 excluding GST;
- (c) **Approves** transfer of budget of \$100,000.00 to PJ 101778.000.5135 in the 2021 / 2022 financial year to allow award of Contract, from the West Rangiora Route budget (PJ 101101.000.5135) which had unallocated funding available;
- (d) **Notes** that no Waka Kotahi co-funding had been anticipated in the overspend however staff would continue to work with Waka Kotahi to see if any subsidy could be secured;
- (e) **Notes** that staff had identified the 2021 / 2022 West Rangiora Route Improvement as the preferred project to transfer budget to the Wrights Road project. The West Rangiora Route Improvement project had budget of \$400,000, and a projected End of Year Spend of \$46,606.00.
- (f) **Notes** that with the transfer of \$100,000 of budget, the total available budget for the Wrights Road project would increase to \$700,000.00, and that the total predicted expenditure for this project is \$692,589.55 excluding GST;
- (g) **Notes** that the Council had previously established a pre-qualification list for this type of work, and tenderers were required to be pre-qualified to Tier B within Category 10: Roading Improvements, Kerbing and Drainage, and that John Filmore Contracting was qualified to Tier A of this Category;
- (h) **Circulates** this report to the Utilities and Roading Committee "In Committee" for its information.
- (i) **Resolves** that the recommendations in this report be made publically available but that the contents of the report remain In Committee.

CARRIED

18.5 Contract 21/21 Kowhai Avenue North Brook Improvements – Tender Evaluation and Contract Award Report – S Fauth (Senior Project Engineer) and D Young (Senior Engineering Advisor)

Moved Councillor Atkinson Seconded Councillor Brine

THAT the Council:

- (a) **Receives** Report No. 220119005990.
- (b) **Notes** that a price for Contract 21/21 Kowhai Avenue North Brook Improvements had been received from Smith Crane and Construction Ltd of \$418,235.48, which (when all other costs are accounted for) was approx. \$100,000 over budget.

- (c) **Authorises** the Chief Executive to negotiate a reduction in the scope of work for Contract 21/21 Kowhai Avenue North Brook Improvements, to a price of no greater than \$375,000, and if successful to award the contract to Smith Crane and Construction Ltd.
- (d) **Notes** that if this negotiation was successful, the total works would not exceed budget of \$640,000 by more than \$25,000 (or approx. 4%),
- (e) **Notes** that if this negotiation was not successful, a further report would be brought to the Council.
- (f) **Notes** that this project was funded from the Kowhai Avenue North Brook Improvements budget (101735.000.5123), which had a budget of \$540,000 for 2021/22, and a further budget of \$100,000 for 2022/23.
- (g) **Approves** the \$100,000 currently in the Annual Plan budget for 2022/23 to be brought forward to 2021/22 financial year, making a total budget of \$640,000.
- (h) **Notes** that the \$100,000 for 2022/23 was not currently allocated to any planned work beyond the current year.
- (i) **Notes** that a portion of the work to the value of approximately \$32,000 was requested by KiwiRail and would be reimbursed to the Council. This adjustment was included in all total expenditure figures stated in this report.
- (j) **Notes** that in accordance with the Conditions of Tendering, all tenderers would be advised of the name and price of the successful tenderer, and the range and number of tenders received.
- (k) **Resolves** that the recommendations in this report be made publically available but that the contents remain in Committee as it contains commercially sensitive information.
- (l) **Resolves** that this report be circulated to the Rangiora-Ashley Community Board to be considered 'in committee'.

CARRIED

18.6 Contract 16/51 District Parks and Reserves Maintenance – Request for Funding for two year extension of Contract – G Reburn (Parks and Recreation Operations Team Leader)

THAT the Council:

- (a) **Receives** report No. 220120006692.
- (b) **Approves** a two year extension to contract 16/51 District Parks and Reserves Maintenance commencing 1 March 2022 and ending 29 February 2024 for a total value of \$4.6 million and that this was reflected in the Draft Annual Plan 2022/2023.
- (c) **Notes** that Delta Utility Service's audited performance was an average of 97 percent over the past two years and that 95% is the required target.
- (d) **Notes** that following this two year contract extension the contract between Council and Delta Utility Services would expire on 29 February 2024.
- (e) **Notes** that staff in the Greenspace Unit would be beginning to prepare for re tender of the contract during this period to ensure Levels of Service were retained and the contract was prepared for inclusion in the 2024 LTP.

- (f) **Notes** that this report should be circulated to the Community and Recreation Committee to be considered In Committee.
- (g) **Resolves** that the recommendations in this report be made publically available but that the contents of the report remain In Committee

CARRIED

19 NEXT MEETING

The next scheduled ordinary meeting of the Council will occur at 1pm on Tuesday 1 March 2022, Waimakariri District Council Chambers, Rangiora Service Centre, 215 High Street, Rangiora.

There being no further business, the meeting closed at 5.18pm.

CONFIRMED

Chairperson
Mayor Dan Gordon

Date

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** IFR-14-02 / 220214018941**REPORT TO:** Council**DATE OF MEETING:** 1 March 2022**AUTHOR(S):** Colin Roxburgh, Water Asset Manager
Rob Kerr, Delivery Manager - Stimulus and Shovel Ready**SUBJECT:** Stimulus Programme: Final Budget Amendments**ENDORSED BY:**
(for Reports to Council,
Committees or Boards)
Department Manager
Chief Executive**1. SUMMARY**

- 1.1. This report seeks Council approval for the following:
- Final amendments to the scope of the Crown funded Three Waters Stimulus Programme;
 - Final adjustments to some other budgets to reflect final projections for these works.
- 1.2. The purpose of these amendments are to respond to changing circumstances and some variations in individual projects to ensure that the programme can be delivered within budget.
- 1.3. Loburn Lea Wastewater Improvements: The upgrade of the Loburn Lea wastewater scheme including connection to Rangiora (EDSS) is currently under construction. As it provides additional capacity for further growth as well as connecting the existing scheme to the EDSS, the budget has both stimulus and growth funding components. In August 2021, Council increased the budget for these works by \$255,000.
- 1.4. However the tender price for the final stage of the works (Ashley Street Gravity) is greater than budgeted, and the forecast final cost is estimated to be \$416,000 higher than budget. The reason for this is that the market is responding to the increased economic activity, inflation and supply chain issues which is being reflected in increased tender prices across a range of projects. Note that this includes contingency of \$120,000 for the remaining works in Loburn Lea.
- 1.5. To achieve the above, an increase in budget of \$416,000 is recommended to be drawn from savings made elsewhere in the programme as follows.
- 1.6. Drainage and Waterways Manager Recruitment: Funding of \$200,000 for employment of a Drainage and Waterways Manager was reduced to \$75,000 in August 2021, however has not advanced as recruitment for the role has been unsuccessful after three rounds of advertising. This is now unlikely to be expended by June 2022 and it is proposed to remove this scope from the programme, with this funding re-allocated to the over-run in Loburn Lea Wastewater Improvements.

- 1.7. Other minor changes: To align the budgets with the final forecast cost of the balance of the projects, minor changes to the budgets are proposed (unders and overs) with the transfer of the residual funds to Loburn Lea Wastewater Improvements in response to the abovementioned over-run.
- 1.8. Final Forecast position: In order to maintain equity between the two wastewater schemes connecting to EDSS and the existing ratepayers, the approved funding proposal allowed for benefiting schemes to contribute some funding back to the wider rating base. The initial forecast contribution from Loburn Lea and Fernside was \$560,000.
- 1.9. Note that the whole of the Stimulus grant from the Crown and development contribution funds are being fully expended on the Stimulus projects, and the above scheme contribution was developed in the original funding proposal to ensure that the benefit of the Stimulus programme are shared equitably.
- 1.10. With the proposed changes (and assuming all the contingencies are expended), this is forecast to reduce to approximately \$409,000, with a total expenditure of \$10.756 million. The reason for the variance in the forecast account balance for redistribution from \$560,000 to \$409,000 is due to an approximate 1.5% variance in the final forecast cost of the Stimulus programme.

Attachments:

- i. Breakdown of project budget

2. RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 220214018941
- (b) **Approves** the budget amendments set out in the table below, including
- i. **Remove from scope** the Waterways and Drainage Manager.
 - ii. **Adjust** the budgets for the Stimulus programme as set out in the table below:

Budget Name	Budget Type	PJ / GL	Aug 2021 Budget	Proposed Budget	Difference
Fernside Sewer Upgrade	LOS (Stimulus)	101671.000.5113	\$885,050	\$ 953,342	\$ 68,292
	Growth	101671.000.5115	\$125,000	\$ 125,000	\$ -
Poyntz Road Water Source Upgrade	LOS (Stimulus)	101670.000.5103	\$954,300	\$ 930,032	-\$ 24,268
	Growth	101670.000.5105	\$73,100	\$ 73,100	\$ -
Loburn Lea Sewer Upgrade	LOS (Stimulus)	101672.000.5113	\$1,879,200	\$ 2,295,271	\$ 416,071
	Growth	101672.000.5115	\$1,470,000	\$ 1,470,000	\$ -
Tuahiwi Water Extension Greens Road	LOS (Stimulus)	101673.000.5103	\$488,750	\$ 211,589	-\$ 277,161
	Growth	101673.000.5105	\$166,250	\$ 166,250	\$ -
Tuahiwi Water Extension Tuahiwi Road	Growth	101674.000.5105	\$133,000	\$ 133,000	\$ -
Tuahiwi Sewer Extension Greens Road	Growth	101675.000.5115	\$140,000	\$ 140,000	\$ -

Budget Name	Budget Type	PJ / GL	Aug 2021 Budget	Proposed Budget	Difference
	LOS (Stimulus)	101673.000.5113	\$136,000	\$ 186,000	\$ 50,000
Tuahiwi Sewer Extension Tuahiwi Road	Growth	101676.000.5115	\$128,000	\$ 128,000	\$ -
Central Tuahiwi Sewer Upgrade	LOS (Stimulus)	101677.000.5113	\$2,291,000	\$ 2,252,582	-\$ 38,418
West Eyreton and Summerhill Storage Upgrade	LOS (Stimulus)	101679.000.5103	\$140,500	\$ 140,500	\$ -
Central Rangiora Capacity Upgrade Stage 5A	LOS (Stimulus)	101680.000.5113	\$232,000	\$ 232,000	\$ -
Ohoka Water Storage Upgrade	LOS (Stimulus)	101681.000.5103	\$186,000	\$ 193,978	\$ 7,978
Oxford Sewer Operational Improvements	OPEX (Stimulus)	101702.280.2543	\$79,000	\$ 92,000	\$ 13,000
Oxford WWTP Monitoring Upgrades	LOS (Stimulus)	101851.000.5113	\$164,000	\$ 118,000	-\$ 46,000
Oxford Sewer I&I Investigations	OPEX (Stimulus)	101666.280.2543	\$136,000	\$ 131,000	-\$ 5,000
Three Waters Reform Investigations	OPEX (Stimulus)	101667.280.2543	\$100,950	\$ 108,760	\$ 7,810
Drainage and Waterways Manager	OPEX (Stimulus)	101697.280.2543	\$75,000	\$ -	-\$ 75,000
Headworks Asset Data Management Improvements	OPEX (Stimulus)	101698.280.2543	\$261,000	\$ 261,000	\$ -
Stimulus Programme Management	OPEX (Stimulus)	101665.280.2543	\$140,000	\$ 180,281	\$ 40,281
Cust Headworks Upgrade	LOS (Stimulus)	101789.000.5103	\$220,900	\$ 234,743	\$ 13,843
Total			\$10,605,000	\$10,756,429	- \$151,429
Benefiting scheme contributions to wider rating			\$ 560,000	\$408,571	\$151,429

- (c) **Authorises** the Chief Executive to approve payments under the Stimulus Programme exceeding \$1 million up to the total value of each contract.

3. **BACKGROUND**

- 3.1 As part of the three waters reform process and Covid19 economic stimulus program, the Crown granted \$8.02 million for the Council to upgrade three waters infrastructure. On 03 November 2020 (Trim Ref: 201021141501), Council agreed to the scope, budget and procurement mechanism for the spending of this grant, with an additional of \$1.98 million funded through development contributions, and \$910,000 of scheme contributions.
- 3.2 This is known as the Stimulus programme and had an original total budget of \$10.35 million, and a total value of funding sources of \$10.91 million. In addition, to maintain equity between the two wastewater schemes connecting to EDSS and the existing ratepayers, the approved funding proposal allowed for benefiting schemes to contribute some funding back to the wider rating base. The initial forecast contribution from Loburn Lea and Fernside was \$560,000.

- 3.3 The programme of works under the stimulus programme comprise ten separate construction contracts and further five operational projects. Prices and forecasts costs have been closely monitored over the life of the programme due to the inherent variability in the final cost of the programme and each individual work package.
- 3.4 Council approved some amendments to the programme budgets in March 2021 (Trim Ref 210211022639) including some part funding of the upgrade to the Cust Headworks and aligning project budgets with the 'unders and overs' of the ten capital projects in the programme. Further adjustments were made in August 2021 (Trim Ref 210718117166v1) to the Tuahiwi wastewater and Loburn Lea wastewater scope and budgets. This increased the total budget to \$10.605 million.
- 3.5 All works except one main contract have been now been let for the capital projects as part of this programme, albeit that there are small contracts for individual private pumping stations in Tuahiwi and Fernside being progressively let to drainlayers based on a pre-agreed price. The remaining main contract is for the final section of gravity sewer to be laid as part of the Loburn lea wastewater scheme. This work was withdrawn from a previous contract and has been re-tendered.
- 3.6 Recruitment for the Waterways and Drainage Manager has not been successful despite three rounds of advertising, and this position is unlikely to be filled prior to the end of the financial year.

4. ISSUES AND OPTIONS

- 4.1. The recently re-tendered works for the final construction contract Ashley Street Gravity sewer has received a price greater than the available budget for the works.
- 4.2. The Council has the following options to address the cost pressure on the programme created by the increased cost of the works:
- 4.2.1. Reduce budget allocations from other projects inside the Stimulus programme
 - 4.2.2. Reduce to total amount for re-distribution from the Stimulus account at the conclusion of the full programme of works.
 - 4.2.3. Add additional funding for the programme
- 4.3. The inability to recruit for the Drainage and Waterways Manager position and a net saving across the balance of the projects provides the ability to re-allocate some funding across the programme in order to afford the increased cost of the Ashley St Sewer works.
- 4.4. There is sufficient residual budget from within the programme to cover most of the increased costs in Loburn Lea wastewater however an additional \$151,429 is required. If the total amount of contributions from the benefiting schemes back to the wider rating base is reduced from \$560,000 to \$409,000 this would cover the overspend within the overall programme. This is the recommended approach. The financial implications of this change would be very low and detailed below.
- 4.5. As such, this report seeks approval of the budget changes and remove the Drainage and Waterways Manager position from scope. Note that this change in scope will require agreement with the Crown, however preliminary consultation has indicated that they will agree to these changes.

Implications for Community Wellbeing

- 4.6. There are not implications on community wellbeing by the issues and options that are the subject matter of this report.
- 4.7. The Management Team have revised this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Consultation

Consultation has been undertaken with all key communities where significant projects are proposed. This includes Fernside, Loburn, Tuahiwi, Poyntzs Road and Cust.

In addition to the scheme wide consultation, targeted engagement is being carried out with affected properties in conjunction with the project specific works.

5.2. Mana whenua

Te Ngāi Tūāhuriri hapū are not likely to be affected by, or have an interest in the subject matter of this report.

Council have been closely communicating with representatives in Tuahiwi and MKT throughout the project stages.

5.3. Groups and Organisations

There are no groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.4. Wider Community

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

- 6.1.1. The current financial forecast status of the programme is summarised below with more detail in attachment A.

	Current Budget	Spend to date	Forecast Remaining	Contingency	Forecast Final Cost
Growth	\$ 2,235,350	\$ 810,071	\$ 1,355,277	\$ 70,000	\$ 2,235,350
LoS Stimulus	\$ 7,413,700	\$ 6,286,838	\$ 1,195,177	\$ 148,023	\$ 7,630,038
Opex Stimulus	\$ 955,950	\$ 588,283	\$ 302,759	\$ -	\$ 891,042
Total	\$ 10,605,000	\$ 7,685,192	\$ 2,853,213	\$ 218,023	\$ 10,756,429

- 6.1.2. As the key change is a redistribution among the Level of Service funded components of the overall programme (which are all funded from the Stimulus Grant), the overall impact to rates is minor.

- 6.1.3. The key change is the reduction in the amount of contribution from benefitting schemes back to the wider rating base from the original forecast of \$560,000 to the revised figure of \$409,000. This residual account balance was previously signaled to provide a benefit to the average resident with a water and wastewater connection of \$2.10 per connection per year. With a reduction in the balance for

redistribution of 27%, this benefit would reduce proportionally to \$1.53 per property per year (\$0.57 reduction).

- 6.1.4. Note that all Stimulus funding from the Crown and development contribution funds are being fully expended on the Stimulus projects, and the above contribution was developed in the original funding proposal to ensure that the benefit of the Stimulus programme are shared throughout the district equitably.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability and/or climate change impacts.

6.3 Risk Management

There are risks arising from the adoption/implementation of the recommendations in this report.

Construction cost uncertainty. The normal risks associated with construction apply and there is a risk that the programme may run out of money before the final properties are completed or the other remaining projects are completed, if not adequately managed. There is contingency of \$218,000 maintained within the budgets in order to manage this uncertainty.

Funding Agreement milestones: If there is a delay to delivery of the stimulus projects to the extent that they are not completed by the end of June 2022¹, there is a risk that the full value of the Central Government funding will not be realised. In general, projects are progressing well the Council is close to spending the whole of the Crown's \$8.02 million contribution and so this risk is very low.

Decline of scope reduction: Formal approval is required from the Crown (via Crown Infrastructure Partners) to this reduction in scope relating to the Drainage and waterways manager. Informal consultation indicates that the risk of this is low.

Health and Safety

There are no health and safety risks arising from the adoption/implementation of the recommendations in this report.

The stimulus projects include normal health and safety risks, designs have been subject to a safety in design review and residual risks drawn to the attention of tenderers as part of the tender process. The successful tenderers are required to provide pre-start deliverables including but not limited to the site specific safety plans.

7. CONTEXT

7.1. Consistency with Policy

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy, given the value of works proposed.

7.2. Authorising Legislation

The following legislation is relevant in this matter:

- Local Government Act;

7.3. Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

¹ Note that this was extended by the Crown for all Councils from March 2022 late last year.

This report relates to the following community outcomes:

- There is a safe environment for all.
- There is a healthy and sustainable environment for all;
- Core utility services are provided in a timely and sustainable manner.

7.4. **Authorising Delegations**

Delegation to amend scope and budgets

- Council has the authority to create and amend budgets for the Stimulus Programme.

Attachment A: Detailed budget summary

Stimulus programme financial summary			as at		15-Feb-22						
Budget Name	Budget Type	PJ / GL	March 2021 Budget	Current Budget	Spend to date	Forecast Remaining	Contingency	Forecast Final Cost	Difference to budget	Percent budget	
Fernside Sewer Upgrade	LOS (Stimulus)	101671.000.5113	\$ 670,500	\$ 885,050	\$ 614,164	\$ 304,896	\$ 34,282	\$ 953,342	\$ 68,292	108%	
	Growth	101671.000.5115	\$ 125,000	\$ 125,000	\$ -	\$ 125,000		\$ 125,000	\$ -	100%	
Poyntz Road Water Source Upgrade	LOS (Stimulus)	101670.000.5103	\$ 1,163,500	\$ 954,300	\$ 930,032	\$ -	\$ -	\$ 930,032	-\$ 24,268	97%	
	Growth	101670.000.5105	\$ 73,100	\$ 73,100	\$ 73,099	\$ -	\$ -	\$ 73,100	\$ 0	100%	
Loburn Lea Sewer Upgrade	LOS (Stimulus)	101672.000.5113	\$ 1,877,000	\$ 1,879,200	\$ 2,069,271	\$ 176,000	\$ 50,000	\$ 2,295,271	\$ 416,071	122%	
	Growth	101672.000.5115	\$ 1,215,000	\$ 1,470,000	\$ 173,722	\$ 1,226,277	\$ 70,000	\$ 1,470,000	-\$ 0	100%	
Tuahiwi Water Extension Greens Road	LOS (Stimulus)	101673.000.5103	\$ 488,750	\$ 488,750	\$ 211,589	\$ -	\$ -	\$ 211,589	-\$ 277,161	43%	
	Growth	101673.000.5105	\$ 166,250	\$ 166,250	\$ 166,250	\$ -	\$ -	\$ 166,250	\$ -	100%	
Tuahiwi Water Extension Tuahiwi Road	Growth	101674.000.5105	\$ 133,000	\$ 133,000	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	100%	
Tuahiwi Sewer Extension Greens Road	Growth	101675.000.5115	\$ 140,000	\$ 140,000	\$ 136,000	\$ 4,000	\$ -	\$ 140,000	\$ -	100%	
	LOS (Stimulus)	101675.000.5113	\$ 136,000	\$ 136,000	\$ 140,000	\$ 46,000	\$ -	\$ 186,000	\$ 50,000	137%	
Tuahiwi Sewer Extension Tuahiwi Road	Growth	101676.000.5115	\$ 128,000	\$ 128,000	\$ 128,000	\$ -	\$ -	\$ 128,000	\$ -	100%	
Central Tuahiwi Sewer Upgrade	LOS (Stimulus)	101677.000.5113	\$ 2,170,500	\$ 2,291,000	\$ 1,520,898	\$ 668,281	\$ 63,403	\$ 2,252,582	-\$ 38,418	98%	
West Eyreton and Summerhill Storage Upgrade	LOS (Stimulus)	101679.000.5103	\$ 140,500	\$ 140,500	\$ 140,187	\$ -	\$ 313	\$ 140,500	\$ 0	100%	
Central Rangiora Capacity Upgrade Stage 5A	LOS (Stimulus)	101680.000.5113	\$ 246,000	\$ 232,000	\$ 231,975	\$ -	\$ 25	\$ 232,000	\$ 0	100%	
Ohoka Water Storage Upgrade	LOS (Stimulus)	101681.000.5103	\$ 186,000	\$ 186,000	\$ 193,978	\$ -	\$ -	\$ 193,978	\$ 7,978	104%	
Oxford Sewer Operational Improvements	OPEX (Stimulus)	101702.280.2543	\$ 79,000	\$ 79,000	\$ 79,504	\$ 130,496	\$ -	\$ 210,000	\$ 131,000	266%	
Oxford Sewer I&I Investigations	OPEX (Stimulus)	101666.280.2543	\$ 300,000	\$ 300,000	\$ 80,722	\$ 50,278	\$ -	\$ 131,000	-\$ 169,000	44%	
Three Waters Reform Investigations	OPEX (Stimulus)	101667.280.2543	\$ 110,000	\$ 100,950	\$ 108,760	\$ -	\$ -	\$ 108,760	\$ 7,810	108%	
Drainage and Waterways Manager	OPEX (Stimulus)	101697.280.2543	\$ 200,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	-\$ 75,000	0%	
Headworks Asset Data Management Improvements	OPEX (Stimulus)	101698.280.2543	\$ 240,000	\$ 261,000	\$ 179,014	\$ 81,986	\$ -	\$ 261,000	\$ -	100%	
Stimulus Programme Management	OPEX (Stimulus)	101665.280.2543	\$ 141,000	\$ 140,000	\$ 140,281	\$ 40,000	\$ -	\$ 180,281	\$ 40,281	129%	
Cust Headworks Upgrade	LOS (Stimulus)	101789.000.5103	\$ 220,900	\$ 220,900	\$ 234,743	\$ -	\$ -	\$ 234,743	\$ 13,843	106%	
Sub-Total	-		\$ 10,350,000	\$ 10,605,000	\$ 7,685,192	\$ 2,853,213	\$ 218,023	\$ 10,756,429	\$ 151,429	71%	

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION**

FILE NO and TRIM NO: RES-36 / 220218022085

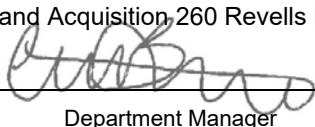
REPORT TO: COUNCIL

DATE OF MEETING: 1 March 2022

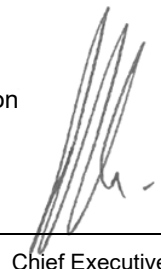
AUTHOR(S): Chris Brown, Manager, Community and Recreation

SUBJECT: Land Acquisition, 260 Revells Road

ENDORSED BY:
(for Reports to Council,
Committees or Boards)



Department Manager



Chief Executive

1. SUMMARY

- 1.1. This purpose of this report is to seek permission from the Council to utilise the Public Works Act to acquire a piece of river margin directly adjacent to 260 Revells Road.
- 1.2. The land in question forms a key linkage to enable the first stage of the Arohata te awa project to progress. Following survey of the land and investigation of the historical survey and title records by a registered surveyor it was thought that the land was road reserve. This was due to the original deed records indicating that the original owner Thomas Haynes Harrison created a parcel labelled 'Road Reserve'.
- 1.3. Following submission of the survey information to LINZ it was later confirmed that while the intention from the previous owner was to have the land as Road Reserve there is no evidence to suggest that the controlling authority at the time (circa 1875) formally accepted the land.
- 1.4. Staff have been working with Corcoran French for the last few months in an attempt to work with LINZ on a practical solution which would see the land either accepted as Road Reserve. Unfortunately this has not been successful. This report now seeks permission to use the Public Works Act 1981 to acquire the land.

Attachments:

- i. Status investigation report from Woods Surveyor to LINZ (220218022091)
- ii. Arohata te awa stage one brochure (210331053473)
- iii. Acquisitions and disposals assessment (220218022092)

2. RECOMMENDATION

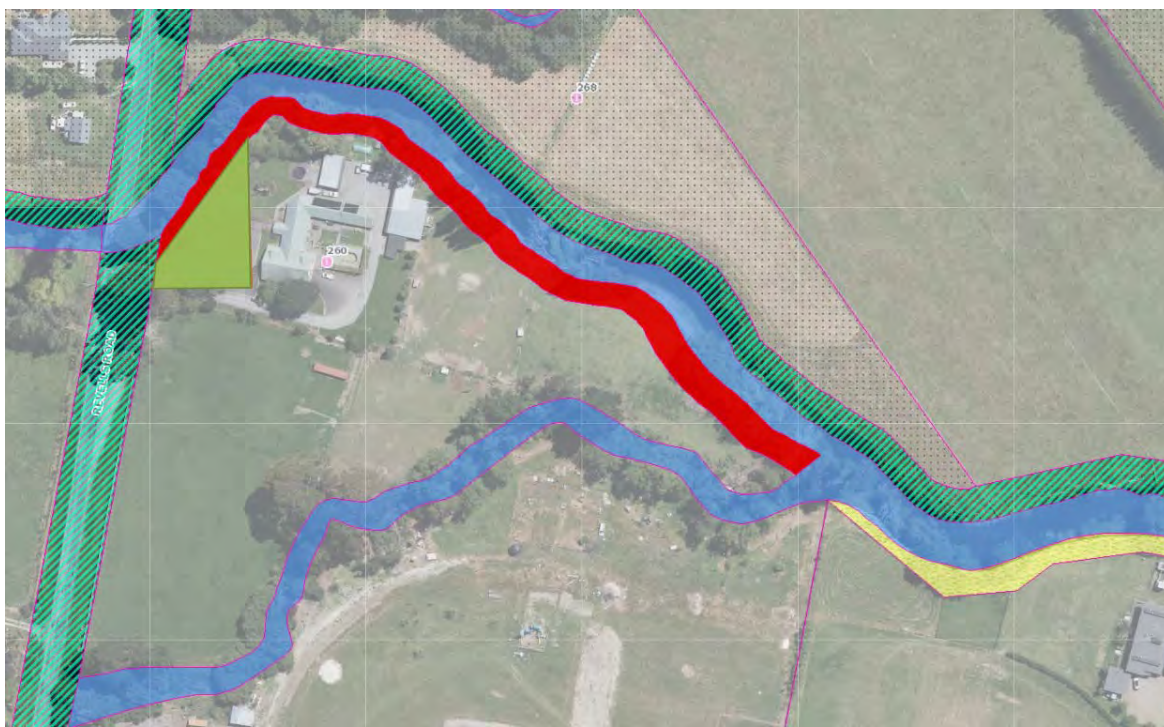
THAT the Council:

- (a) **Receives** Report No. 220218022085.
- (b) **Approves** staff utilising the Public Works Act to acquire the river margin land directly north of 260 Revells Road currently identified in Deed 8D 12-14.
- (c) **Notes** that should the acquisition be successful this will allow the first stage of the Arohata te awa project to be completed and open up a key riverside recreational walking track to the wider community.
- (d) **Notes** the legal costs are covered by the existing Arohata te awa capital code.

- (e) **Circulates** this report to the Kaiapoi Tuahiwi Community Board.

3. **BACKGROUND**

- 3.1. The Arohata te awa project was first supported by the Council as part of the 2021 – 31 Long Term Plan. The project aims to create recreational off-road ecological corridors along the streams and rivers across Waimakariri District while simultaneously helping to improve water quality. For additional information regarding the Arohata te awa including the benefits of the project please refer to attachment (ii).
- 3.2. The first stage of the project focuses on the creation of a corridor along the Cam River. Utilising a mixture of Council owned road reserve, paper road, hydro parcels and esplanade reserves the first stage starts in Kaiapoi and follows the Cam all the way to Rangiora.
- 3.3. Staff have started with the planting of almost 4000 seedlings in the spring 2021 planting season with a further 6000 plants on order.
- 3.4. While investigating the route staff have discovered a number of land ownership barriers and have been working with adjacent land owners and surveyors to have these resolved.
- 3.5. This report focuses on the land directly north of 260 Revels Road identified as red on the picture below.



- 3.6. The land which is currently held in Deed 8D 12-14 was surveyed by the Council to determine the exact boundary. Following survey of the land and investigation of the historical survey and title records by a registered surveyor it was thought that the land was road reserve. This was due to the original deed records indicating that the original owner Thomas Haynes Harrison created a parcel labelled 'Road Reserve'.
- 3.7. Following submission of the survey information to LINZ it was later confirmed that while the intention from the previous owner was to have the land as Road Reserve there is no evidence to suggest that the controlling authority at the time (circa 1875) formally accepted the land.

- 3.8. For detailed information regarding the historical records prepared by Woods Surveyors please refer to attachment (i)

- 3.9. The bellow is an extract from an email response from a LINZ representative.

The deed records indicate that Harrison created a parcel labelled 'Reserved Road' and rights of way were granted over it. There is no formed carriageway. The easements are registered on the current abutting limited as to parcels title.

The Status Report in section m. contends Deed 67D 230 changed the status of the land to legal road.

Deed 67D 230 was a conveyance between Harrison and Hicks of land to the south of the parcel in question. The deed shows a diagram of the land and describes the land extent in words.

The words describe the land being conveyed, including the land 'coloured green together with the use and enjoyment at all times hereafter as a public road or highway of the said Reserved Road and all other the appurtenances thereto belonging and all the estate and interests of the said Thomas Haynes Harrison'.

This appears to be describing a right to use the 'Reserved Road' parcel as if it were a public road or highway, meaning a right of way over the subject parcel.

LINZ does not see anything in Deed 67D 230 saying that the 'Reserved Road' was transferred to council or changing the status of the parcel to legal road.

In the absence of evidence of formal acceptance by the territorial local authority, we suggest the advice in the Brian Hayes' publication "Roading law as it applies to unformed roads" is relevant and indicates that the land remains in the old title - Deed 8D 12-14. While some evidence suggests Thomas Haynes Harrison intended to create a public road, there is no evidence of acceptance by the Council, or of the mechanism used to convey the land and make it legal road.

- 3.10. Following receipt of the above information staff engaged Corcoran French Lawyers in an attempt to try and work with LINZ on a practical solution which would see the land identified as Road Reserve as had originally been intended in the 1870's. Unfortunately this was not successful. In order to have the land in Council ownership the next option is to compulsorily acquire the land utilising the Public Works Act. Utilising budget from the Arohatia te awa account staff propose to work with Corcoran French Lawyers to follow the process identified below.
- 3.11. Prior to Compulsory Acquisition: A brief investigation of the status of the underlying land including confirming the past ownership and whether any other party has an in interest in the property to inform if any additional requirements apply or any party that Council may need to notify as part of the process. (partially completed).
- 3.12. Notice of Desire: Preparing and issuing of a Notice of Desire under section 18 of the Public Works Act 1981 (PWA). It is possible we might be in a position to dispense with this requirement, however, after some investigation.
- 3.13. Survey of land to be compulsorily acquired – Section 23(1)(a) PWA. A survey plan will need to be prepared and lodged with LINZ for approval for this area if one is not presently held. (already completed).
- 3.14. Publish notice of Intention in gazette – Section 23(1)(b) PWA: The preparation and publication of a Notice of Intention in the Gazette. We can attend to this on the Council's behalf.
- 3.15. Serve notice on the owner/registered interests – section 23(1)(c): The Notice of Intention would then need to be served on the registered owner and any interest holders. If the administrator of the deceased owner is not locatable section 4 of the PWA allows for solely

publication. In this instance because the land is Deeds Land, there should be no one else that needs to be notified.

- 3.16. Register notice of intention with LINZ – Section 23(7) PWA: We would then typically need to attend to registration of the Notice of Intention with LINZ. Given the deeds land has not been brought under the Land Transfer Act 2017, it does not have a record of title to register such a notice so it would be recorded against the Deeds Index itself.
- 3.17. Request for Proclamation & Register Proclamation with LINZ – Sections 26 & 57 PWA: Reporting to LINZ and requesting signoff from LINZ for a proclamation to issue under the PWA followed by its registration.
- 3.18. Currently in this area of the river there has been inadequate fencing on the wrong boundary which has allowed stock to cause subsidence. Having the land in Council ownership will allow the fence to be erected on the appropriate boundary to exclude stock and then plant the river margin.
- 3.19. Staff have been working with the land owner at 260 Revells Road which has recently changed hands. A portion of a shed located on the property has been built on the deeds land. Initially the Council had thought the land was road reserve in Council ownership so started the process of preparing a licence to occupy to formalise the sheds location. The Council had also engaged a fencing contractor to place a fence on the boundary. This work has now ceased and will remain on hold pending the results of the Public Works Act process.

4. ISSUES AND OPTIONS

- 4.1. There are a number of option available to the Council.
- 4.2. Option 1 – Undertake a compulsory acquisition process utilising the Public Works Act. This is the process which is recommended by staff following advice from Corcoran French lawyers. If successful the land would transfer to Council ownership and allow the Arohata te awa project to continue.
- 4.3. Option 2 – Leave the land as deeds land and continue with development. This would provide the Council with limited control of the land. The Council would be at risk of spending money on planting and fencing in an area which is not in the Councils ownership and therefore have no legal right to do so. It is unlikely that the original owner or their agent would have any interest or knowledge especially noting the original intention to have the land in Council ownership as a road reserve. However the Council has already investigated this issue thoroughly and are now well aware of the ownership position as informed by LINZ.
- 4.4. Option 3 – Investigate another route for the Arohata te awa project. Staff have investigated alternative routes for the project. There is land on the true left of the river that is in Council ownership however to cross the river at any point would be a significant cost due to the width of the river being approximately 12 metres wide.
- 4.5. This report recommends option 1 as the preferred option.

Implications for Community Wellbeing

There are / implications on community wellbeing by the issues and options that are the subject matter of this report.

The Arohata te awa project has a range of benefits to each of the wellbeing's. These include but are not limited to the following:

Environmental Wellbeing – One of the primary objectives of the project is to increase water quality and biodiversity. This is achieved through the planting of riparian strips with appropriate native species. The plants create a filter from adjoining rural or urban land uses while also providing shade which lowers water temperature. The planting also creates

corridors along rivers of food and habitat for native fauna. These corridors act as highways for native species.

Cultural Wellbeing – The rivers and streams of the Waimakariri District are an extremely important resource for Ngai Tuahuriri who have a particular interest in seeing them enhanced in order to bring back opportunities for mahinga kai. The rivers and streams are also a place in North Canterbury which support recreation as a means of cultural identity for our unique district.

Economic Wellbeing – The Arohatia te awa project has the potential to attract people to the district to use the tracks. This can in time provide opportunities for additional complimentary business activities such as accommodation providers etc.

Social Wellbeing – The project has already seen members of the community coming together to plant and look after plants. This has the potential to lead to longer term relationships, building more connected and resilient communities. In addition the project provides more opportunity for outdoor recreation.

The Management Team has reviewed this report and support the recommendations.

5. **COMMUNITY VIEWS**

5.1. **Mana whenua**

Te Ngāi Tūāhuriri hapū are likely to be affected by, or have an interest in the subject matter of this report.

The rivers and streams of the Waimakariri District are an extremely important resource for Ngai Tuahuriri who have a particular interest in seeing them enhanced in order to bring back opportunities for mahinga kai.

The Arohatia te awa working group has Ngai Tuahuriri representation. The representative and the wider working group support the recommendations in this report.

5.2. **Groups and Organisations**

There are not groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3. **Wider Community**

The wider community is likely to be affected by, or to have an interest in the subject matter of this report.

The wider community may not have an interest in the recommendations specifically in this report however they will have an interest in the continued progression of the Arohatia te awa project as a whole.

6. **OTHER IMPLICATIONS AND RISK MANAGEMENT**

6.1. **Financial Implications**

There are financial implications of the decisions sought by this report.

There will be legal costs and operational staff time costs associated with the implementation of the recommendations in this report.

This report proposes that the legal costs are covered by the existing Arohatia te awa capital code. Staff are still waiting for a cost estimate to be provided by Corcoran and French however there will be sufficient budget available.

2021/22			
Budget	Actual YTD	Remaining	Comment

\$285,300.00	\$48,960.91	\$236,339.09	\$200k budget for 21/22 plus \$85,300 carryover
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6.2. Sustainability and Climate Change Impacts

The recommendations in this report do have sustainability and/or climate change impacts. If the Council acquires the land and is able to continue with the Arohata te awa project this will lead to a significant amount of native revegetation. The Ngahere created will assist in offsetting carbon emissions and improving water quality.

6.3 Risk Management

There are risks arising from the adoption/implementation of the recommendations in this report.

The primary risk association with the recommendations in this report is the Council being unsuccessful in being able to compulsorily acquire the land. This will result in money being spent with no beneficial outcome for the project.

6.3 Health and Safety

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. CONTEXT

7.1. Consistency with Policy

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

This matter has been considered with reference to the terms of the Council's Property Acquisition and Disposal Policy. Please refer to the attached acquisitions and disposals assessment included as attachment (iii)

7.2. Authorising Legislation

The acquisition will be undertaken in accordance with the Public Works Act 1981

7.3. Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

Effect is given to the principles of the Treaty of Waitangi

Indigenous flora and fauna, and their habitats, especially Significant Natural Areas are protected and enhanced

The community's cultures, arts and heritage are conserved, developed and celebrated

Public spaces and facilities are plentiful, accessible and high quality, and reflect cultural identity

The distinctive character of our takiwā - towns, villages and rural areas is maintained, developed and celebrated

7.4. Authorising Delegations

The Council has the delegation to either acquire or dispose of land.

To
Land Information New Zealand

From
Woods
Michelle Fletcher – Surveyor - Associate

W-REF: P21-086
2 August 2021

STATUS REPORT INVESTIGATION

ROAD ADJACENT TO PART RS 134 AND RIVER CAM

06/08/2021

INTRODUCTION

The purpose of this investigation is to determine the status to the land currently identified as Road Reserve (RT CB 414/131) adjacent to Part RS 134 and the River Cam. The Council is interested in improving public access and river amenity in the area adjoining the Cam River. The parcel has not been formed as a road.

1. **Appellation:** Road Reserve
2. **Status:** Road
3. **Description - Timeline:**

- a. 19th September 1856 Crown grant recorded in deed index C 134 (See Appendix A) Rural Section 134 –, recorded in Deed 8D 12-14, Registered document 2408, to Harrison. The grant details the parcel abutting the Korotueka / Cam River, adjoining the native reserve and roads. (See Appendix Ai)



diagram A

- b. Red Map 58 showing crown grant Rural Section 134 – date unknown. Map of the Chief Surveyor noted in documents. There are differences to the image shown in the deed in part (a) above, the road along the east side of Rural Section 134 is not shown.



diagram B

- c. 10 October 1859 Subdivision recorded in deeds index 5c/s 851 (See Appendix B) of RS 134 conveyance -, recorded in deed 61D 888 Register number 38491 from Harrison to Sharplin and Lee, details small parcel, Part RS 134, of about 5/8ths of an acre, shown as green below, adjoining road and 50 links clear of the River Korotueka or Cam. (See Appendix Bi)

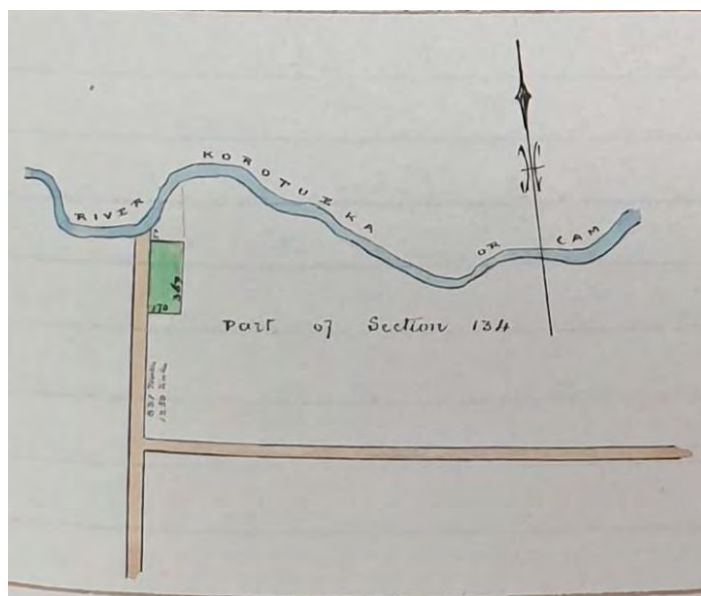


diagram C

- d. 6 July 1860 Subdivision recorded in deeds index 5c/s 852 (see Appendix C) of Part RS 134 conveyance recorded in deed 61D 892 Register document 38494 from Harrison to Hicks, details a small parcel of land coloured green below "having a frontage of one chain seventy links or thereabouts on a Road reserved by the said Thomas Haynes Harrison along the south Bank of the River Korotueka (or Cam) Together with the rights and appurtenances thereto belonging and particularly a right of way at all times over the said Road reserved along the South bank of the River Korotueka or Cam...". There is no mention that the road is a public highway only that it is Road reserved and a right of way is granted over it. (See Appendix Ci)

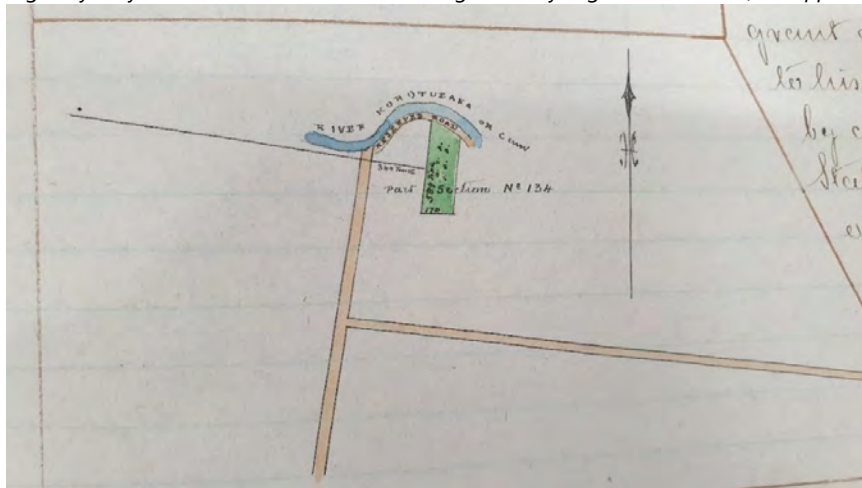


diagram D

- e. 20 September 1862 Conveyance of undivided share recorded in deed 61D 889 from Sharplin to Lee . (See Appendix Bi) -land in diag C.
- f. 19 July 1864 Conveyance in deed 61D 890 from Lee to Hicks. (See Appendix Bi) land in diag C.
- g. 28 August 1873 Conveyance in deed 57D 582 Registered document 39522, Large balance of Part RS 134, Harrison to Horrell details the part of RS 134 to the east of the small creek. The reserved road is shown as a dotted line but not labelled.



diagram G

- h. 18 October 1873 Conveyance in deed 67D 230, register document 39822 from Harrison to Hicks details the balance parcel of Part RS 134.

The transfer excludes the parcels in registered documents 38491 (*land in diag C*) and 38494 (*land in diag D*) and the small triangular part at the top is excluded from the conveyance "....Saving and reserving nevertheless out of this Conveyance All that parcel of the land commencing at a point on the Western boundary of the said Section a distance of fifty links from the North western corner thereof extending thence Easterly in a line at right angles to the said boundary a distance of One chain Seventy links thence at a right angle Northerly to the Southern side of the Reserved Road before mentioned and thence South Westerly along the said side of the said Road to the commencing point...". The document continues on with the description "....Western boundary of the said Section a distance of Four chains thirty five links from the South Western corner thereof the said point being the intersection of the said boundary by the Northern side of a small Creek running through the said Section thence North Easterly following the said Northern side of the said Creek to a Road Fifty links wide reserved by the said Thomas Haynes Harrison along the Southern bank of the River Cam thence Westerly and South Westerly along the Southern side of the said Road to the said Western boundary of the said Section and thence Southerly along he said Western boundary to the commencing point..." that also notes the reserved road. This does not provide rights of way over road.

The road is noted as "...with the use and enjoyment at all times hereafter as a public Road or Highway of the said Reserved Road ..."this clearly states the land is a Road, there is no mention of any Rights of way over the land reserved as road.

Also noted is there being a fire that destroyed the original crown grant. "...declaration by Fredeuck Savill of the loss by fire of the Crown Grant of the said Section to said Thomas Haynes Harrison Registered as number 2408 and Mortgage dated the twenty sixth day of July one thousand eight hundred and sixty by Thomas Harrison to the Church Property trustee of part of same section Registered as number 2798 thereto annexed...". See Appendix E



diagram H

- i. October 1886 SO 1309 plan defining Native Land north of the river Cam. Survey information field notes surveyed along the south side of the river Cam. The Road reserve is not shown on this plan, there are few adjoining appellations shown on this plan but nor would we expect to see them as plans only considered directly affected land. See Appendix G



diagram I

- j. 29 October 1888 Conveyence in deed 123D 921 Register document 78995 R J Hicks trustees to J W and Elizabeth Hicks. This transfer does not include the land within "...to a Road fifty links wide reserved by one Thomas Haynes Harrison along the Southern bank of the river Cam..." by describing it to the road and also transfers the land contained in documents 38941 and 38494. The diagrams have been initialled by the parties acknowledging what they are taking ownership of in the transaction. See Appendix H

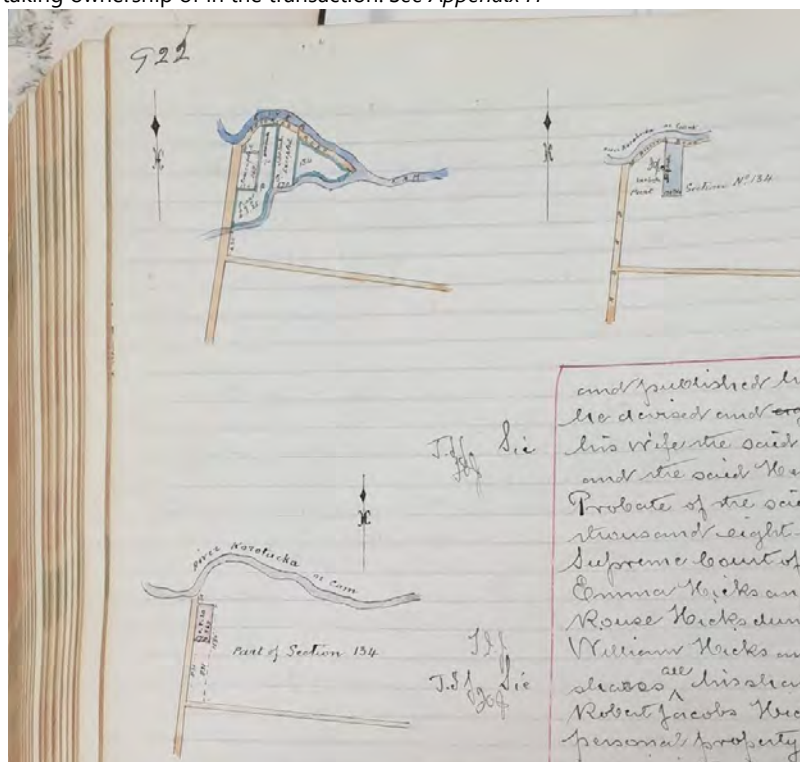


diagram J

- k. 30 May 1900 Application plan 8764 defining the large Part RS 134, shows the balance part of RS 134 as a dotted line abuttal with no mention of any land other than the immediate abuttals.



diagram K

- l. 1 February 1912 Probate of Will in deed 8 W268 Register document 112950 transfer from J W Hicks to heirs T C Butcher and A C Marsh of share of estate with E Hicks. Land is detailed in the diagram and note of affected deeds 5c/s 851, 5c/s 852 and 6c/s 162. Road continues to be labelled as Reserved Road. See Appendix I

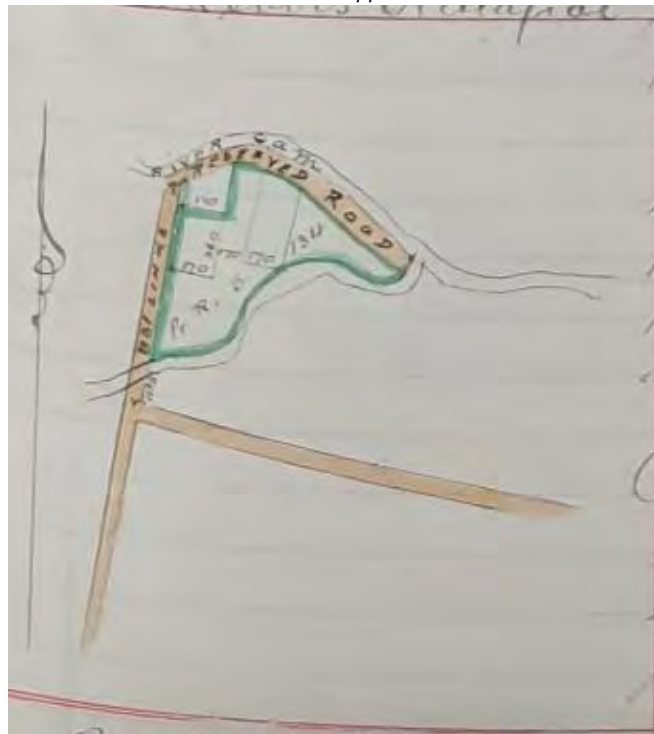


diagram L

- m. 4 February 1929 Certificate of title CB Volume 414 folio 131 issued subject to limitations as to parcels and to Butcher, Marsh and E Hicks. Note on the title records :*"Outstanding deed of Conveyances Nos. 38494 (61/892) and 39822(67/230) registered 28th May 1873 at 2p.m. and 24th October 1873 at 2:30p.m respectively creating a Rights of Way appurtenant to parts of above described land over a Road reserved along the Southern bank of the River Cam "* signed by the DLR. See Appendix F. The title states 61D 892 created a right of way over Road that is clearly incorrect as 67D 230 changed the status of the land subject to the right of way to road. From 67D 230 onwards the road reserve was considered to be road as there is no mention in the conveyances or probate of rights of way, it is only with the issue of title that it incorrectly became a parcel with a right of way again.

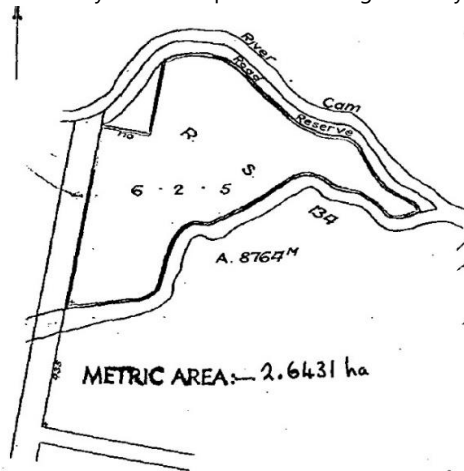


diagram M

- n. Road legality record map. – date unknown, held in the office of the Chief surveyor as a record of how road became legal. This image notes that land is Road Reserve.



diagram N

- o. 1940-44 aerial photo – earliest image available of site.



diagram O

4. Any factors which may rebut Road status:

- i) The adjoining title to the land lists an outstanding deed of conveyance (61D 892) for rights of way over reserved road (RT CB414/131) diag M.
- ii) The rights of way were created to provide access to an allotment by private subdivision but in a subsequent conveyance (67D 230) was noted as a road therefore making the rights of way redundant as a road was now provided.
- iii) There are no mentions of rights of way over the reserved road in any deed document after the 61D 892 document creating the rights of way.
- iv) Subsequent documents provide detailed descriptions of the parcels but do not mention the rights of way.
- v) These documents were registered over a 52-year period and were all consistent in describing the land as Reserved Road and adjoining parcels all abutted this road, only the title CB414/131 issued 69 years after the first notation of a right of way mentions this encumbrance in error.

5. Conclusion and opinion: The deed 67D 230 transferred and conveyed land and made the road legal and is a clear *animus dedicandi*. The lack of any mention as to rights of way in any further documents confirms that all parties considered the parcel of land as road. The interest by the local Council, Waimakariri currently, show that even though the road was unformed it was considered under the kaitiakitanga of the local council.

6. Recommendation: It is our opinion that the parcel adjoining Pt RS 134 and The Cam River is considered to be road legal by deed 67D 230.

Yours faithfully



Michelle Fletcher

Licensed Cadastral Surveyor



Neil Cox

Registered Professional Surveyor

Appendix A: C 134

1343

Map C

Number.	Receipt of Instrument.	Nature of Instrument.	PARTIES.	Date of Instrument.	Where recorded.	Reference.	SIGNATURE.
268	11 Oct 1856	Grant	W. Hayward to C. Harrison	19 Oct 1856	8 D 12		
279	11 Oct 1856	Grant	W. Hayward to C. Harrison	26 July 1856	8 D 12		
319	25 May 1857	Conveyance	W. Hayward to C. Harrison	10 Oct 1857	61 D 888	597	J. D. Hayward per H. G.
319	25 May 1857	Conveyance	W. Hayward to C. Harrison	6 July 1860	61 D 892	598	J. D. Hayward per H. G.
359	25 May 1857	Conveyance	W. Hayward to C. Harrison	1 August 1873	64 D 260		J. D. Hayward per H. G.
359	25 May 1857	Conveyance	W. Hayward to C. Harrison	28 April 1873	97 D 211	69	J. D. Hayward per H. G.
359	25 May 1857	Conveyance	W. Hayward to C. Harrison	1 October 1873	67 D 230	79	J. D. Hayward per H. G.

13

R. H. B. E. H. Stafford
Col. Secy and Registrar

said Association ceased without their having executed a legal conveyance of the said Allotment or parcel of Land, whereupon the legal title thereto and the power of disposing thereof reverted to and became vested in us. And whereas Thomas Haynes Harrison of Napier in the Province of Canterbury New Zealand Esquire is the person entitled by virtue of such contract, sale and disposition, and of such Land Order to obtain a legal conveyance of the said Allotment or parcel of Land. We know ye that in pursuance of such contract, sale and disposition so made by the said Association and in complete execution of the same and in further pursuance of such Land Order. We for Us Our Heirs and Successors, Do hereby Grant unto the said Thomas Haynes Harrison his Heirs and Assigns, All that Allotment or parcel of Land, situate in the Province of Canterbury, in the Colony of New Zealand, containing by admeasurement Fifty acres more or less situated near Napier in the



possessing power granted, and issued certain Land Order, numbered 131, entitling the person named therein to the said Allotment or parcel of Land, but the powers of the said Association ceased without their having executed a legal conveyance of the said Allotment or parcel of Land, whereupon the legal title thereto and the power of disposing thereof reverted to and became vested in us. And whereas Thomas Haynes Harrison of Napier in the Province of Canterbury New Zealand Esquire is the person entitled by virtue of such contract, sale and disposition, and of such Land Order to obtain a legal conveyance of the said Allotment or parcel of Land. We know ye that in pursuance of such contract, sale and disposition so made by the said Association and in complete execution of the same and in further pursuance of such Land Order. We for Us Our Heirs and Successors, Do hereby Grant unto the said Thomas Haynes Harrison his Heirs and Assigns, All that Allotment or parcel of Land, situate in the Province of Canterbury, in the Colony of New Zealand, containing by admeasurement Fifty acres more or less situated near Napier in the

Mandeville District of the Province of Canterbury, commencing at a point on the road along the western bank of the River Korotueka or Cam opposite Twelve miles seventy eight chains on the North Road, thence continuing Northward a distance of thirty chains, thence at a right angle Northward, Twelve and a half chains to the River, thence continuing along the edge of the River to the boundary of the Native Reserve, thence along the boundary of the Native Reserve to the road on the Western bank of the River and returning Southward along the said River Road to the Commencing point And numbered 134 on the Map of the Chief Surveyor of the Province of Canterbury setting out the Rural Lands in the Mandeville District. The road along the edge of the River is reserved thirty three feet wide as the same is more particularly delineated in the plan drawn in the margin hereof with all the rights and appurtenances whatsoever thereto belonging. To hold unto the said Thomas Haynes Harrison his Heirs and Assigns for ever. In Testimony Whereof We have caused this Our Grant to be Sealed with the Seal of Our said Colony. Witnesses Our Trusty and Well-beloved Thomas Gore Browne Esquire Governor and Commander in Chief in and over the Islands of New Zealand

at Auckland this nineteenth day of September in the twentieth year of Our
and in the year of Our Lord One Thousand Eight Hundred and Fifty, 24
(L.S.) N^o 997
(7.3) R. 13

Thomas Gore Brown

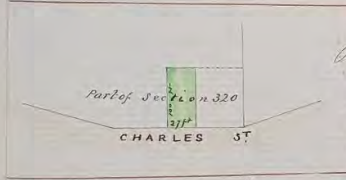
I the undersigned being the person who presents for Registration the
Instrument numbered 2400 have contrasted the same with the Copy thereof
inbefore made, and do sign my name at this the foot of such Copy as an Attestation
of the contents thereof, and further that the Original has been returned to me this 2^d
day of 23rd May 1860
Witness my hand
A. H. B. Smith

11.25 a.m. 26th Jan^{ry} 1860. N^o 2409.
Dated 23rd Nov^r 1859

Mr Geo. Ott
to
Mr W. A. Crooke

Assignment of Lease
Part of Section N^o 320

This Deed made the
twenty third day of November One
Thousand eight hundred and fifty nine
Between George Ott of Raichoi
the Province of Canterbury in the Colon
of New Zealand Sailor of the one part
William Alfred Crooke of Raichoi also
said Waiter of the other part Whereas by
Deed dated the 24th June 1859 made betw



John Merchant Fraser therein described of the one
and the said George Ott of the other part the said John
Merchant Fraser did demise and Lease the premises
hereinafter described unto the said George Ott for the
term at the rent and subject to the Conditions there

mentioned and whereas the said George Ott is desirous of parting with all his
est in the said Lease unto the said William Alfred Crooke his executor and administ
tors for the sum of Twenty pounds Now this Deed Witnesseth that in conso
ation of the said sum of Twenty pounds by the said William Alfred Crooke will and
ly paid unto the said George Ott the receipt whereof the said George Ott doth hereby
knowledge He the said George Ott doth hereby assign and transfer unto the said
William Alfred Crooke all his interest in all that parcel of ground situate in
Raichoi in the said Province presenting a frontage on the South side thereof to Char
Street Twenty seven feet and extending backwards in a Northwely direction One
feet in a rectangular block which said parcel of land is part of the Section Numbe
320 on the Map of the Chief Surveyor sitting out and describing the Town of Raichoi
and is more delineated on the back hereof and colored Green To have and
hold the same unto the said William Alfred Crooke his executor administ
an Assigns for all the residue and remainder now unexpired of the term of Tw
one years granted by the hereinbefore recited Lease and all other the term or inter
the said George Ott in the said premises free from incumbrances subject howev
the payment of the yearly rent reserved and the Covenants on the Leases part
in the said Lease And it is hereby declared and agreed between the pa

Appendix Bi: Deed 61D- 888-890

888

the said John William Anderson his heirs executors administrators or assigns will pay the principal and interest moneys intended to be secured by the said deed of Mortgage at the respective times and in manner therein mentioned And will observe and perform the several covenants & conditions and agree to fulfil the said Security Nielsen his heirs executors administrators and assigns And will indemnify and keep indemnified and claims by reason or on account of the non payment of the said principal and interest moneys or any part thereof respectively or the breach nonobservance or nonperformance of the said covenants conditions and agreements respectively or any of them For Witness whereof the said parties have hereunto set their hands the day and year first above written

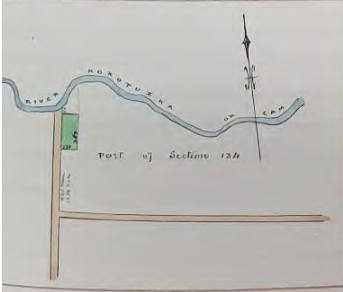
Signed by the said Security Nielsen and John William Anderson in the presence of Mr J. J. Joput Detective Christchurch. } Security Nielsen
John William Anderson

Not N^o 38490 having satisfied myself of the correctness of the foregoing Copy this 22 day of August 1873
Witness - W. Dunning
H. Grey for J. J. Joput

Recd at L.S.M. 28 May 1873.
N^o 38491.
J. J. Williams, Registrar (25)
Dated 10th Oct 1859.
In 7/2 for 250.

Mr Thos. H. Harrison
to
Messrs Sharples and Lee.

Conveyance of a piece of land at
Hampoi in the Province of
Canterbury part of Parcel Section 134.
at Regd N^o. 2408.



This Deed made the tenth day of October one thousand eight hundred and fifty nine 1859 between Thomas Hayes Harrison of Hampoi in the Province of Canterbury in the Colony of New Zealand Sheriff of the one part and Thomas Sharples and John Lee both of Hampoi aforesaid in the said Province Sherrifs of the other part Witnesses Whereas by virtue of an instrument in writing dated the 19th day of September 1856 under the hand and Seal of Thomas Grey Esq. Governor and Commander in Chief in and over the Islands of New Zealand at Auckland of the one part and the said Thomas Hayes Harrison of the other part for the consideration therein mentioned the said Thomas Hayes Harrison became seized or otherwise well entitled to an estate of inheritance in fee simple in possession of and in (inter alia) the hereditaments hereinafter described and hereby intended to be conveyed And Whereas the said Thomas Sharples and John Lee both contracted and agreed with the said Thomas Hayes Harrison for the sale to them as tenants in common and not a joint tenants of all the estate and interest of them the said Thomas Sharples and John Lee of and in the hereditaments hereinafter described for the sum of Eighteen pounds Now this Deed Witnesseth that in pursuance of the said agreement and in consideration of the sum of Eighteen pounds paid by the said Thomas Sharples and John Lee to the said Thomas Hayes Harrison the receipt whereof is hereby acknowledged by the said Thomas Hayes Harrison Both hereby grant and convey unto the said Thomas Sharples and John Lee All that piece or parcel of land at Hampoi aforesaid being part of that section of land numbered 134 in the Map of the Chief Surveyor setting out the outland in the Mandeville District in the said Province and having a frontage of three hundred and sixty nine links on the Western boundary of the said section commencing at a point eight hundred and thirty one links from the South West corner of the said section and thence running back in a straight line back one hundred and seventy links and contains by estimation Nine eighths of an acre little more or less with the appurtenances therunto belonging To hold the said hereditaments and premises with the rights and appurtenances therunto belonging or appertaining unto the said Thomas Sharples and John Lee To the use of the said Thomas Sharples and John Lee as tenants in

common as aforesaid their heirs and assigns for ever And it is hereby declared by Thomas Sharples and John Lee respectively that no man or who may become Widow of either of them shall be entitled to any part of the said premises And it is hereby declared and agreed that in this deed shall be implied the several covenants in the said conveyance and further assurance of the said premises Vendor or conveying party for the full quiet enjoyment and further assurance of the said premises but limited and restricted in their operation to the acts done and defaults of the said Thomas Sharples and John Lee and all persons claiming by or under him but not further or otherwise And the said Thomas Sharples and John Lee their heirs and assigns that be the said Thomas Sharples and John Lee their heirs and assigns (whomsoever) jointly or severally or at any time upon any reasonable request and at the costs of the said Thomas Sharples and John Lee their heirs and assigns or their Agents or Attorneys or at any trial or examination or elsewhere as occasion may require the said hereditaments herebefore created mentioned and well of the like request and with permit a copy or copies extract or extracts from the same to be made and well in the meantime keep the same uncancelled and unrevoked (for or other inevitable accident only excepted) In Witness whereof the said Thomas Sharples and John Lee have set their hands and seal the day and year first above written At Kaipoi Thomas Sharples and John Lee in the presence of Chris Geo Hodgson Kaipoi District Chief Justice Clerk to Mr Hodgson.

Recd N^o 38491 having satisfied myself of the correctness of the foregoing Copy this 22 day of August 1873
 Wm. H. Dinnage. *H. Gray for J. F. Joynt*

Recd at 2 P.M. 30 May 1873.
 N^o 38492.
 J. Williams - Registrar (20)
 Dated 20th Sept. 1862.
 2/24 050

M. Thomas Sharples
 to
 M. John Lee

Conveyance of the undivided share of a piece of land at Kaipoi in the Province of Canterbury part of Rural Section 134. Last Reg^d N^o 38491



This Deed made the twentieth day of September one thousand eight hundred and sixty two Between Thomas Sharples of Kaipoi in the Province of Canterbury in the Colony of New Zealand labourer of the one part and John Lee of Kaipoi aforesaid labourer of the other part
 Whereas by a certain Deed dated the tenth day of October one thousand eight hundred and fifty nine and expressed to be made between Thomas Sharples and John Lee of the one part and the said Thomas Sharples and John Lee of the other part the hereditaments hereinafter particularly mentioned with their appurtenances were granted and conveyed unto and to the use of the said Thomas Sharples and John Lee their heirs and assigns for ever as tenants in common And

Whereas the said John Lee has agreed with the said Thomas Sharples for the absolute purchase of the undivided share of the said Thomas Sharples of and in the said hereditaments at no for the price or sum of twelve pounds Now this deed Witnesseth that in pursuance of the said Agreement and in consideration of the sum of twelve pounds this day to the said Thomas Sharples by the said John Lee the receipt whereof is hereby acknowledged the said Thomas Sharples doth by these presents convey unto the said John Lee (with that the undivided share of him the said Thomas Sharples of and in all that piece or parcel of land at Kaipoi aforesaid being part of that Section of land

numbered 134 on the Map of the Chief Surveyor of the said Province, setting out the several lands in the
 Mandarville District in the said Province and bearing a frontage of three hundred and sixty six links
 on the Western boundary of the said Section commencing at a point eight hundred and thirty one links
 from the South Western corner of the said Section and thence running back in a rectangular block one
 hundred and twenty links and containing by estimation five eighths of an acre little more or less and
 which said piece or parcel of land is more particularly delineated and set forth in the Plan thereunto
 drawn in the margin of these presents and thence colored Blue together with all and singular the
 rights easements and appurtenances thereto belonging. And All the whole and interest of the said
 Thomas Shaplin therein Do here and to hold the said undivided third and all and singular
 after the premises hereinbefore expressed to be hereby conveyed unto the said John Lee for ever And
 the said John Lee doth hereby declare that if he shall die having a Widow or such Widow shall
 not be entitled to dower out of or in the land premises. And it is hereby declared and agreed by and
 between the said parties hereto that in this Deed shall be implied the several covenants in the con-
 veyance ordinaunt now in force in the said Colony directed to be implied on the part of the
 Vendor or conveying party for the quiet enjoyment and further enjoyment of the said premises
 but limited and restricted in their operation to the acts deeds and defaults of the said Thomas
 Shaplin and all persons claiming through or under him Do Witness whereof the said parties
 to these presents have hereunto set their hands and seals the day and year first before
 mentioned. It
 Signed sealed and delivered by the above named Thomas Shaplin in the presence of Philip
 Hamner and Kaiapoi

Recd N^o 38492 having satisfied myself of the correctness of the foregoing Copy this 22 day of August 1873
 Witness W. Funnage
 St. Clerks for N. J. J. J. J.

Recd at 2 P.M. 28 May 1873.
 N^o 38493.
 J. S. Williams. Registrar (53)
 Dated 19th July 1874.
 5/2 551.

John Lee
 to
 Robert Jacobs Hicks
 Conveyance of land part of Parcel
 Section 134 in the Province of Canterbury
 Dist Regd N^o 38492.

This Deed made the nineteenth day of July one thousand
 eight hundred and sixty four Between John Lee of Kaiapoi
 in the Province of Canterbury New Zealand Seller of the
 one part and Robert Jacobs Hicks of Kaiapoi a person
 labourer of the other part Witnesseth that the said John
 Lee in consideration of the sum of Fifty Two pounds (the
 receipt whereof is hereby acknowledged) with conveyance and
 assign unto the said Robert Jacobs Hicks and his heirs and
 assigns All that piece or parcel of land at Kaiapoi afore-
 said being part of that Section of land numbered 134 on
 the Map of the Chief Surveyor setting out the several
 lands in the Mandarville district in the said Province
 and bearing a frontage of three hundred and sixty six
 links on the Western boundary of the said Section commencing
 at a point eight hundred and thirty one links from the South
 West corner of the said Section and thence running back in a
 rectangular block one hundred and twenty links and contain-
 ing by estimation five eighths of an acre little more or less with
 the appurtenances thereto belonging as the same is more
 particularly described in the plan hereunto enclosed and there-
 unto colored green Do hold the same with the rights and ap-
 purtenances thereto belonging unto and to the use of the
 said Robert Jacobs Hicks his heirs and assigns for ever. And it is hereby declared and agreed
 that in this Deed shall be implied the several covenants in the conveying ordinance now in
 force in New Zealand mentioned on the part of the conveying party but limited and restricted



that in this Deed shall be implied the several covenants in the conveying ordinance now in
 force in New Zealand mentioned on the part of the conveying party but limited and restricted

Appendix C: 5c/s 852

Appendix Ci: Deed 61D/892-893

892


No. 134. 5/3/52

Dated 6th July 1860
 J. S. Williams Registrar (S.D.)

M^r Thomas Haynes Harrison
 to
M^r Robert Hicks Junr.

Conveyance of part of Section
 N^o. 134 in the Mairangi
 District of the Province of
 Canterbury. Lot Reg^d N^o. 2408

J. S. Duncan Christchurch



Harrison of Kaipoi in the Province of Canterbury in
 a New Zealand gentleman of the one part and Robert Hicks
 Junr of Kaipoi a British Farmer of the other part -
 Witness the said Thomas Haynes Harrison being seized
 in fee simple of the Free or Parcel of Land hereinafter
 described hath contracted with the said Robert Hicks
 for the sale thereof to him for the sum of Twenty two
 pounds Now this Deed Witnesseth that in pursuance
 of such contract and in consideration of the said
 sum of Twenty two pounds to the said Thomas
 Haynes Harrison paid by the said Robert Hicks
 (the receipt whereof is hereby acknowledged) the
 said Thomas Haynes Harrison doth lawfully
 grant and convey unto the said Robert Hicks and
 his heirs All that Parcel of land containing
 by admeasurement One acre or thereabouts
 Situate Messure by the same above or left part
 of the Section Numbered 134 in the Maps
 of the Chief Surveyor setting out and des-
 cribing the Parcel Land in the Mairangi
 District of the said Province and
 said Parcel of Land being distant from
 the Western Boundary of the said Section

Three Chains forty links or thereabouts in a direct line and having a frontage of one chain seventy
 links or thereabouts on a Road reserved by the said Thomas Haynes Harrison along the South
 Bank of the River Horotika (or Ham) and extending backwards therefrom in a Southly
 direction five chains eighty nine links or thereabouts as the same is delineated in the Plan
 thereof endorsed on these presents Together with the rights and appurtenances thereto be-
 longing and particularly a right of way at all times over the said Road reserved along the
 South Bank of the River Horotika or Ham And all the estate right title and interest of
 the said Thomas Haynes Harrison in and to the said premises Do hold the said Deed or parcel
 of Land and premises unto and to the use of the said Robert Hicks his heirs and assigns
 for ever And the said Robert Hicks doth hereby declare that no Woman who shall become
 his Widow shall be entitled to Dower out of the said premises And it is hereby declared
 that in these presents are implied on the part of the said Thomas Haynes Harrison his heirs
 executors and administrators the usual Covenants which by the Conveyancing Act
 now in force in New Zealand are directed to be implied in Conveyances of Land for
 valuable consideration limited to the acts and defaults of the said Thomas Haynes Harrison
 and all persons claiming under or in trust for him And the said Thomas Haynes
 Harrison doth hereby for himself his heirs executors administrators and assigns covenant
 with the said Robert Hicks his heirs and assigns that he the said Thomas Haynes Harrison
 his heirs or assigns shall and will at all times hereafter upon the request and at the cost of
 the said Robert Hicks his heirs or assigns (unless prevented by some inevitable accident)
 produce to him or them or to his or their Agent Solicitor or Counsel or before any Court of
 Law or Equity or elsewhere in New Zealand on the nineteenth day of September one thousand eight hundred
 and sixty one bearing date the nineteenth day of August last hereby conveyed and with other
 and like conditions granted to the said Thomas Haynes Harrison and his heirs And also
 shall and will upon the like request and at the like cost permit him or them to take
 Copies Extracts or Abstracts of the said Deed And shall and will in the meantime

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Keep the said Deed in his or their custody uncancelled and undelivered unless presented as aforesaid. The Witness whereof the said parties to these presents have hereunto signed their Names and affixed their Seals the day and year first herebefore written.

Signed Sealed and delivered by the above named Thomas Heyne Harrison in the presence of us Notary Public for the Colony of New Zealand. Robert Dymally Clerk to Mr. Dymally.

Signed Sealed and delivered by the above named Robert Cook in the presence of us.

Recd N^o 38494 having satisfied myself of the contents of the foregoing Copy this 22 day of August 1873
Witness. W. Dymally
H. Wray for J. J. Dymally

Recd at 2.30 P.M. 28 May 1873.
N^o 38495.
J. Williams - Registrar
Dated 21st March 1873.
Settlement upon the Marriage of
Henry John Le Cron Esq^r with
Miss M. F. Hunt.
Last registered N^o 11940

This Deed made the Twenty first day of March one thousand eight hundred and fifty three between Henry John Le Cron of Port Lyttelton in the Canterbury Settlement in New Zealand Merchant of the first part Margaret Fisher Hunt of Lyttelton aforesaid Spinster of the second part and David M^o Cass Laurie and Edward Circuit Lathin both of Lyttelton aforesaid Merchants of the other third part Whereas a Marriage is intended to be shortly had and solemnized between the said Henry John Le Cron and Margaret Fisher Hunt And Whereas under and by virtue of a Lease dated the Twenty fifth day of December one thousand eight hundred and fifty one made between John Townsend Parkinson of the one part and the said Henry John Le Cron of the other part the said Henry John Le Cron is entitled to a Plot or parcel of Land containing Five Acres or thereabouts Situate in Huttville Bay in Port Victoria together with the Messuages or Tenement erections and Buildings thereon erected and built and now in his occupation for the Residue of a Term of Twenty years from the date thereof at the yearly Rent of Twenty four



shillings but subject to the covenants and agreements herein expressed or implied and being so possessed of the said hereditaments and of the Household Furniture Fixtures and Effects in and about the same premises has upon Treaty for the said Marriage And in order to make some Provision for his said intended Wife and the Children of the marriage (if any) Agreed to assign the said Premises and the Household Furniture Fixtures and Effects in and about the same to the said David M^o Cass Laurie and Edward Circuit Lathin upon the Trusts herein declared And to enter into such Covenant for payment to them of the sum of Two thousand pounds as is hereinafter contained to be by them held and invested upon such Trusts and for such intents and purposes as are hereinafter expressed And for better securing the due Payment thereof the said Henry John Le Cron has agreed to insure his life in the Colony Mutual Life Assurance Office or with or with some other respectable Life Assurance Company for the sum of Two thousand Pounds either in one or more sums in the names or name of the Trustees or Trustee for the time being of the said Trust Fund and enter into such Covenant for keeping on such such Trusts as is hereinafter contained And upon Treaty also for the said Marriage it was agreed that the said parties Heirs of the first and second parts should enter into such covenant as is hereinafter also contained for settling the future or after acquired property to which the said Margaret Fisher Hunt may become entitled during the said intended Coverture in manner

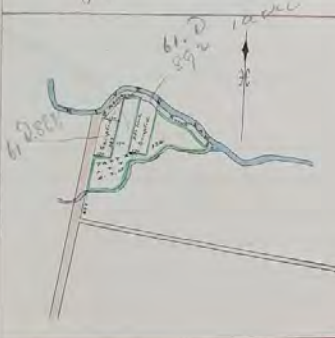
Appendix D: deed 67D 230-231

218 shall be hereinafter on the part of the said Dea Monk his heirs executors and administrators 230
 their executors and administrators, Do Witness whereof the said parties have hereunto set their hands
 the day and year first above written. S. Monk.
 Signed by the said Dea Monk in the presence of Thomas Westrington, Abel Kupa, Davidson.

Recd N^o 39821 having satisfied myself of the contents of the foregoing Copy this 27th day of January 1874
 Witness N. Deunage. *Wm J. Lamb per N. Deunage.*

Recd at 230 P.M. 24 Oct 1873
 N^o 39822.
 J. Williams, Registrar (S)
 Dated 18 Oct 1873.
 M^r Tho^s H. Harrison
 to
 M^r Robert J. Hicks
 Conveyance of part of Rural Section
 134 Maudslayi District
 Lot Reg^d N^o 39459.
 J. S. Joynt, Sole Christchurch.

Two (Hutings) This Deed made the Eighteenth day of October One thousand eight hundred and seventy three I Thomas Thomas Harrison of Haikapa in the Province of Canterbury in New Zealand Farmer of the one part of 22^{1/2} ac and Robert Jacobs Hicks of Haikapa aforesaid laborer of the other part Witnesseth that in consideration of the sum of Forty pounds paid by the said Robert Jacobs Hicks to the said Thomas Thomas Harrison (the receipt of which is hereby acknowledged) he the said Thomas Thomas Harrison doth hereby convey and assign All that parcel of land containing by admeasurement Some acre three roods and twenty five perches more or less being part of the Rural Section numbered 134 on the map of the Chief Surveyor setting out and describing the rural land in the (Maudslayi) District of the said Province commencing at a point on the Western boundary of the said Section a distance of Four chains sixty four links from the South Western corner thereof the said point being the intersection intersection of the said boundary by the Northern side of a small Creek running through the said Section thence North Easterly following the said Northern side of the said Creek to a Road Fifty links and received by the said Thomas Thomas Harrison along the Southern bank of the Piney Cram thence Westward and South Westward along the Southern side of the said Road to the South Western boundary of the said Section and thence Southward along the said Western boundary to the commencing point.



Saving and reserving nevertheless out of this Conveyance All that parcel of land commencing at a point on the Western boundary of the said Section a distance of fifty links from the North Western corner thereof extending thence Easterly in a line at right angles to the said boundary a distance of One chain seventy links thence at a right angle Northward to the Southern side of the aforesaid Road before mentioned and thence South Westward along the said side of the said Road to the commencing point. Also All that parcel of land containing by admeasurement Five eighths of an acre more or less being the land conveyed by the said Thomas Thomas Harrison to Thomas Thaplin and John Lee by deed dated the Twenty Fourth day of October one thousand eight hundred and fifty nine Registered as number 38493. And Also all that parcel of land containing by admeasurement One acre more or less being the land conveyed by the said Thomas Thomas Harrison to the said Robert Jacobs Hicks (under the name of Robert Hicks by deed dated the Sixth day of July one thousand eight hundred and sixty Registered as number 38494 as the said parcel of land hereby conveyed is delineated in the plan on these presents and thereunto referred together with the use and enjoyment at all times hereafter as a public Road or Highway of the said Reserve Road and all other the appurtenances thereto belonging and all the estate and interest of the said Thomas Thomas Harrison in the said premises To hold the said premises unto and to the use of the said Robert Jacobs Hicks his heirs and assigns for ever. (And this I did further

231

Witnesseth that in consideration of the promises by the said Thomas Haynes Harrison doth
 shew for himself his heirs executors and administrators covenant with the said Robert Jacobs
 Hicks his heirs and assigns that in the said Thomas Haynes Harrison his heirs or assigns with
 at all times upon the request in writing of the said Robert Jacobs Hicks his heirs or assigns or any
 person lawfully or equitably claiming through him or them any estate or interest in the said land
 made hereby conveyed at the expense of the person or persons requiring the same provided to him or
 them or to such person or persons as he or they shall appoint or in any Court of Judicature or the
 relief but within the Colony of New Zealand only as occasion shall require for the support of
 manifestation of the estate or title of the said Robert Jacobs Hicks his heirs and assigns and any
 or any other person claiming as aforesaid a certain deed of Reconveyance dated the first day of
 August One thousand eight hundred and seventy three by the Church Property Trustees to Thomas
 Haynes Harrison of part of Parcel Section 154 Registered as number 39459 with declared
 by Frederick Smith of last by fire of the Crown Grant of said Section to said Thomas Haynes
 Harrison Registered as number 2408 and Mortgage dated the twenty sixth day of July One
 thousand eight hundred and sixty by Thomas Haynes Harrison to the Church Property Trustees
 of part of same Section Registered as number 279 & thereto annexed And will at all times
 upon such request and at such expense as aforesaid make and deliver to the person or persons
 requiring the same or to such person or persons as he or they shall appoint such true copies
 attested or unattested of the said deed and declaration as he or they may require And will in
 the meantime keep the said deed and declaration safe uncancelled and undisturbed unless pro-
 vided by law or other inevitable accident In Witness whereof the said parties have hereunto
 set their hands and affixed their seals the day and year first before written.

Signed Sealed and delivered by the said Thomas Haynes } T. H. Harrison (as)
 Harrison in the presence of C. A. C. Cunningham Clerk to T. J. Joyce Sd. Christchurch.

Recd. N^o 39822 having satisfied myself of the correctness of the foregoing Copy this 27 day of January 1876
 Witness. W. Damage. The J. Joyce per H. Grey

Recd at 2.30 P.M 24 Oct.
 1873. N^o 39823.
 J. S. Williams, Registrar. (25)
 Dated 3rd August 1873.
 R. H. Rhodes Esq^r of or
 to
 William Abbott Esq^r
 Reconveyance of Parcel Sections 7332
 7337, 7338 and 7339, Cottesmore
 District. Last Reg^d N^o 27033.
 J. S. Joyce Christchurch.

Seven Pounds	Five Shillings	Three Pence	This Deed made the eighth day of August One thousand eight hundred and seventy three Between Robert Heaton Rhodes of Christchurch in the Province of Canterbury in New Zealand Esquire of the first part the said Robert Heaton Rhodes and William Donald of Lyttelton in the said Province Esquire of the second part Moses Coyer of Waterport Station in the said Province Stationer of the third part and William Abbott of the North Road in the said Province Farmer of the fourth part Whereas the said Moses Coyer being seized of an estate of inheritance in fee simple in two parcels of land and hereditaments hereinafter detailed by deed dated the second day of August One thousand eight hundred and sixty seven and made between the said Moses Coyer of the first part the said Robert Heaton Rhodes and the said Robert Heaton Rhodes and William Donald of the second part conveyed and assigned in the same (amongst other hereditaments) into the said Robert Heaton Rhodes and Donald their heirs and assigns By way of Mortgage for securing into the said Robert Heaton Rhodes his executors administrators or assigns of the sum of One thousand six hundred and fifty pounds with interest thereon at the time and in manner therein mentioned and also for
Sealed	Sealed	Sealed	

Transcript of 67D 230

This Deed made the Eighteenth day of October One thousand eight hundred and seventy three Between Thomas Haynes Harrison of Kaiapoi in the Province of Canterbury in New Zealand Farmer of the one part and Rober Jacobs Hick of Kaiapoi aforesaid Labourer of the other part Witnesseth that in consideration of the sum of Forty pounds paid by the said Rober Jacobs Hicks to the said Thomas Haynes Harrison (the receipt of which is hereby acknowledged) he the said Thomas Haynes Harrison doth hereby convey and assure unto the said Robert Jacobs Hicks his heirs and assigns All that parcel of land containing by admeasurement Four acres three roods and twenty five perches more of less being part of the Rural Section numbered 134 on the map of the Chief Surveyor setting out and describing the rural land in the Mandeville District of the said Province commencing at a point on the Western boundary of the said Section a distance of Four chains thirty five links from the South Western corner thereof the said point being the intersection of the said boundary by the Northern side of a small Creek running through the said Section thence North Easterly following the said Northern side of the said Creek to a Road Fifty links wide reserved by the said Thomas Haynes Harrison along the Southern bank of the River Cam thence Westerly and South Westerly along the Southern side of the said Road to the said Western boundary of the said Section and thence Southerly along he said Western boundary to the commencing point Saving and reserving nevertheless out of this Conveyance All that parcel of the land commencing at a point on the Western boundary of the said Section a distance of fifty links from the North western corner thereof extending thence Easterly in a line at right angles to the said boundary a distance of One chain Seventy links thence at a right angle Northerly to the Southern side of the Reserved Road before mentioned and thence South Westerly along the said side of the said Road to the commencing point Also All that parcel of land containing by admeasurement Five eighths of an acre more or less being the land conveyed by the said Thomas Haynes Harrison to Thomas Sharplin and John Lee by deed dated the Tenth day of October one thousand eight hundred and fifty nine Registered as number 38491 And Also all that parcel of land containing by admeasurement One acre more or less being the land conveyed by the said Thomas Haynes Harrison to the said Robert Jacobs Hicks (under the name of Robert Hicks by deed dated the sixth day of July one thousand eight hundred and sixty Registered as number 38494 as the said parcel of land hereby conveyed is delineated in the plan on these presents and therein coloured green together with the use and enjoyment at all times hereafter as a public Road or Highway of the said Reserved Road and all to other the appurtenances thereto belonging and all the estate and interest of the said Thomas Haynes Harrison in the said premises To hold the said premises unto and to the use of the said Robert Jacobs Hickes his heirs and assigns for ever And this Deed further

Witnesseth that in consideration of the premises he the said Thomas Haynes Harrison doth herby for himself his heirs executors and administrators covenant with the said Robert Jacobs Hicks his heirs and assign that he the said Thomas Haynes Harrison his heirs or assign with at all times upon the request in writing of the said Robert Jacobs Hicks his heirs or assigns or any person lawfully or equably claiming through him or them any estate or interest in the said hereditiments herby conveyed at the expense of the person or persons requiring the same produce to him or them or to such person or persons as he or they shall appoint or in any Cavaet of Judicature or else where but within the Colony of New Zealand only as occasion shall require for the support or manifestation of the estate or title of the said Robert Jacobs Hicks his heirs and assign and every or any other person claiming as aforesaid a certain deed or Reconveyance dated the First day of August one thousand and eight hundred and seventy three by the Church Property Trustee to Thomas Haynes Harrison of part of the Rural Section 134 Registered as number 39459 with the declaration by Fredeuck Savill of the loss by fire of the Crown Grant of the said Section to said

Thomas Haynes Harrison Registered as number 2408 and Mortgage dated the twenty sixth day of July one thousand eight hundred and sixty by Thomas Harrison to the Church Property trustee of part of same section Registered as number 2798 thereto annexed And will at all times upon such request and at such expense as aforesaid make and deliver to the person or persons acquiring the same or to such person or persons as he or they shall appoint such true copies attested as manifested of the said deed and declaration as he or she may require And will in the meantime keep the said deed and declaration safe uncancelled and undefaced unless prevented by fire or other inevitable accident. In Witness whereof the said parties have herewith set their hands and affixed their Seals the day and year first before written. Signed sealed and delivered by the said Thomas Haynes Harrison in the presence of C.A.C Cunningham Clark to T S

Appendix E: 57D/582-583

582

Dated 28th August 1873

Thomas James Harrison Esq. to
 Mr. James Hewitt

Conveyance of Part of Rural Section
 N^o 134 and Apportionment of Sections
 in parts of the Maori Reserve at
 Kaipoi in the Province of Canterbury.

Lat. 41° 30' 59"

D. C. Porter Kaipoi

Between Thomas James Harrison of Kaipoi
 in the Province of Canterbury in New Zealand former
 of the one part and James Hewitt of the other part
 in the same Province former of the other part.


It is agreed that in consideration of the sum
 of One thousand one hundred and fifty pounds
 by the said James Hewitt to the said Thomas
 James Harrison paid at or upon the execution
 of this deed (the receipt of which said sum
 the said Thomas James Harrison doth
 hereby admit and acknowledge) He the
 said Thomas James Harrison doth by
 this deed convey and assign unto the said
 James Hewitt and his heirs All that part
 of land in the said Province containing by
 measurement forty five acres
 more or less situate in the Maori Reserve
 being part of the Rural
 Section numbered 134 in the
 Map of the Chief Survey of the
 said Province setting out and
 describing the Rural Section
 therein commencing at the
 South Eastern corner of the said
 Section following thence North-
 westerly along the Southern boundary
 of the said Section a distance of
 forty chains to the South Western
 corner thence at a right angle
 north Easterly along the Western boundary
 of the said Section a distance of four chains thence
 north Easterly to a small stream
 or Creek which intersects the said Section from South West to North East thence
 following the said stream or Creek to the said Corner thence easterly along the River
 corner to the Maori Reserve thence along the said Reserve easterly and
 southerly to a Road passing along the River corner and thence southerly along that
 road to the commencement point. As the same is delineated on the plan
 in this deed and coloured Green together with all the right and appurten-
 ances to the said parcel of land and appurtenances belonging. And all the
 estate and interest of him the said Thomas James Harrison whom he
 held the said part of Land and appurtenances with their Appurtenances
 unto and to the use of the said James Hewitt and his heirs and assigns forever.

And this deed further witnesseth that for the considerations aforesaid He the
 said Thomas James Harrison doth by this deed sell assign transfer
 and put over unto the said James Hewitt his Executors administrators
 and assigns All that portion of the Maori Reserve situate in
 the Western District being between the South Road and the Bridge opposite
 the said Section numbered 134 and containing Four acres more or less. All
 the same is now held under a certain Agreement bearing date the
 first day of January One thousand eight hundred and seventy three and

Appendix F: Certificate Title CB 414/131

Identifier CB414/131

NEW ZEALAND.



Register-book, Vol. 414, folio 131

Land Transfer (Compulsory Registration of Titles) Act, 1924.

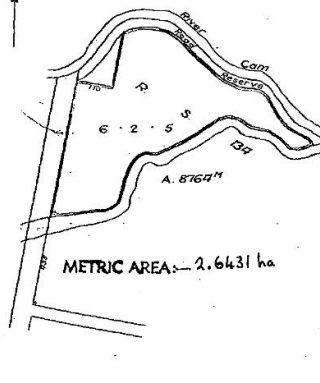
Reference: Deeds Index 574 851, 852
675, 102
Application No. C. 6381

414 131

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS


This Certificate, dated the Fourth day of February one thousand nine hundred and Twenty-nine under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that THOMAS CROSS BUTCHER of Kaiapoi, Fellmonger and ALFRED CHARLINGTON HARRIS of Pahiatua, Sheepfarmer, (Joint tenants inter se) and ELIZABETH HICKS of Woodend, Spinster, are seized of an estate in fee-simple as tenants in common in equal shares

vested of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, by the several admeasurements a little more or less, that is to say: All that parcel of land containing SIX ACRES TWO RODS AND FIVE PERCHES or thereabouts situated in Block XI of the Rangiora Survey District being part of Rural Section 134



METRIC AREA: 2.6431 ha

Scale: 3 Chains to an Inch



D. L. R.
District Land Registrar.

Outstanding Deeds of Conveyance Nos. 3494 (61/592) and 39822 (67/230) registered 28th May 1873 at 2 p.m. and 24th October 1873 at 2.30 p.m. respectively creating Rights of Way appurtenant to parts of above described land over a Road reserved along the Southern bank of the River Cam

D. L. R.
D.L.R.

Transmission 22984 of the interest of Elizabeth Hicks deceased to the above named Thomas Cross Butcher entered as April 1931 at 2.10 p.m.

Transmission 27615 to the above named Thomas Cross Butcher of the joint interest of the said Thomas Cross Butcher and Alfred Charlington Harris deceased entered 21 November 1931 at 2.45 p.m.

Transfer 223720 produced 1. Brandon 1927 at 12 Noon. Thomas Cross Butcher to Arthur Emma Elms of Pahiatua Widow, Elizabeth Cross Butcher wife of the said Thomas Cross Butcher and Samuel Harris of Frankton Widow as tenants in common in equal shares

D. L. R.
District Land Registrar.

Appendix G: Survey Office plan 1309

922

estate and Letters of Administration of the
 estate and effects of us on the assets of the
 estate of one thousand eight hundred and
 eighty eight granted by the said Superior
 Court of New Zealand at Auckland District
 to the said Joseph William Keicks and
 whereas the said Robert Rouse Keicks did
 grant at his life or or about the said
 day of May one thousand eight hundred
 and eighty seven having first duly made
 and published his last Will and Testament
 he devised and bequeathed all his estate and effects
 his wife the said Emma Keicks and appointed his executor
 and the said Henry Feldwick executor and executor
 Probate of the said Will was on the tenth day of June one
 thousand eight hundred and eighty seven granted by the
 Supreme Court of New Zealand at Auckland District to the said
 Emma Keicks and Henry Feldwick and whereas the said Robert
 Rouse Keicks during his lifetime agreed with the said Joseph
 William Keicks and Elizabeth Keicks to convey to them in equal
 shares all his share and interest in the real Estate of the said
 Robert Jacobs Keicks under the said Will and whereas the
 personal property of the said Robert Jacobs Keicks has been
 administered by the said Executors thereof and whereas
 Henry Dent Gardner as surviving Trustee of the Will of the
 said Robert Jacobs Keicks is desirous of conveying to the
 said Joseph William Keicks and Elizabeth Keicks their respec-
 tive shares in the real Estate of the said Robert Jacobs
 Keicks and of conveying to the said Joseph William Keicks
 as administrator of the said Robert Jacobs Keicks deceased his
 share of the said real Estate and the said Emma Keicks as
 devisee under the said Will of the said Robert Rouse Keicks
 deceased is desirous of giving effect to the said Agreement
 so entered into by the said Robert Rouse Keicks as above
 said Now this deed witnesses that in consideration
 of the premises and of the sum of Ten Shillings to him
 paid by the said Joseph William Keicks and Elizabeth Keicks
 the receipt whereof is hereby acknowledged the said
 Henry Dent Gardner as such surviving Trustee of the
 Estate of the said Robert Jacobs Keicks as aforesaid with
 the consent and by the direction of the said Emma Keicks
 as aforesaid and Henry Feldwick testified by their being
 she the said Emma Keicks as such devisee doth hereby convey and assign and
 said Henry Feldwick as such executor and executrix as aforesaid and the
 Emma Keicks do and each of them doth hereby convey and confirm
 unto the said Joseph William Keicks and Elizabeth Keicks and their heirs all
 that parcel of land containing by admeasurement Four acres three roods
 and twenty five perches more or less being part of the Rural Section Numbered
 134 or the alias of the Chief Surveyor setting out and describing the several parcels
 in the all and whole District in the said County of Ashley commencing at
 a point on the Western boundary of the said Section a distance of four chains
 thirty five links from the South Western corner thereof the said point being the
 intersection of the said boundary by the Northern side of a small creek running
 through the said Section thence North Easterly following the said Northern side
 of the said creek to a Road fifty links wide reserved by one Thomas Hoynes
 Harrison along the Southern bank of the river Coma thence Westward and South
 Westward along the Southern side of the said road to the said Western boundary of the
 said Section and thence Southward along the said Western boundary to the commencing



Freepost Authority Number 1667



Attention: Chris Brown
Let's Talk about - Arohatia te Awa
Waimakariri District Council
Private Bag 1005
Rangiora 7440

Fold along line

Please seal on all sides with tape.

Fold along line

We'd love to hear your thoughts...

Name:

Email/Phone:

Comments: (Please feel free to add further pages inside if you wish)

Your feedback will go to: Chris Brown, Manager Community and Recreation, 0800 965 468, chris.brown@wmk.govt.nz

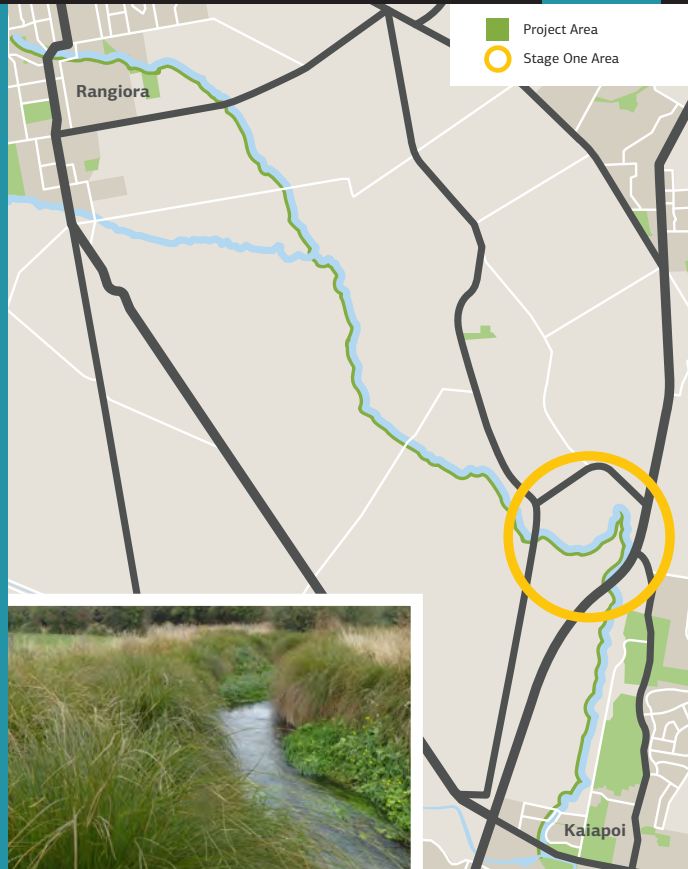
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INVITATION TO BE INVOLVED - AROHATIA TE AWA (CHERISH THE RIVER) STAGE ONE



WHAT DO YOU THINK?

We are planting our streams and rivers to improve water quality in the district.



Waimakariri District Council is creating a network of river and stream-side pathways connecting communities across the district while improving water quality through riparian planting.

Called Arohatia te Awa – Cherish the River, the project aims to create off-road ecological corridors along the streams and rivers across the Waimakariri District while simultaneously helping to improve water quality for our streams and rivers.

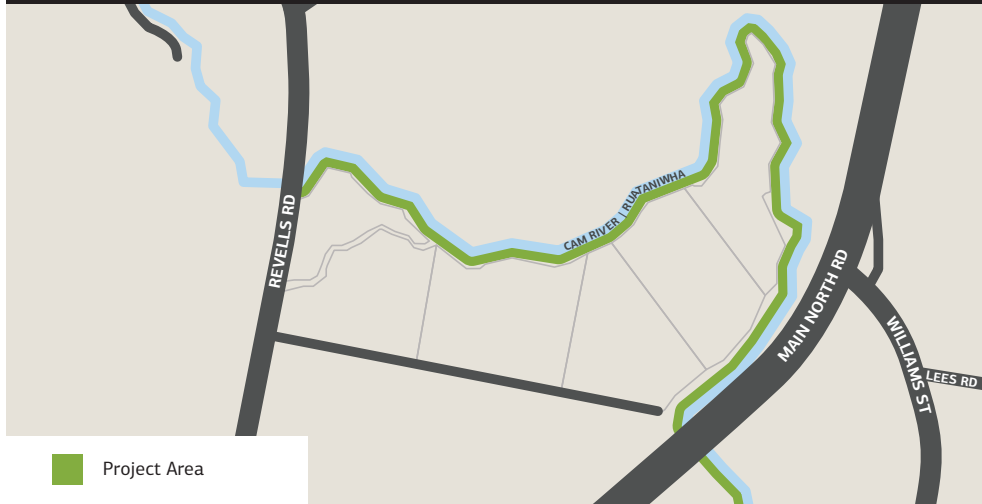
This network will be progressively developed over the coming years as funding becomes available and will be incorporated into the wider plans of Waimakariri District walking and cycling networks.

This brochure outlines Council's vision for the project, the recreation benefits it will have for the Waimakariri community, the freshwater quality improvements it will bring, why we want to collaborate with residents.



A WAIMAKARIRI DISTRICT COUNCIL PROJECT

INVITATION TO BE INVOLVED - AROHATIA TE AWA (CHERISH THE RIVER) STAGE ONE



Project Area

Above image: Stage one planting area

What are we wanting to achieve?

Arohata te Awa – Cherish the River's vision is to improve in-stream habitat, while creating ecological and recreational networks along our district waterways to create healthy ecosystems and a community of guardians.

It will encourage and enable recreation as well as foster connection to our waterways.

The reasons for doing this is because the degrading quality of freshwater in New Zealand is one of the most pressing issues facing our country.

New Zealanders want to swim, fish, gather mahinga kai and enjoy freshwater as our parents and grandparents did. We also need clean water to drink to both support our population's health as well as a sustainable economy.

Our freshwater ecosystems are suffering as a result of urban development, agriculture, horticulture, forestry and other human activities.

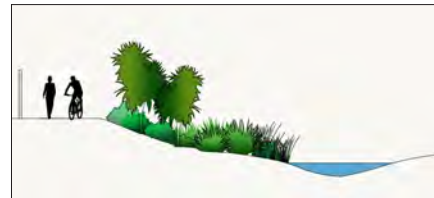
There are two primary goals with this project:

1. One is to involve residents in restoring the health of our streams and rivers through ongoing riparian planting – creating a sense of ownership for this natural resource as well as foster connection with the environment
2. The second is to create the cycle, walkway and ecological corridors that raise awareness of this significant natural public asset as well as providing safe spaces for people to exercise and get around.

To start with we are identifying corridors where we can have the most impact in the shortest term.

Simultaneously we're developing a wider plan for the District and seeking partnerships with organisations like Environment Canterbury to fund this vision.

Below images: Planting examples



What are the Benefits?

First up are the benefits for the waterway itself and its inhabitants:

Planting fenced riparian areas adds benefit to the environment as plants work like a sieve, helping to filter out sediment and nutrients before they enter waterways.

Riparian planting also helps prevent erosion and increases the habitat for native wildlife. They do this by providing 'shade' which lowers water temperature and increases the habitability of the waterway for animals, fish and invertebrates.

What are the benefits for residents?

Arohata te Awa will provide residents with safe, green spaces to walk, cycle and get around the district by opening up access to the publicly owned land that borders the rivers, streams and beaches across New Zealand.

We also want to foster locals having a connection with their streams and rivers, and understand that changes such as riparian planting and land design which minimises run-off into waterways can provide big benefits to freshwater quality.

What does this mean for landowners who border streams and rivers?

A core part of this project involves opening access to walkers and cyclists while undertaking riparian planting of the public land which borders waterways across the District.

The publicly owned land varies between 10m – 20m in width.

Property owners who border this land may have been maintaining it in exchange for access, or may have fenced the boundary line already.

We are proposing two options for fencing and planting - depending on the width of land available. This will provide privacy and security for these owners while sticking to the goals of Arohata te Awa.

Examples of what this will look like are on the left:

We want to discuss this project with you, invite you to get involved, and are happy to come and meet with you directly at your home, workplace or somewhere you're comfortable.

What's your initial route?

Our focus in the immediate future is to create a corridor along the Cam River utilising public land and 'paper roads' (unformed legal roads) which travel along the river banks.

The project will start in Kaiapoī and be developed in two initial stages.

The first stage will begin along Lower Camside Road following the Cam River towards Rangiora. It will duck under the State Highway 1 Bridge connecting to the 'paper road' which is owned by Waimakariri District Council but maintained by the owners between 242 – 250 Revells Rd.

The second stage continues from here and follows the river around the 'horseshoe', crossing Revells Rd and linking to Cox Road.

Following completion of these stages our focus would turn on the next stages to connect to Rangiora.

Next Steps

The next steps for this project are:

- We want to discuss this project with you and are happy to come and meet with you directly at your home, workplace or somewhere you're comfortable

This is an opportunity for you to ask questions of staff or elected members regarding the material within this brochure, and to meet the team who will be delivering the project

Contact us on the details below to arrange a time and date that suits.

- You are also able to visit Waimakariri.govt.nz/letstalk at any time to read material, see maps, and ask a question directly of the project team at your convenience.

Questions

If you have any questions, please contact either of the below staff members:

Name: Chris Brown, Manager Community and Recreation

Contact: 021 430 438, chris.brown@wmk.govt.nz

Name: Grant MacLeod, GreenSpace Manager

Contact: 027 230 1529, grant.macleod@wmk.govt.nz



Property Acquisition and Disposal Policy Schedule A - Acquisitions Criteria applied to land in front of 260 Revells Road, Kaiapoi, as part of the Arohatia te awa project.

A8. Criteria for determination of acquiring Property

The Council will use the following criteria to assess an opportunity to acquire Property and discover whether it contributes to the objectives and principles of this Policy.

The Council can decide to proceed with the acquisition even if one or more of the below criteria are not met. However, any criterion not met will be analysed in the decision-making report, and this will be taken into account when the Council decides whether or not to acquire the Property.

The Property acquisition criteria below is a guide for decision-making by the Council.

Every Property acquisition will be considered on its own merits, and no one of the criteria listed is necessarily of greater weight, nor is a Property acquisition required to meet every one of the criteria.

A8.1 Overall strategic fit of the acquisition

- The acquisition is identified in a growth strategy, structure plan, asset management plan or similar.
Part of Arohatia te awa project identified in the Long Term Plan 2021-31.
- There are no other Council-owned or administered Properties which could address the need for such Property.
Unique location linking to other parts of the Arohatia te awa project.
- The proposed Property improves functionality or access to existing Council-owned or administered Property.
In this case, provides improved functionality and access to the Arohatia te awa project over the next best option of building a bridge to span the river.
- There are demonstrable social and environmental benefits to the acquisition.
These have been identified previously in the Arohatia te awa project included in the Long Term Plan 2021-31.
- The acquisition fills a gap or responds to a previously identified need, for example, as identified in the Council's annual property review.
N/A not previously identified need. This has arisen during the implementation of the project.
- The acquisition provides a connection or improves safety and access to the coast, waterways, walkways, cycle tracks or other recreational connections.
Integral part of the Arohatia te awa project.
- The acquisition is strategically important to the Council and/or the community.
The project significantly contributes to the environmental, cultural, social and to a lesser degree the economic wellbeing of the residents and visitors to the Waimakariri.
- The acquisition is identified in the Long Term Plan or Annual Plan.
The acquisition itself is not identified in either plan, but the Arohatia te awa

project which incorporates this land is included in the Long Term Plan 2021-31.

- The acquisition has been budgeted for in the Long Term Plan or Annual Plan. The project has been budgeted for in the Long Term Plan 2021-31. This acquisition will be funded from the budgeted funds.

A8.2 Community requirements

- Any known community interest or preferences for the acquisition opportunity, a particular site, or the need promoting the acquisition have been taken into account.

The Arohata te awa project was consulted on with the community as part of the 2021-31 LTP and was supported.

- The community's aspirations for the site support the planned usage. The site is a river margin and would not be suitable for many other uses other than what is proposed which includes a walkway and riparian planting.

A8.3 Costs and land value

- An appropriate source of funding has been identified. The project has been budgeted for in the Long Term Plan 2021-31. This acquisition will be funded from the budgeted funds.

- The whole-of-life costs of the acquisition have been taken into account.

Greenspace has considered and identified the ongoing costs and benefits of the acquisition on a whole-of-life basis.

- The funding of the acquisition will be equitable for current and future generations.

Current and future generations will enjoy the enduring benefits of the land acquisition.

- A valuation of the land has been obtained where appropriate.

Not required at this stage until any remaining owners of the land are identified (may be no traceable owners able to be identified, given the land is under the Deeds system and has never been registered, and subsequent generations have accepted the informal intention the land be reserved as road)

- If additional Property (to what is required for the Council's immediate need) is being purchased – such additional Property needs to be clearly identified, the reason for such additional Property being purchased and a clear timeline and plan to repurpose/dispose of it needs to be provided.

N/A land being acquired to meet immediate need.

- If only that part of a Property required for the Council's immediate need is being considered for purchase, the strategic value (if any) in purchasing the balance of the subject Property needs to be considered and reviewed.

N/A no balance being acquired.

A8.4 Restrictions on land use

- Any restrictions from zoning or designations on the site are appropriate for the planned use of the site.

Zoning supports the planned use. There are no designations on the land being

acquired.

A8.5 Alternative ownership or acquisition options

- Opportunities for alternative ownership arrangements of the Property requirement such as easements, joint ventures, or leases have been investigated.

LINZ have been approached and the options and procedures outlined in the report are the current process that needs to happen to ensure the land can be acquired for the Arohatia te awa project.

- The merits of any alternative ownership options have been identified.
There are no alternative ownership models available.
- Other than land/improvement purchase, opportunities for alternative acquisition methods, such as endowment, vesting, easements, leasing/licences, land exchange, or partnerships, have been explored.
All options have been explored.

A8.6 Site condition and suitability

- The Property's current use does not prevent or impede the planned use of the site.

Once the shed belonging to the property owners at 260 Revells Road has been removed or relocated or a license provided to allow formal use, there would be no impediments on the planned use.

- The Property is suitable for its intended use.
The property is the most suitable option for inclusion in the Arohatia te awa project.
- Any natural hazards identified on the site will not prevent or impede the planned use of the site.
Localised flooding is not likely to prevent or impede the planned use of the site as remediation will be undertaken as part of the Arohatia te awa project. The development of the land would include appropriate riparian planting which will stabilise the banks from erosion and help to protect adjacent land from flood damage.
- Community interest, financial, timing or any other implications have been considered regarding removal or refitting of any existing structures, including the need to bring it up to building code standards.

The only structure of interest on the land is the private shed from 260 Revells Road. The land owner who owned the shed has an interest however has been provided with a draft license to enable ongoing occupation. This occupation would not impede any use by the public or development as proposed by the Arohatia te awa project.

A8.7 Access and functionality of the site for the intended purpose is achievable.

- A site check for contamination, landfill, drainage does not reveal anything which will prevent or impede the planned use of the site.

Part of the land lies within the silent file area SF016 Kai-A-Te-Atua. [See Operational District Plan Appendix 2.4: Silent File Areas. As identified in "Te Whakatau Kaupapa: Ngai Tahu Resource Management Strategy for the Canterbury Region" (Tau, et al 1990). Where a resource consent application or

plan change request has the potential to adversely affect silent file areas listed in the Plan the applicant shall consult with Te Ngai Tuahuriri Runanga to determine what the potential adverse effects will be on those areas.]. Whilst the intended use of the land does not require a resource consent application or plan change request, it is prudent to consult with Te Nai Tuahuriri Runanga.

The Arohatia te awa project has a rununga representative on the working group who supports the acquisition.

The Environment Canterbury Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on the selected land parcel.

A8.8 Tenure

- The Council has legal authority to undertake the activity proposed for the Property.

Yes

- There are no encumbrances on the record of title that prevent or impede the site's planned use, such as easements, caveats, memorials on titles, or Māori interests or settlement claims.

No encumbrances, but in land is in the Deeds system so requires acquisition under the Public Works Act 1981 in the manner described in the draft report to Council.

- There are no existing tenancies on the Property which prevent or impede the planned use of the site.

No existing tenancies.

- The Property's LIM report findings do not include anything that would impede or prevent the Property's intended use, such as shared access, unpaid rates, or applicable planning rules.

No impediments to the Property's intended use.

A8.9 Cultural heritage and ecological attributes

- Acquisition of the Property promotes the Council's meaningful working relationship with Ngāi Tūāhuriri.

The Arohatia te awa project has a rununga representative on the working group who supports the acquisition.

- Priority will be given to acquisition which will protect ecological values, historic heritage, cultural value, geological value, or landscape values.

The land to be acquired will provide protection to the river, river banks, landscape values, and cultural values through the inclusion in the Arohatia te awa project.

A8.10 Disadvantages of not proceeding with acquisition

- There is a risk of the acquisition opportunity being lost or rendered unsuitable for the intended use.

Cost disadvantage if land is not acquired and a bridge is required instead.

- Priority will be given where there are no alternatives available, and if the specific site is not purchased, the identified need will not be able to be filled.

N/A needs can still be filled but at a higher cost.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** EXC-54/ 220203014217**REPORT TO:** COUNCIL**DATE OF MEETING:** 1 March 2022**AUTHOR(S):** Simon Markham, Manager Strategic Projects, for the Housing Working Group**SUBJECT:** Housing Working Group – Interim Report to Council**ENDORSED BY:**
(for Reports to Council,
Committees or Boards)
Department Manager
Chief Executive**1. SUMMARY**

- 1.1. This is an interim report of progress against objectives by the Housing Working Group (HWG) as required by its Terms of Reference (**attachment i**). It draws on information and analysis provided to the Group by the writer, as well as the Manager, People and Engagement, and the Property and Community Team Managers.
- 1.2. It is also informed by a Forum held in 2021 with other groups and organisations with an interest in the demand for and supply of adequate, appropriate housing in Waimakariri; and by commissioned research by the Council and the Greater Christchurch Partnership (GCP).
- 1.3. Housing is a large and diverse topic of markedly increased importance given rapidly rising housing prices placing increasing pressure on affordability and growing needs for housing related assistance in order to ensure dry, warm, safe, secure and affordable housing is available for all. This report focuses on the currently stated objectives of the HWG.
- 1.4. The report is an interim one and takes the form of a report on activity and where relevant recommended next steps in relation to those five objectives in S3.2. It then gives consideration to the overall purpose of the HWG in articulating appropriate role(s) for the Council in contributing to meeting short and longer term needs for social and affordable housing in the District in particular. The information is 'layered' with key detail in the attachments.

Attachments:

- i. Housing Working Group Terms of Reference - 210423065590
- ii. Overview of 2021 HWG Meetings and August 2021 Housing Forum - 220131011448
- iii. Glossary of Housing Related Terms - 220202013247
- iv. Overview of Short and Longer Term District Housing Needs and Supply - 220203014096
- v. Housing Affordability Measures - 220202013250
- vi. Social & Assisted Housing Stock & Providers @ May 2021 - 220202013261
- vii. Letter from Otautahi Community Housing Trust re: Support with Setting up Sister Trust, 16 December 2021 - 220127009709
- viii. Otautahi Community Housing Trust Annual Report 2020-21 - 220131011307
- ix. Kāinga Ora - WDC Discussion Draft MOU - January 2022 - 220201012032
- x. Draft Attachment to Kāinga Ora - WDC MOU - Information Sharing Agreement - January 2022 - 220201012031
- xi. Summary of Dec 2021 Draft of Greater Christchurch Social & Affordable Housing Action Plan - 220126009461

2. **RECOMMENDATION**

THAT the Council:

- (a) **Receives** Report No. 220203014217.
- (b) **Notes** the Housing Working Group propose to continue to consider an (elsewhere proven successful) elderly persons group housing concept, as a possible addition of Elderly Persons Housing accommodation in the District.
- (c) **Notes** the Housing Working Group propose to continue to engage with interested parties in relation to emergency and transitional housing; in order to determine whether more structured partnering involvement is appropriate and beneficial, and what that could look like.
- (d) **Requests** the Housing, and the Property Acquisitions & Disposals, Working Groups to liaise and agree for recommendation to the Council a set of siting criteria for potential release of land for social and affordable housing and a provisional list of candidate sites in Council ownership for this purpose; to take forward into discussions with potential public and community housing providers - along with the Council's expectations about community consultation in relation to any proposals arising.
- (e) **Agrees** partnership proposals and expressions of interest from potentially interested parties in the provision of social and affordable housing be received, sought and considered on the basis of the implementation of (d) above.
- (f) **Notes** the Housing Working Group is, at Kāinga Ora's request, considering the basis of a Memorandum of Understanding with Kāinga Ora to guide partnering between that 'Acquiring Agency' and the Council in the release of Council land for social and affordable housing; and, that this would include protocols in relation to siting criteria and community consultation in this regard.
- (g) **Notes** the Housing Working Group proposes to further engage with Kāinga Ora with regard to its proposed Memorandum of Understanding with the Waimakariri District Council and provide advice to the Council in this regard.
- (h) **Notes** the Housing Working Group will be seeking to engage with Ngāi Tūāhuriri through appropriate forums on its work and issues of mutual interest.
- (i) **Agrees** the Housing Working Group should consider and provide advice to the Council on the approach by the Otautahi Community Housing Trust for support with setting up a 'Sister Trust' as per **attachment vii** to this report.
- (j) **Agrees** the Housing Working Group should consider and provide advice to the Council on the Draft Greater Christchurch Social & Affordable Housing Action Plan that is to be recommended to Council by the Greater Christchurch Partnership Committee for its consideration, as per **attachment xi** to this report.
- (k) **Agrees** the Housing Working Group should consider and provide advice to the Council on the 'Section 17A' Review of the Council's service delivery approach to Housing for the Elderly that is due this year; coordinated with review of the Elderly Persons Housing Policy (as legislative change has made some provisions of the Policy unworkable and practical functions require greater clarity / direction).
- (l) **Requests** the Housing Working Group draft for consideration by the Council a statement of intent to guide both Council and other parties on the scope of how the Council intends to give effect to its stated housing outcome in exercising its roles as provider, funder, advocate and regulator
- (m) **Approves** bringing forward \$35,000 in the Property Unit operational budget in the Draft 2022/23 Annual Plan to expedite the recruitment of a Property Projects Manager to support

the Housing, and Acquisitions and Disposals Working Groups; noting this role will be appointed on a 3- year fixed term basis.

3. **BACKGROUND**

- 3.1. The HWG was established by the Council in May 2021 with the purpose of considering and advising the Council on appropriate role(s) for the Council in contributing to meeting short and longer term needs for social and affordable housing in the District and the way forward for the Council's involvement in the provision of housing in light of that. Councillors Atkinson, Doody, Mealings and Redmond, together with the Mayor were appointed to the HWG. The four staff members indicated above support the work of the HWG.
- 3.2. Five objectives for the Group were set out in its Terms of Reference (TOR); in summary:
1. Gain an understanding of District housing needs and opportunities through recently commissioned analysis of that and other enquiries;
 2. Consider and advise on potential partnership opportunities to increase the supply of assisted housing in the District with a focus on elderly persons in the first instance;
 3. Engage with community groups and organisations with an interest in furthering the HWG purpose;
 4. Consider longer term options for the delivery of Council housing services;
 5. Lead for Council engagement with GC partners and other agencies with an interest in social and affordable housing
- 3.3. The HWG has met on six occasions in 2021, notwithstanding COVID-19 related disruption of programme that has limited its ability to 'get out in the field' and look at examples of housing, both here and in Christchurch City.
- 3.4. **Attachment ii** overviews the information considered and matters discussed at the HWG 2021 meetings. In the matters considered by the HWG and in the rest of this report a lot of housing related terms are used. A Glossary of Terms is included as **attachment iii**.
- 3.5. Defined in the diagram below is the 'housing continuum' which is fundamental to consideration of housing issues and the work of the HWG. This begins at one end of the spectrum with emergency housing where the needs for shelter are basic and pressing and so subsidy is high; to the other end where households are self-reliant in unassisted home ownership and no subsidy applies.



- 3.6. There are a number of gradations in between with the level of subsidy/assistance to enable adequate housing strongly correlated with income. Many local Councils have a 'traditional' role as a provider of a subset of social/assisted rental housing in the form of Elderly Persons Housing (EPH). Some Councils have been/are involved in general or community rental housing. Such involvements generally rely on tenants able to access the Accommodation Supplement. Those in social housing provided by either Kāinga Ora or CHPs access the IRRS (see the Glossary in **attachment iii**).
- 3.7. Relevant background also includes consideration, as required by the HWG TOR, of the possible roles for Council that potentially apply to all of its activities involving giving effect to community outcomes, and in this case housing:
- As a service provider
 - As a funder of activities by others
 - As an advocate on behalf of our community
 - As a regulator under legislation
- 3.8. As indicated, this is an Interim Report advising on the nature and direction of work streams by the HWG in accordance with its TOR and possible next steps. It takes the form of a report on activity and where relevant next steps in relation to the five objectives in S3.2 above. It then considers the overall purpose of the HWG in articulating appropriate role(s) for the Council in contributing to meeting short and longer term needs for social and affordable housing in the District in particular.
- 3.9. Rising house prices, increasing rents, growing unaffordability and escalating social housing waiting lists are all features of the context in which the HWG was established. So too is the rapidly increasing number of elderly persons on limited incomes, and uncertainty about how they will be adequately housed in the future. This together with observations about housing stresses in other types of households that form part of the housing market is the basis for considering housing needs more closely and deliberating on what Councils role is and should be.
- 3.10. Also of note as a driver for the project was the resolution by the Council to reinvest into housing the proceeds of sale of the 7 community housing units that were not achieving the objectives for that scheme as initially set. These amount to some \$2.5 Million and so advice through the HWG is to focus on where that reinvestment might occur, consistent with the role the Council seeks to play in housing provision; and, to do so in a way that maximises the value of that investment in light of observed needs.

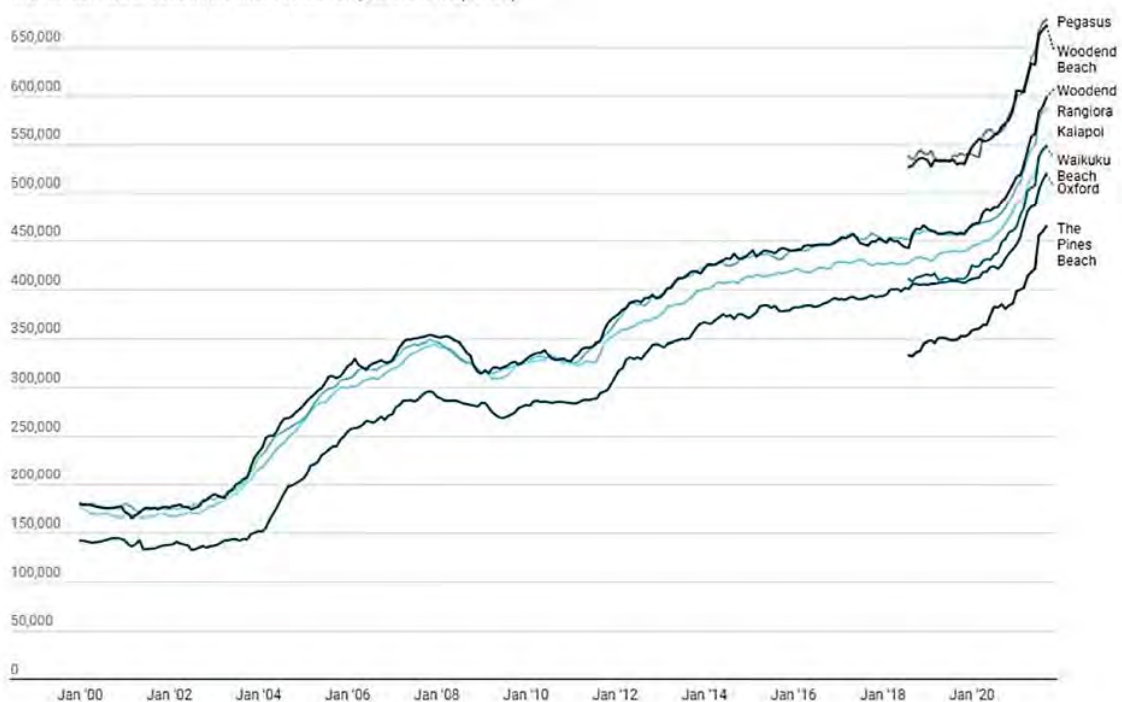
4. ISSUES AND OPTIONS

Objective 1 - Overview of Short and Longer Term District Housing Needs and Supply

- 4.1 The steady, and in recent years, escalating rise in house prices has captured a lot of attention lately. The graph below shows the long term trend for the Waimakariri District. Despite the rapid rise in Waimakariri District's house prices, they are still about 27% undervalued where they have been historically – compared to NZ's average house price. This concept is explained and picture detailed in **attachment v** for Canterbury overall; together with a variety of housing affordability measures for all districts, including Waimakariri.
- 4.2 There is considerable potential for District house prices to continue to rise further and close the gap relative to the NZ average. Such escalation while an upside in boosting the asset wealth of home owners has severe implications especially for those seeking to enter the ownership market and knock on effects in the rental market

Waimakariri Median House Price by Suburb

The median house value in Waimakariri District (Jan 2000 - Sep 2021)



Source: Core Logic • Created with Datawrapper

- 4.3 The HWG has given extensive consideration to needs and supply based on considerable analysis undertaken by the Council and with GCP partners, and appraisal of the shorter term situation based on recorded and observed un or poorly met demand and supply for 'assisted housing' not otherwise proved by the market. Both the short and longer term implications of market trends and demographic change on housing needs is discussed in **attachment iv** and overviewed below, as context for the work of the HWG and considering its recommendations as detailed later in this report.
- 4.4 New Zealand's recent housing experience is one of record supply of new homes at the same time record house price growth and the lowest population growth in 13+ years. Despite some of these indicators, declining affordability and home ownership, steadily rising rents and record waiting lists are evident. There are no quick fixes to housing stress in both the ownership and rental markets.

- 4.5 The Waimakariri version of this is good housing supply and demand growth (at an overall level house building is broadly matching population growth), but also steadily rising prices, rising rents, high waiting lists and still high (circa 80%) but declining home ownership. While the numbers are not high compared to many other districts in New Zealand, the District's public housing waiting list has more than doubled in two years. These factors have been considered in relation to the projected significant (albeit slowing) increase in the number of households over the next 30 years and their likely composition and tenure.
- 4.6 A key observation is the significant growth in 1 & 2 person households over the next 30 years. Supply (1 & 2 bedroom housing units) has been going in the opposite direction for decades i.e. growth mostly in (greater than lower quartile by value) 3 & 4 bedroom homes.
- 4.7 The exception to this is the exponential growth in the Retirement Home sector. However, this generally caters to the more affluent parts of the community. Many more, older households that are less able to sustainably house themselves can be expected as the major element of growth in those experiencing (un/poorly met) housing need. This is becoming evident in the increase by around 60% in the Council's EPH waiting list in the last three years.
- 4.8 Some demand is evident from people that need wrap around services but with few options available to them e.g. people with impaired mental capacity, at risk youth, people coping with abuse and people suffering from social isolation. This together with evidence of various forms of homelessness is in contrast to the limited capacity in community, emergency and transitional housing in the District. In summary key needs are:
- Low cost housing solutions for older people
 - Lack of Emergency and Transitional Housing
 - Lack of social housing stock generally
 - Youth transitional housing
 - Affordable housing
 - Permanent Residents in Motor camps
 - Potential overcrowding

Objective 2 - Partnership Opportunities – Elderly Persons Housing

- 4.9 The HWG has given initial consideration to partnership options for the delivery of additional EPH accommodation in the District. This has focused on a group housing concept provided elsewhere by a charitable organisation, Abbeyfields, for older persons who:
- Want independence with companionship
 - Value privacy with security
 - Can self-care but welcome the support of others
 - Need affordable accommodation
- The main target group is the independent single older person experiencing loneliness; often struggling to maintain a household and/or with difficulties affording or accessing alternatives. Most are in their late 70s - early 80s.
- 4.10 An "Abbeyfield House" is typically a large family style house, 12-14 residents renting spacious studios with ensuite. They share a communal lounge, dining area, laundry and gardens. A housekeeper/cook provides all meals, cleans communal areas and keeps an eye on residents' wellbeing. The complex is managed by a local volunteer committee. Residents pay rent with no capital entry requirement.
- 4.11 Securing a site is key to getting an Abbeyfield project underway, stimulating fund raising. Councils elsewhere have made sites available, usually with an element of gifting involved and/or contributed in a variety of ways to construction costs.
- 4.12 The HWG is aware of initial interest in establishing a local steering committee with a view to advancing an Abbeyfield House project in the District. A project of this nature is a potentially attractive option for consideration, should the Council confirm it wishes to expand its provider role in relation to EPH. It has potentially suitable site(s) and housing tagged funds available to contribute should it wish to do so.

- 4.13 For tenants currently in existing EPH units that are struggling to maintain independent living due to social isolation this may be an attractive option that would free up detached EPH accommodation (see para. 4.26). The HWG propose to continue to consider this elsewhere proven successful, elderly persons group housing concept, as a possible extension of EPH in the District. This is consistent with the analysis of housing needs reported in relation to Objective 1 above, indicating the high probability of a significant rise in older persons facing housing stress in future.
- 4.14 The other area of need and potential partnering in response, (outside of the scope of work with agencies discussed under Objective 5 below), is in relation to emergency and transitional housing. These are segments of the housing continuum identified at the August 2021 Housing Forum that a largely 'missing' in the District save six of transitional places in Beach Grove provided through the Emerge Aotearoa Trust. It is understood that there are 2 motels willing to provide emergency accommodation but this is not available in the District right now.
- 4.15 As a consequence needs for these services as they arise can go unmet through homelessness, manifest in 'rough sleeping', and various forms of substandard and overcrowded accommodation in the District; or, some people in this situation may be relocated elsewhere losing touch with whanau, friends and local community.
- 4.16 Needs in this area continue to change and 'hard numbers' are very difficult to come by and keep current but there was general agreement among interested parties at the August 2021 Housing Forum this was a need requiring attention/gap that needed filling, in the District. The HWG propose to continue to engage in this area, seeking to determine whether more structured partnering involvement is appropriate and beneficial and what that could look like.

Objective 3 - Engagement with Community Groups and Organisations

- 4.17 HWG members have also participated in a Housing Forum in August 2021 that enabled wide-ranging participation and discussion by groups and organisations with an interest in housing in the District and furthering the purposes of the HWG. A wide range of public agencies, private firms and community groups and organisations were in attendance. The Forum received briefings on:
- Housing and population trends in the district
 - WDC's EPH provider activity now and in the future
 - Future supply and demand for assisted housing, and possible Council roles
 - The Waimakariri Housing Register
 - A survey of people living in District camping ground
- 4.18 It then broke into workshop format to discuss:
- Affordable housing
 - Permanent social housing
 - Emergency transitional housing
 - Youth transitional housing
 - Housing for those with mental health issues
- 4.19 Key themes from the workshop portion of the forum were:
- "This needs a collaborative approach"
 - "Social housing is more than just a building and needs wrap around agencies involved in the project"
 - "Land needs to be acquired / made available for developers to be able to step into this space"
 - "Some hard conversations need to be had to make sure the right agency with the right resources is driving each initiative"

Information and views available through the forum are reflected in particular, in the consideration of housing needs in relation to Objective 1 above.

Objective 4 - Options for the Delivery of Council Housing Services

- 4.20 Council Housing Services are currently focused on management of the 112 EPH units in Council management in the most efficient and effective way. The Council has a long history of providing targeted housing for the elderly dating back to the late 1950's. Like most Councils in NZ this took the form of a partnership between Central and Local Government (with over 13,000 elderly persons housing (EPH) units built by the late 1970s / early 1980's).
- 4.21 Generally councils provided land and central Government providing low interest loans or grants. Council's provided subsidised rents (mostly 1 & 2 bedroom pensioner units) with ongoing support from Government (typically via the accommodation supplement).
- 4.22 Many councils expanded their stock over the 1980's and 1990's during periods of low asset cycle spend. In effect this was borrowing depreciation reserves for expansion instead of saving for long term renewals and replacement requirements. The Government stopped providing low interest capital in the early 1990s for developing new stock.
- 4.23 Many councils found themselves forced to sell / transfer assets to CHP's as rents need to be above market to adequately fund replacement and required upgrades. The Council (WDC) is fortunately not in that position and with prudent asset management in play it now has a financially 'sustainable' portfolio.
- 4.24 Rents are still well below market (ranging from \$158 per week (bedsit) through to \$225 / week (Ranui Mews / couple)). With the approved stepped rents over the next three years, this covers the cost of owning and operating the existing portfolio / service but does not fund any expansion.
- 4.25 Council does have an opportunity for modest expansion of the existing portfolio without assistance from Government or Ratepayers if it were to deploy the proceeds from sale of the seven units historically funded by the Rata Foundation. This would be limited to approximately 30 new one-bedroom units & relies on some borrowing to leverage the existing asset base. It would provide some efficiencies of scale in housing management services and opportunities to better utilize WDC land. Alternatively, or alongside of this, (subject to funding assessment) the option discussed above under consideration by the HWG is in communal assisted housing for elderly persons that provides a greater degree of tenant support than in 'live alone' units (see Section 4.13 above).
- 4.26 Modest capital contributions from Government could be leveraged with good effect and with local relationships the Council has the ability to 'gear up' and deliver in a timely way. That said existing Council EPH Policy is outdated as legislative change has made some provisions unworkable and practical functions require greater clarity / direction. An example of this is with tenants (over time) not being able to live independently – where do they go?
- 4.27 Options may exist to transfer the Council's housing assets to a CHP or outsource management to same, or indeed for the Council to establish a CHP. This comes with pro's & con's and needs careful consideration but has potential to access additional funds via IRRS / capital contributions from Government in order to expand the stock while maintaining separation of housing provision activities from rates funded activities. Of note a key requirement is that Council relinquishes a controlling interest in any such CHP trust arrangement i.e. limited to 49% or less. The application of IRRS is also only available to new tenants, not existing tenants.

- 4.28 By way of example, and it is otherwise relevant to note here, the Ōtautahi Community Housing Trust (OCHT) is the delivery agent for Christchurch City Council in relation to 2,400 community housing properties. It was established by the CCC expressly for this purpose at arm's length from the Council as a registered community housing provider, so enabling it to participate in the Government's Income Related Rent Scheme (IRRS) not otherwise available to local authorities.
- 4.29 A letter requesting engagement with OCHT towards Waimakariri District Council providing support for to establish a 'sister trust' capable and mandated to deliver community housing outside of Christchurch City in the rest of the Canterbury Region was received by the Chief Executive just prior to Christmas 2021 (**attachment vii**).
- 4.30 The option being promoted by the OCHT, if it were to proceed, would enable an experienced, at scale community housing provider to be in a position to bid to deliver community housing solutions in the Waimakariri District. Having this option available could be of benefit in meeting housing needs in the District, independent of what the Council might do with management of its own EPH portfolio. It is recommended the HWG be asked to consider and advise the Council on the approach for support by the OCHT.
- 4.31 Consideration of the Council's position in regards to the OCHT proposition is not unrelated to the discharge of the Councils responsibilities in relation to LG Act 2002 S17A Service Delivery Cost-Effectiveness Reviews; particularly as a S17A Review of the Council's service delivery approach to Housing for the Elderly is due this year.
- 4.32 Such a Review is not about whether the Council should/shouldn't be 'in the business'; but it is a 'first principles' consideration of options for how the service is delivered and what is the best option, all things considered, from a cost-effectiveness perspective. It is recommended that the HWG be tasked with overseeing the Section 17A Review of the Council's service delivery approach to Housing for the Elderly that is due this year, and that this is coordinated with the required review of the Elderly Persons Housing Policy.

Objective 5 – Engagement with Agencies and Greater Christchurch Partners

- 4.33 The HWG has as per **attachment ii** engaged with Kāinga Ora (KO) on two occasions as the major public housing provider in the District to understand its current activities and future intentions with regard to opportunities and constraints to expanding the public housing stock in the District. It has given consideration to the potential for a closer working relationship with KO.
- 4.34 KO is the Government delivery agency charged with managing existing and developing additional Crown public and affordable housing while the Ministry of Housing and Urban Development (MHUD) advises the Government on direction and sets policy according. KO has expressed interest in partnering with the Council to establish additional public housing in the District. This could positively contribute towards addressing the unmet assisted housing needs particularly those evident through the significant increase in the Waimakariri Housing Register (the waiting list) over the last couple of years.
- 4.35 A key aspect of this might be making appropriate WD-owned sites available for consideration for social housing to assist boosting local supply. This is consistent with the housing work being undertaken under the auspice of the Greater Christchurch Partnership (GCP) – see **attachment xi**. This has identified utilisation of appropriately located public lands for public housing purposes is a feature of those metropolitan areas that have made an impact on addressing rapidly increasing unmet housing needs and trending waiting lists and homelessness down.
- 4.36 The price of land is key to securing both public and community housing providers to be able and want to be involved in housing provision. The rapid escalation in urban land values in recent years has been a key limiting factor in the provision of public and affordable housing.

- 4.37 'Appropriate locations' needs to bear in mind the pattern of need as it is recorded and can be observed. For some 'hard to reach' segments of need, hard evidence by way of waiting lists is limited and the experience/observations of social service agencies becomes key.
- 4.38 Appropriate location also needs to bear in mind the financial circumstances and other vulnerabilities of those experiencing unmet housing needs. As the Council found when seeking to rehouse elderly persons housing tenants displaced by the Canterbury earthquakes, obtaining a suitable site proved challenging.
- 4.39 As for other housing and households receiving assistance from public agencies to meet their basic needs, affordable, centrally located, sites close to transport, shops, services and jobs is key. So too is destigmatisation and countering prejudices of neighbouring communities through management of tenancies and development effects, particularly since higher densities and larger precincts have become key to public and community providers in achieving affordability. All agencies are mindful of maximising public expenditure at a time of rapid escalation in land and building costs.
- 4.40 KO has expressed interest in developing a Memorandum of Understanding with the Council to guide this partnering activity and provided an initial draft for consideration by the HWG prior to any recommendations to the Council. Representatives of KO have stressed in discussions with the HWG the importance of KO-Council alignment and appropriate community consultation prior to acquiring sites and developing additional housing. This is best achieved through a clearly understood and agreed MOU.
- 4.41 KO is an acquiring agency (as defined and provided for by the Councils Property Acquisitions and Disposals Policy, 2022) and exercises a number of legislative powers to acquire, consent and develop land and housing on behalf of the Crown. Acquiring agency status reflects the reciprocal relationship the Council has with Government agencies where it is afforded opportunities for initial consideration of land identified for divestment, prior to market processes, subject to iwi first rights of refusal.
- 4.42 KO has indicated interest in sites in Council ownership, including former 'Red Zone' land, previously acquired by the Crown and vested in the Council for purposes set out in the Government approved Waimakariri Residential Red Zone Recovery Plan, 2016.
- 4.43 That Plan provides for residential uses to be included in the mixed use business areas adjoining the Kaiapoi Town Centre (MUBAs), such as has recently been proposed for the Kaiapoi South MUBA. This accords with sites in these areas having been identified for residential purposes in the adopted 2018 Kaiapoi Town Centre Plan and has now been enabled through the proposed Reviewed District Plan.
- 4.44 In making this expression of interest KO has indicated as follows:

"Kāinga Ora welcomes opportunities work with local communities and their representatives on building new social housing in supportive communities. We seek to build well-designed homes in cohesive communities for the longer term, which are close to amenities, services and transportation.

We respect the processes Council may need or choose to follow regarding public consultation. We would welcome being a part of public consultation regarding a divestment of (MUBA) property to Kāinga Ora and would work closely with Ngāi Tūāhuriri Rūnanga. Kāinga Ora consults with local communities regarding the design and integration of new homes when built at scale (typically ~10+ homes). These homes would be an important social investment in Kaiapoi supporting those in greatest need of housing support.

MUBA land under consideration will require extensive engineering assessment, remediation and design to ensure its long-term suitability. In conjunction with this assessment, securing the required planning approvals and meeting the high level of community amenity will all be necessary and will influence the underlying land value.

In addition, Kāinga Ora typically does not fully maximise the "commercial opportunities" of land development because of our long-term commitment to growing communities, that need open spaces, physical separation and other desirable features.

Given the sensitivities of the location and its history, we would welcome the opportunity to work closely with the Waimakariri District Council to ensure an outcome all parties would be proud of. A Memorandum of Understanding could be developed to this end.

We acknowledge the past transfer of the land from the Crown to the Council. We also respect that prior to 2010 this location was home to Kaiapoi residents who were unfortunately displaced. The tenants of our predecessor organisation, Housing New Zealand Limited, also lost their homes (around 10) nearby in Cass and Sewell Streets. It is important to note in order for Kāinga Ora to consider an EOI on property, we have an agreed internal permissions process that we must follow on a national level.”

- 4.45 KO has provided in January 2022 a draft MOU for Council consideration that is included as **attachment ix** and it is accompanied by a proposed information sharing agreement (**attachment x**). The HWG have yet to have an opportunity to consider this draft. As discussed above determining appropriate sites for additional social housing requires careful consideration.
- 4.46 As a basis for the HWG making recommendations to the Council in relation to an agreement with Kāinga Ora it is recommended that it first, in association with the Property Acquisitions and Disposals Working Group, prepare to make recommendations to the Council regarding a set of siting criteria and a provisional list of candidate sites in Council ownership for potential release for social and affordable housing purposes.
- 4.47 The purpose of this would be to achieve clarity about what the Council could ‘bring to the table’ in discussions with potential public and community housing providers along with confirming its expectations about community consultation in relation to any proposals arising.
- 4.48 It is also relevant to note in relation to progress with Objective 5 that the GCP has through 2021 prepared a Draft Greater Christchurch Social & Affordable Housing Action Plan (**attachment xi**). This is soon to be briefed to the Council. This Draft Plan proposes a range of collaborative actions by the Partnership that intersect with work of the HWG. It is recommended the Housing Working Group in the first instance should consider and provide advice to the Council on that Draft Plan.

Discussion of Councils Role in Housing

- 4.49 At present the only direct statement of Council policy in relation to housing relates to its EPH provider role. Through the District Plan and the GCP, the Council is party to policy in relation to its regulator role, but it lacks an overall statement to guide both Council and other parties on the scope of how the Council intends to give effect its stated housing outcome as and when it exercises its roles as provider, funder, advocate and regulator.
- 4.50 The HWG has given initial consideration to this as follows:

As a Regulator

- Be as enabling as practical and as easy to deal with as possible
- Provide for a wide variety of housing types via the District Plan
- GCP will raise with the Council ‘inclusionary zoning’ – probably only feasible at GC level. Provides a supply of low-cost land for affordable housing via CHPs but these are not in great evidence in the District
- Remissions and incentives, e.g. DCs?
- Other DP actions – while DPR in process?

As a Provider

- Best possible management of existing EPH stock – what are the options to consider?
- Prepared to expand EPH stock but via partnership, max \$2.5M to invest/ land to contribute, not to go near the rates account.
- Unlikely to change unless Government assistance regime changes – aka IRRS and/or capital assistance

As an Enabler (land owner)

- Make appropriate WD-owned sites available for consideration for emergency/ transitional/ social housing to assist boosting local supply

As a Facilitator

- Be a source of information and advice – ‘honest broker’ role – for local groups, agencies, developers
- Seek to stimulate the Community Housing Provider sector in the District
- Advocate to Government on behalf of community and Council
- Transfer of Powers (S.33)/Joint Management (S.36B) with Ngai Tuahuriri in MR873

- 4.51 These are initial thoughts for any comment by the Council. It is recommended the HWG give further consideration to a policy statement and bring back a more complete draft for Council consideration.

Implications for Community Wellbeing

There are implications on community wellbeing by the issues and options that are the subject matter of this report.

Dry, warm, safe, secure and affordable housing for all is fundamental to individuals, whanau and community wellbeing and overall social cohesion.

- 4.52 The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are likely to be affected by, or have an interest in the subject matter of this report.

Ngāi Tūāhuriri and the Council have a partnership interest in achieving adequate and affordable housing in the District. An aspect of this is that the Council and Ngāi Tūāhuriri have progressed through the Mahi Tahī Committee Kāinga Nohoanga District Plan provisions enabling of housing development in Kaiapoi Maori Reserve 873.

The Council as a member of the Greater Christchurch Partnership been party to collaboration with Ngāi Tahu and Ngāi Tūāhuriri representatives in developing a Draft Greater Christchurch Social & Affordable Housing Action Plan that addresses Kāinga Nohoanga.

In the next phase of its work it is of note that the HWG proposes to engage with Ngāi Tūāhuriri, including through the Mahi Tahī Committee, on its work and issues of mutual interest.

5.2. Groups and Organisations

There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

Apart from actual or potential housing providers in the District, the HWG has through the Housing Forum held in August 2021 engaged with and heard the views of a wider range on groups and organisations with an interest in housing in the District and furthering the purposes of the HWG.

5.3. Wider Community

The wider community is likely to be affected by, or to have an interest in the subject matter of this report.

As and when there are specific policy and programme proposals in relation to the purpose and objectives on the HWG then wider community consultation will be considered.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are financial implications of the decisions sought by this report.

The implementation of the actions associated with this report will require dedicated resource and specialist skills. The Property Unit have budget in the draft 2022/23 Annual Plan to employ a Projects Manager to support the Housing Working Group and the Property Acquisitions and Disposals Working group over a busy 3 year period.

It is recommended that circa \$35,000 of that budget is brought forward to expedite recruiting to this role as soon as possible to start this work. Most of this role has the potential to be funded by the proceeds of properties sold over the next 3 years

Otherwise the work of HWG members and advisors is covered by existing budget. This is an interim report on progress. However, and in due course recommendations by the HWG may give rise to specific financial implications.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do have sustainability and/or climate change impacts.

The availability of sufficient, good quality housing that meets the needs of the community is fundamental to individual and whānau wellbeing and so the social sustainability of communities.

The work of the HWG contributes to the Council developing its policy and approach to involvement through its various roles (provider, funder, regulator and/or advocate) in addressing housing needs in accordance with its community outcomes.

6.3 Risk Management

There are not risks arising from the adoption/implementation of the recommendations in this report.

This is an interim report on progress and as such does not represent Council policy. In due course recommendations by the HWG may give rise to specific implications warranting a risk management assessment.

6.3 Health and Safety

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. CONTEXT

7.1. Consistency with Policy

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

While this report is an interim one and does not constitute a matter of significance, in due course, recommendations from the HWG may do so.

The council has little in the way of established Policy specific to housing other than the Housing for the Elderly Policy last reviewed in 2016. It has recently adopted a Property Acquisition and Disposal Policy that among other things, guides the process for Council property disposal, including potential sites for housing development.

7.2. Authorising Legislation

S10 of the Local Government Act 2002 confers on Councils a broad mandate to promote community wellbeing. The Resource Management Act 1991 guides and directs Councils in formulating local regulation through District Plans that affects the provision of housing.

7.3. **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report. In particular the following outcomes are relevant:

People's needs for mental and physical health and social services are met

- Our people are supported by a wide range of health services that are available and accessible in our District
- Participation in community-based support and services is acknowledged and encouraged
- *Housing is available to match the changing needs and aspirations of our community*
- There are wide ranging opportunities to support people's physical health, social and cultural wellbeing.

7.4. **Authorising Delegations**

The HWG has been tasked to progress a delegated purpose and objectives on behalf of Council and to provide an interim report to it.

TERMS OF REFERENCE

HOUSING WORKING GROUP

1. Purpose

To consider and advise on appropriate role(s) for the Council in contributing to meeting short and longer term needs for social and affordable housing in the District and the way forward for the Council's involvement in the provision of housing in light of that

2. Membership

- Community Facilities Portfolio Holder, Cllr Doody
- Greater Christchurch Partnership (GCP) Cttee member, Cllr Atkinson
- District Planning & Regulation Committee members Cllr Mealings and Redmond
- Mayor Dan Gordon

3. Staff Support

- Manager People & Engagement, Liz Smith
- Manager Strategic Projects, Simon Markham
- Property Manager, Rob Hawthorne
- Community Team Manager, Tessa Sturley

4. Administrative Support

- Executive Assistant, Rosie Jordan

5. Quorum

3 members

6. Objectives

- 6.1 To consider available information on housing needs and opportunities through the Council commissioned 2020 Housing Needs Assessment and the GCP 2020 Social and Affordable Housing Report, and undertake any further enquiries in this regard deemed appropriate.
- 6.2 In the short term, consider and advise on known potential partnership opportunities to increase the supply of assisted housing for elderly persons in the District and the likely level of community support for option(s) that might be available.
- 6.3 Form a reference group of interested parties as may be known to be interested in the purpose of the Working Group so as to ensure community knowledge and voice in relation to needs and opportunities is available to the Working Group.
- 6.4 Consider longer term options for the efficient and effective delivery of housing services by the Council, including through partnering arrangements.
- 6.5 Lead on behalf of the Council engagement with GC partners, other government agencies and other groups and organisations with an interest in social and affordable housing, including direct engagement with relevant Ministries on emerging opportunities for Government assistance in increasing social and affordable housing in the district.

TERMS OF REFERENCE

HOUSING WORKING GROUP

7. Delegation

- 7.1 The Working Group will have delegation to seek the views of interested parties in the provision of social and affordable housing and propose for consideration proposals in this regard.
- 7.2 It is specifically directed to engage with Ngāi Tūāhuriri on housing matters, initially through the Mahi Tahī Joint Development Committee.

8. Decision Making

- 9.1 Decisions will, in so far as it is possible, be reached by consensus. Where this is not achievable, decisions will be made by voting with a simple majority being required.
- 9.2 The Working Group will have the option of referring any matter to the Community & Recreation Committee for a decision.
- 9.3 All decisions once finalised will be reported back to the Community & Recreation Committee as recommendations.

9. Meeting Frequency

The Working Group shall meet monthly or when requested to do so for urgent matters, or matters relating to the purpose of the Working Group.

10. Duration

The Working Group will function until the completion of the project.

11. Review

This Terms of Reference will be reviewed at six months after formation of the Working Group, following provision of an interim report and later in 2022 in a timeframe that would allow recommendations for its reformation to the incoming Council in October 2022

HWG Interim Report - 1 March 2022
Overview of 2021 HWG Meetings and August 2021 Housing Forum

Meeting 1 - 10 May 2021

- Elected Councillor Atkinson as Chairperson
- Discussed Terms of Reference and HWG way of working
- Received briefings on:
 - A long term District Housing Needs Assessment report commissioned by WDC for the District Plan Review;
 - A Greater Christchurch Social and Affordable Housing Report commissioned by the GCP
 - Recent advocacy by LGNZ on the role of local government in housing
 - Local social housing sector activity
- Initial consideration of an option provided elsewhere by Abbeyfields or communal, supported elderly persons accommodation

Meeting 2 - 14 June 2021

- Further considered long term housing needs based on long range age structure projections
- Became familiar with current social housing providers and provision in the District, incl. Kāinga Ora
- Received an overview of the WDC EPH stock situation and outlook

Meeting 3 - 17 July 2021

- Received an invited presentation by Kāinga Ora representatives (incl. Deputy CE for South Island and the Canterbury Regional Director), on KO's role, focus and district related activities and intentions
- Subsequently discussed opportunities to expand District public housing stock to address growing waiting list and Council partnering activity with Kāinga Ora to this end
- Received an initial briefing on the Housing Acceleration Fund and its relevance to the District and to Kāinga Nohoanga

Meeting 4 - 9 August 2021

- Discussed transitional housing needs/opportunities in the District
- Discussed inclusionary zoning as an element of the GCP social and affordable housing workstream and the Queenstown Lakes Community Housing Trust model that obtains land supply from QLDC through the inclusionary zoning provisions of its district plan

Meeting 5 - 11 October 2021

- Discussed information provide at the 5 August Housing Forum
- Further briefed on progress with the GCP social and affordable housing workstream
- Undertook a mapping exercise to summarise understanding of housing needs
- Considered Council's role as a regulator, provider, enabler and facilitator in addressing housing needs

Meeting 6 - 8 November 2021

- Received a presentation from Kāinga Ora as Crown agent regarding expression of interest in in doing due diligence on land in the East Kaiapoi MUBA previously acquired by the Crown

and now vested in the Council for activation through public housing, noting the need for community consultation in relation to any proposal that might be forthcoming

- Discussed KO's tenancy placement model, range of services provided to tenants and prospective partnering that might best be guided by an MOU between the two parties
- Received an expression of interest from a prospective community housing provider in acquiring land from Council with a view to providing housing for tenant placements drawn from the Waimakariri Housing Register (i.e. the waiting list) maintained by MSD.
- Noted due process in any expressions of interest/land divestment would be required

Glossary of Housing Related Terms

There is no agreed upon understanding of 'affordable housing' v. 'housing affordability'. A working distinction by LGNZ is affordable housing takes a 'housing' lens while housing affordability takes an overall, typically 'urban', lens.

Affordable housing - therefore relates to individual housing units that are affordable for households with below to median income, and/or individual housing units at below market price (subsidised) made available through some provider, such as central government (Kāinga Ora), local government (councils) or community housing providers (CHPs). Typically not spending more than 30% of household income on housing is seen as 'affordable'.

Community housing providers - are organisations that provide housing for people on a very low, low or moderate incomes or people with additional needs. These organisations are not-for-profit and most community housing providers focus their operations within a particular geographic region. The Government through the Community Housing Regulatory Authority register and regulate community housing providers, to ensure that their tenants are appropriately housed; and support the growth of a fair, efficient and transparent community housing sector. There are currently 64 registered Community Housing Providers (CHPs) with 15,449 properties in New Zealand.

Emergency housing - short-term accommodation for individuals and their immediate family who have an urgent need for accommodation. This may be because they are unable to remain in their usual place of residence (for example, because they have been asked to leave, or because of safety concerns), and they have no access to other accommodation adequate for their needs.

The shorter-term accommodation provides a stable place for the individual or family to stay while their needs can be understood and addressed, and another accommodation solution can be found. This other accommodation may include a transitional housing place or longer-term accommodation such as alternative housing (e.g. rental, flatting or boarding in private market) or social housing.

Adequate emergency housing options could include:

- staying on a couch at a friend or family's home (this may include staying with friends or family where a longer-term arrangement would require a 3 bedroom place but there are only 2 bedrooms available for the household)
- night shelter
- temporary boarding arrangement
- staying in accommodation that is intended to be temporary eg cabins, mobile home or caravan in a camping ground where there is access to facilities and amenities

Emergency housing assistance is only considered when all other available accommodation options have been exhausted.

Housing Affordability considers the overall price levels in the market, canvassing all types of housing consumption in the aggregate. Improved affordability means more housing consumption (i.e., quality and size of housing) for the same price or equal levels of housing consumption for a lower price. Affordability is typically measured in terms of multiples of median (sometimes average) after tax household income to median house sale price. Historically in NZ and internationally in general, a desirable level of housing affordability in a given housing market is where this ration is in the 3-4 range. This multiplier in most urban NZ housing markets is now typically beyond 5-6 and in Auckland over 11 - severely unaffordable.

Housing Need – is a measure of the total number of renter households within a community which require some assistance to meet their housing requirements, and includes a number of sub-categories

- **Stressed renter households** - paying more than 30% of their gross household income in rent.
- **Total ‘renter housing need’** - encapsulates a number of different groups of households and includes stressed private renter households, those households whose housing requirements are met by social, third sector and emergency housing; and people who are homeless or living in crowded dwellings.
- **‘Other housing need’** encapsulates those households who because of their circumstances have housing needs in addition to affordability including crowded households, or are those that are homeless.

Income-Related Rent Subsidy (IRRS) - is paid by HUD to Kāinga Ora – Homes and Communities and registered Community Housing Providers (CHPs), to cover the difference between rent paid by their public housing tenants and the market rent for the property. The amount of rent public housing tenants pay is generally set at 25 percent of their income, which is called Income-Related Rent (IRR).

Public housing (community and state housing) - is the collective term for community housing (provided by CHPs) and state housing. They both provide accommodation for people in need from the Housing Register maintained by MSD. State housing is the rental accommodation provided by Kāinga Ora – Homes and Communities (which until 1 October 2019 was known as Housing New Zealand).

Social housing - is defined as the number of households, who because of their circumstances are in Kāinga Ora (formerly Housing New Zealand Corporation), local authority, and third sector housing.

Transitional housing - short-term accommodation for people in need, along with tailored social support while they're there. Transitional housing is managed by contracted providers who are responsible for making sure the homes are warm, dry and safe and that the families living there are looked after. They also work with the families to help them access any support they need such as budgeting advice or social services. Families and individuals stay in transitional housing for an average of 12 weeks or more while they are helped to find more permanent housing. There is currently no transitional housing in the Waimakariri district.

Waimakariri Housing Register (aka the ‘waiting list’) - the housing register provides the number of applicants assessed as eligible for social housing who are ready to be matched to a suitable property. Responsibility for these assessments and maintenance of the register is with MSD. Kāinga Ora and registered CHPs source their tenants by referral via the register. The Register is divided into two categories:

- **Priority A** - Refers to applicants who are considered at risk and includes households with a severe and persistent housing need that must be addressed immediately.
- **Priority B** - Refers to applicants who have a serious housing need and includes households with a significant and persistent need.

In relation to the register MSD is responsible for:

- assessing whether you qualify for social housing
- deciding what your position on the waiting list will be, which will depend on your level of housing need (your “priority rating”)

- assessing what your income-related rent will be once a place comes up for you, and reviewing your rent each year
- reviewing at different times whether you continue to qualify for social housing once you're in a social housing property

Waimakariri Transfer Register - The Transfer Register includes households already in social housing who need to be rehoused for reasons such as too few or too many bedrooms, or for health reasons. The District's transfer register as at 30 June 2021 = 9; 6 Priority A and 3 Priority B

Overview of Short and Longer Term District Housing Needs and Supply

1. Waiting Lists – Short Term Unmet Needs

Perhaps the most obvious indication of unmet shorter term housing needs is in the waiting lists of providers of social and other forms of assisted housing.

Ministry of Social Development (MSD) maintain the national housing register (aka “waiting list”) for those requiring housing assistance of one form or another, but especially public housing. This is segmented by territorial local authority, summarises quarterly, and is the source of tenancies for both Kāinga Ora and registered CHPs.

At December 2021 the Waimakariri register stood at 90, equivalent to 55% of available KO housing stock in the district which averages 98%+ occupancy. This is the number of households who are already accommodated in the District outside of KO stock but who need more permanent or otherwise suitable accommodation; and those outside of the district seeking to live here mainly due to whanau or other community connections.

In addition to this MSD maintains a ‘transfer register’ of those already in KO housing seeking alternative accommodation for a variety of reasons. At June 2021 the Waimakariri Transfer register stood at 9.

The numbers on the main waiting list varies quarterly and has been as high as 105. But the five year trend is for ongoing rise and this has accelerated in the last two years rising 114% since Dec.

2019. This is higher rate than the national register that rose by 71% over two years to total 30,750 in December 2021. Publically available register information can be found here: <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html>

93% of applicants on the Waimakariri Register are graded Priority A - considered to be at risk and includes households with a severe and persistent housing need that must be addressed immediately.

57% of all District applicants are seeking one bedroom accommodation and another 27%, two bedrooms; comparable with the national trend to smaller and older households requiring this form of housing assistance.

It is not possible to say exactly the degree of cross over between the MSD and WDC EPH waiting lists, but as only 10% on the MSD list are 65+ years of age this is small. The WDC EPH waiting list was 30-35 three years ago; it’s now typically 50-55. The key thing about lists though are their trend and the fact that at any one time they underestimate needs. This arises because ‘discouraged households’ in need do not apply/maintain their position on lists; they change as people move about and stay in existing accommodation/get (re)housed, albeit often in less than ideal circumstances.

For example, based on the 2018 Census information in relation to housing and households the Needs Analysis done in 2021 for the GCP discussed in more detail below, estimated for Waimakariri District 402 households were crowded or severely crowded - 2% of all District households.

As discussed in sections 4.14 to 4.16 of the interim report, immediate/short term needs in relation to emergency and transitional housing are very difficult to track/quantify. That said among informed agencies there was general agreement at the August 2021 Housing Forum this was a need requiring attention/gap that needed filling in the District.

2. Current Stocks/Short Term Supply of Social and Assisted Housing

Attachment vi. provides an inventory by provider of non-market social & assisted housing at mid-2021 in the District and further afield across Greater Christchurch. Key observations are:

Kāinga Ora provided 163 public housing units with a couple of CHPs around 20 other units. **Attachment v.** shows the extent of KO's stock and the significant range and nature of CHPs stock elsewhere in Christchurch. Generally in the District KO stock is back at the pre-earthquake level but the proportion of state-provided stock has declined in light of substantial private housing development in the Waimakariri since 2010.

The District has one of the lowest ratios of public housing stock. This is in part due to an initial post-quake focus on repairs to remaining stock to ensure habitability, limited growth in the waiting list until recently and the above average rate of owner occupied housing in the District. That said, housing availability in the immediate post-quake years was challenging, as directly through red-zoning, and indirectly (through investors selling private rentals for relocating owners), the district experienced a significant net loss of rental accommodation.

As regards committed stock expansion KO have recently advised planned net additions through redevelopment of some 20 homes in Kaiapoi and 12 in Rangiora during 2023-24. It is exploring potential future new builds either as homes brought from developers or development land acquired by KO.

In terms of assisted housing, WDC EPH stock totals 112 units with no committed plans for additional units at this time. The District's ratio of EPH Units to overall stock among provider Councils is also comparatively low. A feature of the district in recent years has been the development of a significant number of retirement units in village settings. These are market-provided and meet a need among those with capital and income to afford this grade of retirement accommodation.

After compiling this inventory in mid-2021 it became known that Emerge Aotearoa has 6 transitional housing places in Kaiapoi, but otherwise there is no emergency or transitional accommodation available. Elsewhere in Christchurch there were around 630 transitional units, mid-2021.

In terms of market provided housing in the district this is reported to the Council through new residential consents numbers on a regular basis. Generally speaking the volume of market supplied housing in aggregate is keeping pace with demographic demand.

3. Camp Grounds Residents

The 2018 Census recorded around 800 persons living in six camp grounds in the District. Through the Community Team in 2019-20 a study was initiated because of a concern about the living conditions for people in the campgrounds. These people are 'housed' but there are questions about the long term sustainability of this arrangement.

117 interviews with residents present and willing to be interviewed were conducted. The Census data and the interviews clearly point to the people living at campgrounds as being significantly older than the general population. The majority of those spoken to were very happy and enjoyed the community life they experienced.

A few indicated that they were living in a camp ground because it was affordable and/or were concerned about whether they could afford “social housing” if available. Some concerns about the increasing cost of food and transport for those without access to vehicles were indicated.

Given the overall ages of people living at campgrounds this is a potential source of demand for social housing and/or further support for the older people living at the camp grounds.

4. Longer Term Housing Demand and Needs

Demographic demand by household numbers and type, and needs across various segments of the housing spectrum for up to the next 30 years has been inventoried and analysed for each of the three Greater Christchurch territorial local authority areas in 2013, 2017 and again in 2021 under the auspice of the GCP. The method for doing so has been well tested in both the GC area and NPS-UD compliance process and is similar to that applied to a wide range of other Council areas/housing profiles.

WDC commissioned a more intensive review of long term District needs in 2020 based on a similar methodology. The GCP more closely analysed social and affordable housing in 2019-20 and again in 2021. The latter investigation has given rise to the Draft GC Greater Christchurch Social & Affordable Housing Action Plan about to be referred to the Council for its consideration (**attachment xi**).

A great deal is therefore known about overall demographically driven housing demand. This has been coupled with affordability information to project long range needs. ‘Housing Need’ in this context is focused on the likely number of renter households within a community which require some assistance to meet their housing requirements. A number of subcategories of need have been identified.

The information below is a high level summary of the latest analyses in respect of longer term demand and need prepared for the GCP in 2021 and is the basis for the housing capacity assessment prepared in accordance with the NPS-UD. Waimakariri data is part of that for the three Council areas (TAs) making up the GCP in the extracted tables and graphs below.

The table below shows the projected growth in the number of owner-occupied and renter households among the three TAs. Significant long term growth in households is indicated for Waimakariri, including doubling of renter households.

	Waimakariri District		Christchurch City		Selwyn District	
	Owner occupiers	Renters	Owner occupiers	Renters	Owner occupiers	Renters
2018	19,380	4,720	95,950	55,150	17,330	4,490
2020	20,490	5,090	97,890	57,130	18,930	4,950
2021	21,000	5,300	98,900	58,100	19,700	5,200
2024	22,600	5,800	101,418	60,962	21,922	5,822
2026	23,500	6,100	102,700	62,700	23,100	6,200
2031	25,500	7,100	105,500	67,000	26,200	7,200
2036	27,400	8,100	107,900	70,800	29,400	8,300
2041	28,900	9,100	110,000	74,100	32,600	9,400
2046	30,200	10,000	111,600	77,100	35,700	10,400
2051	31,400	10,800	112,900	79,700	39,000	11,500
Change pa						
2018 to 2020	560	190	970	990	800	230
2020 to 2021	510	210	1,010	970	770	250
2021 to 2024	530	170	840	950	740	210
2024 to 2026	450	150	640	870	590	190
2026 to 2031	400	200	560	860	620	200
2031 to 2036	380	200	480	760	640	220
2036 to 2041	300	200	420	660	640	220
2041 to 2046	260	180	320	600	620	200
2046 to 2051	240	160	260	520	660	220

Source: Modelled based on data from Statistics New Zealand and Greater Christchurch Partnership

Below the Waimakariri component is broken down into the projected number of households by tenure and age of the household reference person. 75% of the nearly 16,000 additional households projected over the next 30 years to 2051 are anticipated to be principally 65 years and older households. An over 200% growth in older renter households is anticipated.

	Owner occupiers					Renters				
	30 yrs-	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs & over	30 yrs-	30 to 39 yrs	40 to 49 yrs	50 to 64 yrs	65 yrs & over
Waimakariri										
2021	830	2,480	3,670	6,880	7,200	700	1,180	1,010	1,140	1,240
2024	730	2,610	3,670	7,280	8,310	620	1,380	1,090	1,290	1,430
2026	780	2,510	3,690	7,320	9,180	660	1,380	1,140	1,340	1,610
2031	920	2,390	3,740	7,310	11,160	790	1,400	1,330	1,420	2,140
2036	1,010	2,580	3,700	7,140	12,930	870	1,570	1,460	1,500	2,720
2041	1,000	2,900	3,670	7,020	14,280	880	1,850	1,540	1,590	3,260
2046	950	3,120	4,070	6,790	15,280	840	2,050	1,770	1,580	3,720
2051	880	3,260	4,710	6,420	16,160	790	2,190	2,100	1,530	4,150

The table below shows this projected household growth by tenure and household composition. Of the 15,900 growth in households in the District over the 30 year period, across both tenures, this is concentrated in one person (31%) and couple only (44%) households.

	Owner occupiers					Renters				
	2021	2024	2031	2041	2051	2021	2024	2031	2041	2051
Waimakariri										
Couple without	9,160	10,010	11,410	13,010	14,170	1,220	1,370	1,810	2,590	3,270
Couples with	6,170	6,390	6,820	7,270	7,730	1,390	1,520	1,840	2,270	2,610
One parent	1,250	1,280	1,350	1,500	1,570	970	1,040	1,170	1,430	1,590
One person	4,060	4,500	5,520	6,620	7,510	1,540	1,700	2,080	2,600	3,050
Other	400	430	420	490	470	160	170	180	210	230
Total	21,050	22,600	25,520	28,870	31,460	5,270	5,800	7,070	9,110	10,740

At 80% of households in owner-occupied dwellings, Waimakariri District has one of the highest rates of home ownership in the country. This has and is projected to continue to decline steadily as a consequence of rising house prices and declining affordability. This places stress on those seeking to enter the ownership housing market, with those that do paying increasing proportions of their incomes on housing related costs.

Declining housing affordability as income growth doesn't match house price increases is being addressed by a range of Government interventions but gives rise to consideration of possible actions by local government in relation to affordable housing. This is addressed in a GCP context in the GCP report to be considered by the Council included as **attachment xi**. It is recommended that the HWG in the first instance should on behalf of the Council consider that report.

The focus of the work of the HWG to date has more been in its consideration of the renter rather than the ownership market and especially those requiring some form of assistance to enter/stay in rental accommodation.

Private renter housing stress⁹ is experienced by households that have insufficient income to affordably pay their housing costs. This can occur because either housing costs are high relative to market norms or incomes in an area are low. Renter housing stress is defined as those households that are paying more than 30% of their gross household income in rent. Severe housing stress is those households paying more than 50% of their gross household income in rent.

The table below shows recent changes in the relative level of renter housing stress in the District by income bands. This is significant and growing. Stressed renters comprise 10% of all households.

Gross household income	Stressed (30% or more)			Severely stressed (50% or more)		
	2001	2013	2018	2001	2013	2018
Waimakariri						
Less than \$30,000	76%	83%	91%	42%	59%	82%
\$30,001 to \$50,000	4%	64%	82%	0%	16%	30%
\$50,001 to \$70,000	0%	28%	54%	0%	2%	4%
\$70,001 to \$100,000	0%	8%	12%	0%	2%	1%
Over \$ 100,000	0%	3%	3%	0%	3%	2%
Total	40%	43%	46%	22%	20%	24%

Housing need is a measure of the total number of renter households within a community which require some assistance to meet their housing requirements. Total *'renter housing need'* encapsulates a number of different groups of households and includes the following groups:

- Financially stressed private renter households;
- Those households whose housing requirements are met by social, third sector and emergency housing; and
- People who are homeless or living in crowded dwellings.

Total renter housing need = stressed private renter households + social housing tenants + other need

'Other need' encapsulates those households who because of their circumstances have housing needs in addition to affordability. Social housing is defined as the number of households, who because of their circumstances are in Kāinga Ora (formerly Housing New Zealand Corporation), local authority, and third sector housing. Other need is defined as crowded households, or are homeless.

This section of the report presents analysis of:

- Current levels of housing need;
- Current need by household demographic characteristics; and
- Projected growth in housing need.

The current level of housing need as defined above in the District at present is shown in the table below. Nearly 60% of all renters, equating to 11% of all households are experiencing housing need.

	Financial Housing Stress (A)	Other Need			Total Housing Need (A + D)	% of All Renters	% of All Households
		Social Renters (B)	Other (C)	Total Other Need (B + C = D)			
Waimakariri							
2018	2,270	150	270	420	2,690	57.1%	11.2%
2020	2,500	150	290	440	2,940	57.8%	11.5%

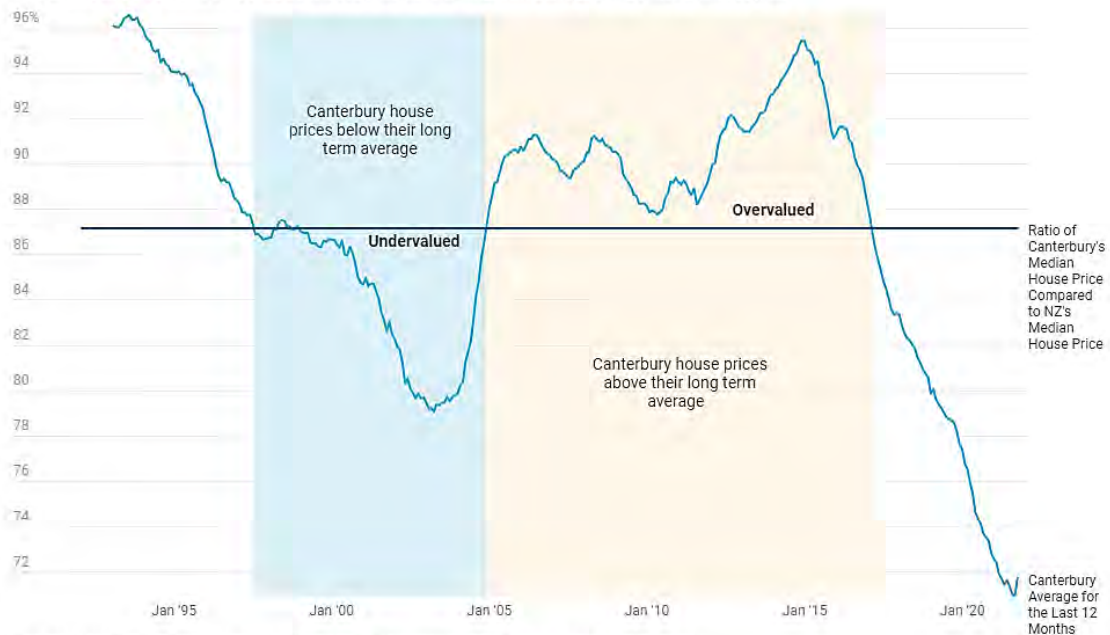
The Table below shows projections of housing need through to 2038. This indicates that the above proportions don't materially change but the number of households in need in the district effectively doubles over a 20 year period.

	Total Need	Need as a % of	
		All renters	All households
Waimakariri District			
2018	2,690	57%	11%
2020	3,580	56%	12%
2028	4,680	55%	13%
2038	5,600	55%	13%

Housing Affordability Measures

Canterbury Median House Price Compared to NZ's Median House Price

This chart compares Canterbury's median house price with its long term average of NZ's median house price



Below is data from CoreLogic's mid-2021 Housing Affordability Report indicating four measures of affordability for the ownership and rental markets for major urban areas and all other local council areas, including Waimakariri District, in context (NB gross income and average values used).

1. The ratio of average property values to average gross annual household income
2. The share of household income required to service an 80% loan to value (LVR) mortgage
3. The number of years it takes to save a 20% deposit, assuming 15% of income is saved
4. The proportion of household income required to pay the rent

Main centre	Value to Income ratio		Share of income for repayments		Years to save deposit		Rent to income ratio	
	Latest (Q2 2021)	Average (2004-21)	Latest (Q2 2021)	Average (2004-21)	Latest (Q2 2021)	Average (2004-21)	Latest (Q2 2021)	Average (2004-21)
Auckland	9.1	6.9	43%	43%	12.1	9.2	20%	22%
Hamilton	7.9	5.1	38%	32%	10.5	6.8	22%	20%
Tauranga	10.3	7.8	49%	50%	13.7	10.4	29%	27%
Wellington	7.6	5.2	36%	33%	10.1	6.9	19%	18%
Christchurch	5.7	5.0	28%	32%	7.6	6.7	19%	20%
Dunedin	8.1	5.4	39%	34%	10.7	7.2	24%	23%
NZ	7.9	5.8	38%	37%	10.6	7.8	21%	21%

Q2 2021

	Average property vals.	Average h/h income	Value to income ratio			Mortgage servicing			Years to save deposit			Rent affordability		
			Now	Average	Difference	Now	Average	Difference	Now	Average	Difference	Now	Average	Difference
Far North District	\$586,097	\$95,011	6.2	5.9	0.2	30%	38%	-9%	8.2	7.9	0.3	25%	22%	-0%
Whangarei District	\$718,568	\$95,313	7.5	5.8	1.7	35%	37%	-1%	10.1	7.7	2.3	25%	22%	2%
Kaipara District	\$755,955	\$68,206	11.1	6.3	4.7	35%	40%	-13%	14.8	8.5	6.3	35%	22%	11%
Thames-Coromandel District	\$1,057,943	\$69,101	15.3	11.8	3.5	74%	76%	-2%	20.4	15.7	4.7	30%	28%	2%
Hauraki District	\$601,282	\$78,048	7.7	5.1	2.7	37%	32%	5%	10.9	6.7	3.5	25%	22%	3%
Waikato District	\$679,530	\$96,493	7.0	5.2	1.9	34%	33%	1%	9.4	6.9	2.5	25%	24%	-0%
Matamata-Piako District	\$603,085	\$97,650	6.2	4.1	2.1	30%	25%	4%	8.2	5.4	2.8	25%	18%	4%
Waipa District	\$795,139	\$120,003	6.6	4.6	2.0	32%	29%	3%	8.8	6.1	2.7	21%	19%	1%
Otorohanga District	\$500,150	\$94,143	5.3	2.5	2.9	26%	15%	10%	7.1	3.3	3.8	19%	12%	8%
South Waikato District	\$370,278	\$111,082	3.3	2.0	1.4	16%	12%	4%	4.4	2.6	1.8	15%	12%	3%
Waitomo District	\$337,975	\$87,465	3.9	2.9	0.9	19%	19%	-0%	5.2	3.9	1.2	17%	17%	-0%
Taupo District	\$747,268	\$94,498	7.9	5.8	2.1	30%	37%	-1%	10.5	7.7	2.9	25%	20%	2%
Western Bay of Plenty District	\$855,540	\$124,684	5.9	5.8	1.1	33%	37%	-4%	8.1	7.7	1.5	15%	18%	0%
Rotorua District	\$672,730	\$103,049	6.5	4.2	2.3	31%	27%	5%	8.7	5.7	3.0	21%	18%	3%
Whakatane District	\$679,352	\$103,654	6.6	4.6	2.0	31%	29%	2%	8.7	6.1	2.6	20%	19%	1%
Kawerau District	\$353,574	\$78,524	4.5	2.3	2.2	22%	14%	7%	6.0	3.0	3.0	21%	15%	6%
Opotiki District	\$535,615	\$76,448	7.0	4.5	2.6	34%	28%	5%	9.9	5.9	3.4	22%	19%	4%
Gisborne District	\$585,547	\$104,331	5.6	3.6	2.0	27%	23%	4%	7.5	4.8	2.7	15%	17%	2%
Wairoa District	\$403,457	\$85,880	4.7	2.4	2.3	23%	16%	7%	6.3	3.2	3.0	17%	12%	6%
Hastings District	\$778,896	\$115,357	5.9	4.5	2.3	32%	28%	4%	9.0	5.9	3.1	20%	19%	1%
Napier City	\$795,031	\$88,233	9.0	5.6	3.4	35%	35%	8%	12.0	7.5	4.5	29%	23%	4%
Central Hawke's Bay District	\$523,494	\$97,399	5.4	3.6	1.8	26%	23%	3%	7.2	4.8	2.4	18%	15%	3%
New Plymouth District	\$631,779	\$103,646	6.1	4.6	1.5	29%	29%	-0%	8.1	6.2	2.0	20%	19%	1%
Stratford District	\$433,464	\$72,017	6.0	3.7	2.3	29%	23%	6%	8.0	4.9	3.1	20%	18%	7%
South Taranaki District	\$372,583	\$88,362	4.2	2.7	1.5	20%	17%	3%	5.6	3.6	2.0	20%	15%	5%
Ruapehu District	\$370,926	\$92,703	4.0	2.5	1.5	19%	16%	3%	5.3	3.3	2.0	15%	14%	1%
Wanganui District	\$501,392	\$84,374	5.9	3.3	2.6	29%	21%	8%	7.9	4.4	3.5	23%	17%	6%
Rangitikei District	\$432,349	\$97,073	4.5	2.6	1.9	21%	16%	5%	5.9	3.5	2.3	17%	14%	3%
Manawatu District	\$600,461	\$132,172	4.5	3.4	1.1	22%	22%	-0%	6.1	4.5	1.5	15%	16%	-1%
Palmerston North City	\$705,306	\$93,378	7.6	4.3	3.2	30%	27%	9%	10.1	5.8	4.3	25%	18%	3%
Taranua District	\$432,118	\$95,712	4.5	2.2	2.3	22%	14%	8%	6.0	3.0	3.0	15%	12%	3%
Horowhenua District	\$598,165	\$79,826	7.5	4.1	3.4	30%	26%	10%	10.0	5.5	4.5	20%	19%	7%
Kapiti Coast District	\$912,784	\$95,202	9.6	6.1	3.4	45%	39%	7%	12.4	8.2	4.6	26%	25%	1%
Porirua City	\$915,018	\$141,214	6.5	4.3	2.1	31%	27%	4%	8.6	5.8	2.9	20%	19%	2%
Upper Hutt City	\$856,857	\$122,835	7.0	4.7	2.3	34%	30%	4%	9.3	6.2	3.1	21%	19%	1%
Lower Hutt City	\$914,549	\$118,434	7.7	4.6	3.2	37%	29%	8%	10.9	6.1	4.2	21%	18%	4%
Masterton District	\$610,356	\$89,042	6.9	4.0	2.8	33%	25%	8%	9.1	5.4	3.8	20%	17%	2%
Carterton District	\$677,162	\$83,101	8.1	4.8	3.4	36%	30%	9%	10.9	6.4	4.5	20%	21%	2%
South Wairarapa District	\$813,518	\$100,968	8.1	4.4	3.7	36%	27%	11%	10.7	5.8	4.9	20%	17%	5%
Tasman District	\$764,620	\$91,851	8.3	9.2	-0.8	40%	59%	-19%	11.1	12.2	-1.1	25%	33%	-8%
Nelson City	\$774,575	\$88,817	8.7	5.4	3.3	43%	34%	8%	11.6	7.2	4.4	24%	19%	5%
Marlborough District	\$671,569	\$111,594	6.0	4.9	1.1	29%	32%	-3%	8.0	6.6	1.4	20%	19%	1%
Kaikoura District	\$569,547	\$76,829	7.4	7.0	0.5	36%	45%	-9%	9.9	9.3	0.6	25%	24%	-0%
Buller District	\$274,627	\$77,072	3.6	3.1	0.5	17%	20%	-2%	4.8	4.1	0.7	18%	17%	0%
Grey District	\$304,487	\$93,542	3.3	2.9	0.3	16%	19%	-3%	4.3	3.9	0.4	17%	17%	0%
Westland District	\$330,071	\$101,929	3.2	3.2	0.0	16%	21%	-5%	4.3	4.3	0.1	14%	16%	-1%
Hurunui District	\$494,041	\$97,720	5.1	4.7	0.4	24%	30%	-6%	6.7	6.3	0.5	15%	19%	-1%
Waimakariri District	\$566,866	\$87,202	6.5	5.8	0.7	31%	37%	-6%	8.7	7.8	0.9	20%	28%	-2%
Selwyn District	\$677,260	\$92,517	7.3	5.2	2.1	35%	33%	3%	9.3	6.9	2.9	20%	23%	3%
Ashburton District	\$448,359	\$89,662	5.0	4.1	0.9	24%	26%	-2%	6.7	5.5	1.2	20%	19%	1%
Timaru District	\$443,735	\$100,743	4.4	3.8	0.6	21%	24%	-3%	5.9	5.0	0.8	18%	17%	1%
Mackenzie District	\$625,022	\$73,327	8.5	5.5	3.0	41%	34%	7%	11.4	7.4	4.0	21%	19%	2%
Waimate District	\$350,230	\$76,887	4.6	3.5	1.0	22%	22%	-0%	6.1	4.7	1.4	20%	18%	1%
Waitaki District	\$431,094	\$87,619	4.9	3.6	1.3	24%	23%	1%	6.6	4.8	1.7	19%	17%	1%
Central Otago District	\$667,046	\$103,866	6.4	4.9	1.5	31%	31%	-0%	8.6	6.5	2.0	20%	20%	2%
Queenstown-Lakes District	\$1,364,419	\$138,173	9.8	8.8	1.0	47%	56%	-9%	13.2	11.8	1.4	18%	23%	-5%
Clutha District	\$367,333	\$74,979	4.9	3.2	1.7	24%	20%	3%	6.5	4.2	2.3	20%	17%	3%
Southland District	\$418,205	\$85,465	4.9	3.7	1.2	24%	24%	-0%	6.5	5.0	1.6	16%	16%	2%
Gore District	\$348,097	\$74,400	4.7	3.2	1.5	22%	20%	2%	6.2	4.3	1.9	20%	16%	5%
Invercargill City	\$434,263	\$85,759	5.1	3.5	1.5	24%	22%	2%	6.8	4.7	2.1	19%	17%	2%

attachment vi.

Social & Assisted Housing Stock & Providers @ May 2021			
1. Social/Assisted Housing Providers with Existing Stock in the District			
Name	No. of Units/ Places (incl. Location(s))	Type of Unit/Market Segment(s)	Key Contact Details
Waimakariri DC	112 Units	Mostly 1 bedroom or bedsit / studio's Most are 50 years old but with 28 at Ranui Mews re-built since earthquake. Targeted on those 65 and over	Phone: 022 067 0936 rob.hawthorne@wmk.govt.nz
Kāinga Ora	163 Units [#] Mostly in Rangiora & Kaiapoi (detailed locations to be advised)	46 one bedroom units / 47 two bedroom units 70 three to five bedroom houses [#] Most owned but some leased Broad social housing demographic targeted	Varies depending on nature of enquiry
CHP providers e.g. Vision West, Woman's Refuge	19 tenancies – Public Housing (IRRS)* (by deduction i.e. 182 – 163)	No / type / mkt segment to be advised) (*) Ministry of Housing and Urban Development MHUD Quarterly Summary of Public Housing in Canterbury Region (December 2020)	
2. Social/ Assisted Housing Providers not currently in the District but potential providers/partners			
Name	No. of Units/ Places (incl. Location(s) elsewhere in GC)	Type of Unit/Market Segment(s)	Key Contact Details
Regional provision – All Public Housing (i.e. eligible for IRRS) plus Transitional Housing supply			
Kainga Ora	6,979 tenancies across Canterbury * (includes Waimakariri) plus 60 long term vacant units 54 short term vacant units 134 market renters Most in Christchurch but also in other TLA's e.g. 163 in Waimakariri [#]	838 one bedroom & bedsit studios 2879 two bedroom units 3208 three to five bedroom houses Covers full range of social housing demographic including beneficiaries and employed people on low incomes. Mix includes tenants on various benefits including those on superannuation (*) Other data sources suggests 6925 of which 651 are rented from private sector on variable terms but generally in the order of 10 years	Varies depending on nature of enquiry
CHP's (all)	1,253 tenancies across Canterbury (includes Waimakariri) 4 Market renters 362 Transitional Housing (short term)	938 from Otautahi Community Housing Trust – Public Housing (IRRS) Covers full range of social housing demographic (as above) See individual CHP information detailed below for more information	

attachment vi.

Accommodation Supplement recipients	41,318 people / tenancies across Canterbury	Primarily covers the private sector provision however, WDC's provision is treated the same way so is a subset of this Government support, as are a large portion of the housing provided by OCHT / CCC	N/A
Breakdown of CHP provision by provider			
Otautahi Community Housing Trust / Christchurch City Council	<p><u>Public Housing stock: 938 IRRS funded</u></p> <p>Balance of supply (1440 units) are part funded by Accommodation Supplement - rents are below market although the net payable by tenants are generally more than IRRS rents (which are set at 25% of benefit / income).</p> <p>Up to 90 units were not habitable due to earthquake damaged or the need for strengthening (with an uncertain future)</p> <p>Total Supply (all stock) 2,378 ^(est.)</p> <ul style="list-style-type: none"> - 350 owned & operated by OCHT - 1964 owned by CCC & managed by OCHT (Feb 2021) - 23 owned by CCC & managed by other partnerships (mostly Lancewood Cts but also Home & Family, YWCA & Ka Wahine (halfway house for female ex-prisoners) - 5 Owner Occupiers <p>Wide geographical spread but with concentrations in Spreydon, Linwood, Heathcote and the central city.</p>	<p>Mostly 1 bedroom units or bedsit / studio</p> <p>Most are 50 years old but with new builds since the earthquake funded by insurance.</p> <p>428 units were transferred to OCHT (Aug 2020) and OCHT have used a debt facility of \$30 m (from Council) to fund a continuation of the replacement program e.g. 90 units at Brougham Street.</p> <p>At approx. 2,314 units they are still well below the pre-earthquake provision of 2,649 units.</p> <p>The portfolio as a whole was originally dominated by elderly person housing (approx. 85%) but now this represents only 50% of the demographic housed.</p>	<p>Phone: 0800 624 456</p> <p>cate.kearney@ocht.org.nz</p>
Comcare Charitable Trust	<p>Public Housing stock: 80 (IRRS funded) (most owned but some leased)</p> <p>Transitional Housing 64</p>	<p>Specialises in housing single people, either in group situations in two, three or four bedroomed homes, or in single bedroom flats in small complexes situated around the city.</p> <p>Offer a variety of supports to assist people to find, set up and maintain appropriate housing. The Service also provides urgent assistance in times of un-wellness or hospital admission to ensure accommodation is secure</p>	<p>Phone: (03) 3777020</p> <p>m.cole@comcare.org.nz</p>

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Emerge Aotearoa Housing Trust	Public Housing stock: 76 (IRRS funded) Transitional Housing 104	Provide social housing services and a wide range of community-based mental health, addiction and disability support. Formed July 2015 from the merger of Recovery Solutions Group and Richmond NZ	Phone: 09 265 0255 john.cook@emergeaotearoa.co.nz
Accessible Properties NZ Ltd	Public Housing stock: 52 (IRRS funded)	Housing entity owned by IHC primarily catering to people with a range of disabilities with provision of wrap around services.	
Link People Ltd	Public Housing stock: 35 (IRRS funded)	Formed in December 2016 from the Wise Group. Based on housing first model they provide access to safe, affordable accommodation options and then links people with the health and social services they require for complete wraparound support.	Phone: 0800 932 432 info@linkpeople.co.nz
Vision West Community Trust	Public Housing stock: 29 (IRRS funded) (includes Waimakariri stock) Transitional Housing - 41	Both emergency and long- term supportive housing as well as an integrated range of wrap-around support services to support the well-being of vulnerable people in a community: children, women, families. Elsewhere in NZ their services include home-based healthcare, kindergarten, a training centre for youth & second-chance learners, counselling, budgeting advice, an opportunity shop, food bank, curtain bank and school uniform bank, social workers and a growing portfolio of community housing	Nathan Beale 022 037 4600 NathanB@visionwest.org.nz Phone: 09 818 0709 housing@visionwest.org.nz
Christchurch Methodist Mission	Public Housing stock: 28 (IRRS funded) 26 bedsits and 12 one bedroom units for older people, plus eight townhouses for families	Provide rental housing and on-going social support for homeless young people and families - partnering with Christchurch City Council and Youth & Cultural Development (YCD)	info@mmsi.org.nz
The Salvation Army NZ Trust	Public Housing stock: 19 (IRRS funded) Transitional Housing - 41	Provide social housing services and a wide range of community-based mental health, addiction and disability support.	Phone: 04 384 5649 greg_coyle@nzf.salvationarmy.org
Women's Refuge	Transitional Housing - 21	Specialist support with a high level of sensitive and support required	
YWCA	Transitional Housing - 7	Further information to be sought	
Fale Pasifika	Transitional Housing - 2	Further information to be sought	
CHP & Other Social Housing Providers not referenced by MHUD Quarterly Report			
Abbeyfield	Communal living arrangements for approx. 14 residents - with 2 sites in Christchurch and 1 in Selwyn	Supported living for older people (50+) Rented accommodation Requires independent living	Phone: 03 546 6459 office@abbeyfield.org.nz

attachment vi.

Cobham Street Trust	20 one bedroom and four two bedroom units for seniors of limited means. 23 Cobham Street Spreydon, Christchurch	Good quality, affordable, sustainable housing. Established in 1979, registered with Charities Commission to provide community housing projects in Christchurch, for those in need including the elderly.	Phone: 03 3384163 bmeek@swbc.org.nz
Housing Foundation		Foundation specialises in assisting low income working families to lift themselves out of the rental poverty trap on a pathway towards independence. Transition is supported through two key products: Rent to Buy and Shared Home Ownership	Phone: 0800 4 HOUSING (446 874) info@housingfoundation.co.nz
Community Housing Trust	Support (not ownership)	Work with families looking for affordable housing. Initial focus shifting Red Zone houses to create the first batch of affordable homes. Houses are high quality timber frame construction homes.	Phone: 03 421 8315 garry@garrymoore.nz
Compass Housing Services NZ Ltd	?	Provides secure and affordable housing for low to moderate income earning households, as well as housing products for disadvantaged people who have difficulties sourcing adequate and affordable accommodation. Ex Australia	Phone: 021366732 BernadetteP@compasshousing.org
EasyBuild House Packs	?	Providing partially constructed modular house pack, high quality homes can be built from floor to completion in less than half the time of a conventional home and for a fraction of the cost, nationwide. The nature of construction makes EasyBuild House Packs a lasting solution for large housing developments and social housing, with the added benefit of providing local employment opportunities for semi-skilled people	Phone: 0800 2 EASYBUILD support@easybuild.co.nz
Nga Hau E Wha National Marae	Tenancies ?? Approx. 14 acres located in Eastern suburbs of Christchurch.	It is the largest National Marae in New Zealand	Phone: 03 382 6628 linda.ngata@maatawaka.org.nz
Tenants Protection Agency (TPA)	No properties	Advisory & advocate services to tenants	Phone: 033792297 manager@tpa.org.nz

Sources of information

(*) Unit Numbers for Properties owned or leased by Kainga Ora or Registered Community Housing Providers utilising IRRS - sourced from the Ministry of Housing and Urban Development (HUD) Quarterly Summary of Public Housing in Canterbury Region (December 2020)

[Kaingaora.govt.nz/publications/housing-statistics](https://kainga.govt.nz/publications/housing-statistics) (managed stock TLA March 2021)

Additional information on housing owned by Christchurch City Council and / or Otautahi Community Housing Trust from various sources including the 2021 CCC – Asset Management Plan draft

Media articles



16/12/2021

Jim Harland
Chief Executive
jim.harland@wmk.govt.nz
Waimakariri District Council
Private Bag 1005
Rangiora 7440

Dear Jim,

RE: Support with Setting up Sister Trust – Ōtautahi Community Housing Trust

We are writing to seek the Waimakariri District Council's support for the establishment of a new Trust to deliver community housing in the Waimakariri District and across Canterbury. We are seeking similar support from other Councils that will have an interest in responding to unmet, local housing need.

The new Trust will be a sister Trust to Ōtautahi Community Housing Trust (ŌCHT). We are one of New Zealand's largest Community Housing Providers. We have 2400 community housing properties and deliver a tenant-centric service to benefit tenants. As an employer, ŌCHT has an absolute commitment to its employees, fostering a positive and progressive team culture that underpins its reputation as a leading, professional community housing provider. With sustainable tenancies, sustainable properties, and a sustainable business, ŌCHT aims to improve and grow community housing in Christchurch and in the longer term, the wider Canterbury region.

ŌCHT successfully delivers tenant-centric tenancy service and has achieved financial sustainability for the Christchurch City Council's community housing portfolio in five years. This year, we offered 446 new tenancies, housed around 2,600 people and children, own a portfolio valued at \$120m, deliver \$11m in maintenance, and our development programme provides 100 new community homes a year.

ŌCHT has a foundation from which to manage the crisis at the low-income end of the housing continuum. It is a model backed by established professional expertise that ŌCHT believes would benefit communities outside Christchurch, where housing supply, access and affordability continue to impact our regional and collective social, community and economic potential.

The extent of this crisis is clear in the latest figures from the Ministry of Housing and Urban Development. In the September quarter, 2118 people in Canterbury were waiting to be housed from the government's public housing register. Among them, 85 people in the Waimakariri District wait for a vacancy somewhere in the 194 public housing homes in the district. Demand exceeds supply and places even more pressure on public housing already in need of investment, development, and growth.

ŌCHT can apply its experience and professional capability to meet the challenge of providing warm, safe, and sustainable housing outside of Christchurch. However, ŌCHT's Trust Deed permits it to operate social and affordable housing only in Christchurch and Banks Peninsula. ŌCHT sought legal advice as to how this might be changed to allow it to operate more widely. The Trust was advised a Private Members Bill is the only avenue for change – a lengthy process that may require a Members' Ballot, public submissions, and committee hearings; and in which there are no guarantees of success. This is not ideal when certainty is needed in tackling the ongoing housing crisis.

Accordingly, ŌCHT is considering the establishment of a sister trust. The new trust would seek charitable status and registration as a Community Housing Provider. The new trust will provide local and regional solutions, so it needs local and regional support.

We would like to meet with you to discuss the new trust, to describe the help it may need as it is established, and to explore a partnership to tackle the challenge of unmet housing need in our communities.





I will contact you in early 2022 to arrange a time to meet. Should you have any queries between now and then, please do not hesitate to contact me via email or by mobile as provided below.

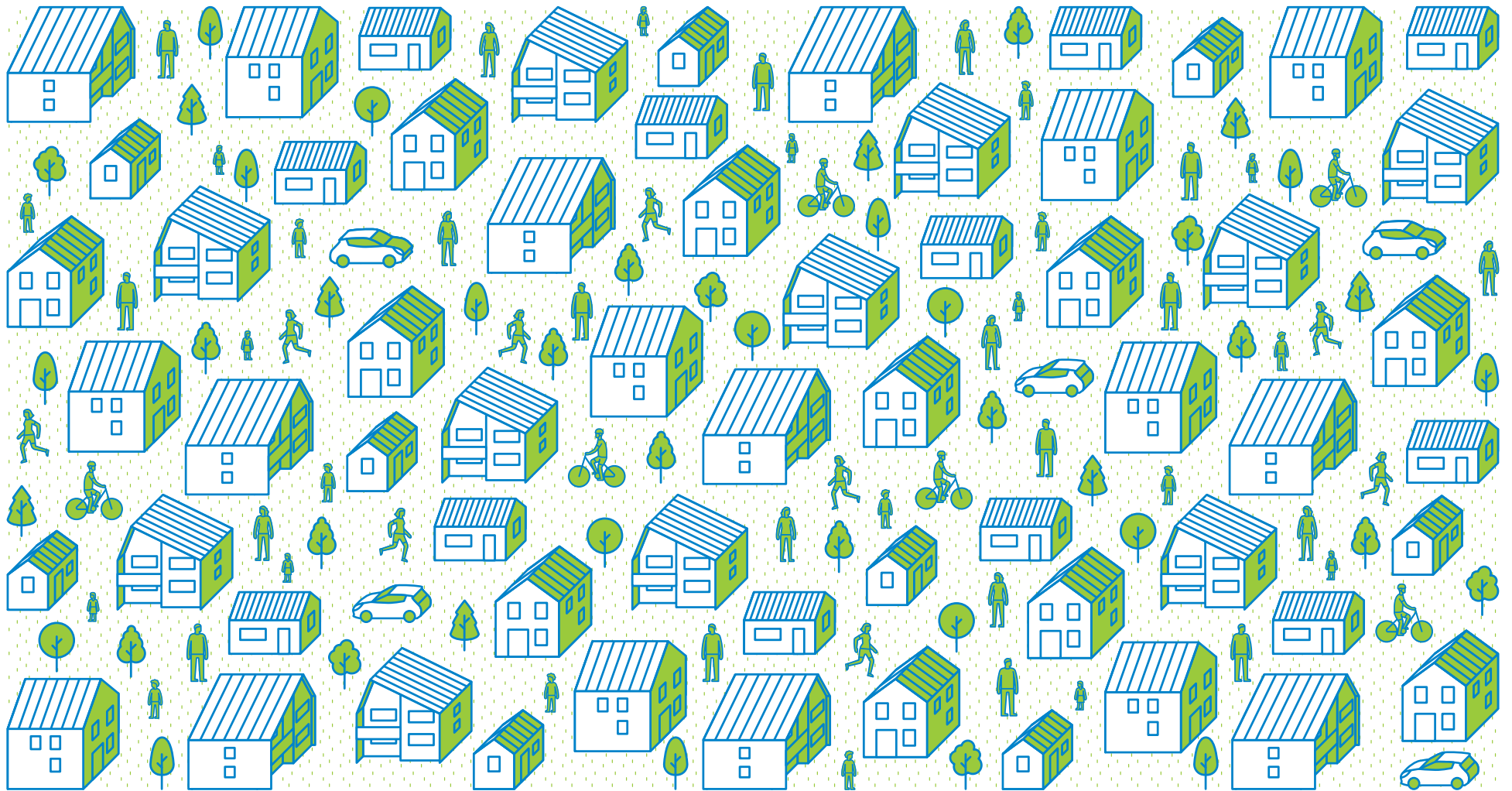
Ngā mihi nui,



Cate Kearney
Chief Executive Officer
Ōtautahi Community Housing Trust
022 657 4980
Cate.Kearney@ocht.org.nz



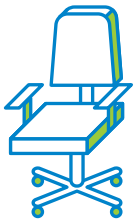
annual report fy21



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from the
chair &
chief
executive



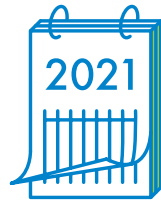
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at Ōtautahi
community
housing trust,
tenants are at
the centre of
all that we do





from the chair & chief executive

The financial year to June 30 2021 is ŌCHT's fifth since establishing our team and signing the Deed of Lease that would underpin a new, financially sustainable model for the Christchurch City Council's community housing portfolio.

The Trust has progressively grown, in size and impact in the ensuing half decade, offering more services as we improve and grow the city's community housing and offer more homes to those most in need.

We are the second biggest Community Housing Provider in New Zealand and our ground-breaking, successful partnership with the Christchurch City Council model continues to be aspirational for other local governments, looking for sustainable options for their housing.

Our solution is anchored in our communities; tenants are at the centre of everything we do. We are committed to sustainable tenancies and enhancing wellbeing-through initiatives such as Tenant Employment Service, the Digital Equity Project and e-transport services.

The Trust has returned \$11 million in surplus lease payments over five years, providing the Council further opportunities to reinvest in upgrading its community housing.



The Trust has offered 1,930 new tenancies over five years. At the same time, we increased the proportion of tenancies receiving the Income Related Rent Subsidy.

In FY21, Council accepted a business case to transfer major maintenance responsibility to the Trust, staircasing the work of ŌCHT's maintenance team that already delivers high quality reactive repairs.

We delivered the Warm and Dry Initiative, a Council/ŌCHT collaboration ensuring all ŌCHT homes were upgraded to meet the Government's Healthy Homes rules well ahead of the June 2023 deadline.

We reflected on our service delivery model and identified the need to more clearly separate our landlord and tenant support functions.

The Trust continued to demonstrate leadership in community housing nationally. As co-chair of Community Housing Aotearoa and CEO & Sector Leaders Forum, the community housing sector has developed strategy and advocacy approaches.

Cate Kearney
Chief Executive

All the while, the Board of Trustees continued to guide and oversee operations to ensure they deliver on the Board's high standards and aspirations. Their governance expertise, goodwill, optimism and belief in the Trust are the underpinnings of the Trust's success.

We are proud of these achievements. We also know we can – and will – do more for Christchurch in the coming year, buoyed by the support of our tenants, the city council, community, business partners, employees, and stakeholders.

Alex Skinner
Chairman of the Board of Trustees



introduction & highlights

Ōtautahi Community Housing Trust (ŌCHT) is a charitable trust and a leading community housing provider. ŌCHT is no ordinary landlord; we have a tenant-centric delivery model in which we actively work with tenants and social services to foster sustainable tenancies.

We have about 2,400 homes across Christchurch comprising properties leased from the Christchurch City Council's community housing portfolio and Trust-owned community housing. ŌCHT leases 77% of its properties. The proportion of Trust-owned homes continues to grow as we build new properties.

ŌCHT was established in 2016 and signed a Deed of Lease with the Christchurch City Council (Council) in the same year. ŌCHT returns a base lease payment equivalent to what Council would have received if it still managed the portfolio, and an additional payment of 80% of any surplus. The overall aim is to achieve financial sustainability for Council's ring-fenced community housing asset group.

As a charitable trust, ŌCHT invests any surpluses into improving and growing community housing and support services to those most in need in our city.

Our role is to:

- Provide community rental housing in Christchurch and Banks Peninsula
- Support better tenant outcomes by supporting tenant well-being
- Provide excellent property and asset management
- Build new community affordable and environmentally sustainable homes

Our values – Nga Wariutanga – guide our work and help us focus on common goals. At the highest level they demonstrate our commitment to Te Ao Māori and our duty of care. They are:

Manaakitanga: Duty of Care

Binds together honesty, integrity empathy and respect
We act with sincerity and empathy. We do what is right, not what is easy. By what we say and do, we show people that they and their wellbeing are important to us.

Puataata: Transparency

It is what we do and not do, for which we are at all times prudent and accountable in our actions and in our fiscal management.

Nga whakanui: Celebration

We recognise and celebrate the efforts and achievements of the people we help, and those of volunteers, supporters and employees.

Toitu te whenua: Environmental sustainability

We operate in a way that meets our present needs without compromising the ability of future generations to meet their own needs.



In reviewing the year, we have had many successes

Partnered with the community housing sector to advocate to government for upfront capital to build more community homes



Achieved a high standard of Tenancy Management and Tenant satisfaction



Delivered better tenant outcomes initiatives such as Employment Service



Innovation in construction and environmental sustainability initiatives



Partnered and continue to support the Housing First initiative in Christchurch



Won awards for its new community housing developments





Karoro Lane was officially opened in April 2021,
one of four communities ŌCHT opened in 2020/21.

ÖCHT performance results

Rent Revenue Total (000)



2021 **\$24,000**
2020 **\$21,188**

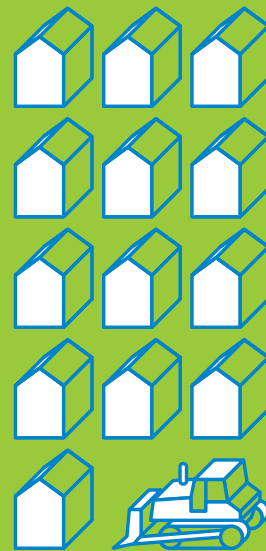
Surplus Lease Payment to CCC



2021 **\$3.95m**
2020 **\$3.35m**

Total Properties

2021 **2,418**
2020 **2,431***



* Demolished 50 homes for new community housing projects

IRRS – CCC (Income Related Rental Subsidy)



2021 **41%**
2020 **36%**



IRRS – ÖCHT (Income Related Rental Subsidy)



2021 **62%**
2020 **41%**



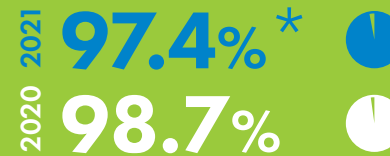
Surplus as a % of CCC rent revenue



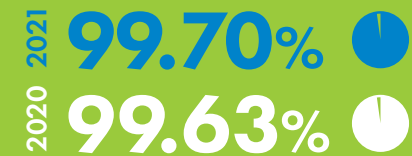
New Tenancies



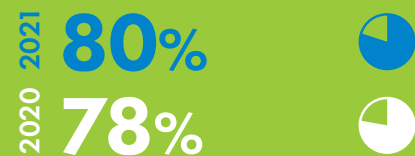
Occupancy



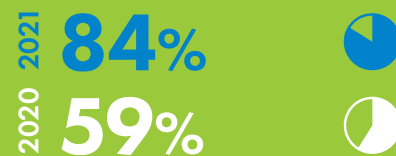
Revenue collected



Tenant satisfaction with maintenance



Tenants agree their unit is warm, dry and weathertight

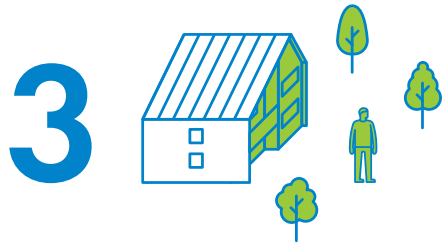


Tenant satisfaction with call centre



Tenant satisfaction with overall performance





year in review

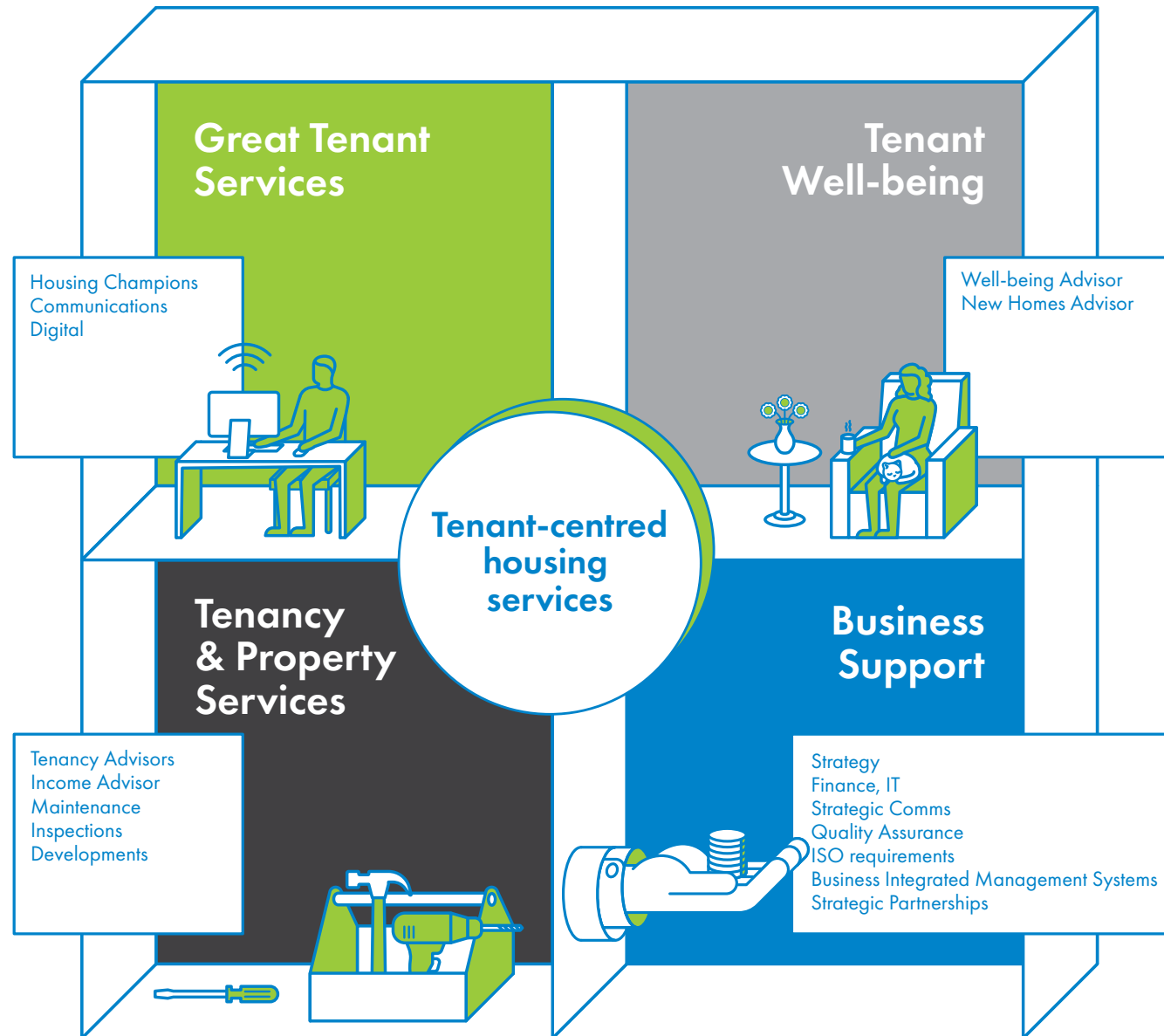
We redesigned our service delivery model to provide an even stronger focus on tenant wellbeing; to have building technicians undertake property inspections; to improve communications with tenants and our teams, and to enhance our business support services.

The redesign moved ŌCHT from a traditional social landlord with a “one size fits all” approach and focus on facilitating community activities enjoyed by some tenants, to a service focused on communication and connectivity and targeted services based on individual tenant need.

In considering the tenants’ experience, enhanced communication and a focus on wellbeing were prioritised.

The new model delivering Tenant Centred Housing Services went live in October 2020.

The Redesign
focused on functions
in four areas:



3.1 Better Tenant Outcomes



ŌCHT actively works with tenants to enhance their wellbeing and help sustain their tenancies.

ŌCHT tenants benefit from affordable housing at below market rent. New ŌCHT tenancies are Ministry of Social Development (MSD) Income Related Rent tenancies. This year 41.5% of Council's portfolio and 62% of ŌCHT tenancies received IRRS. ŌCHT aims to increase this to 50% and 65% respectively by FY23.

Tenants transferred to ŌCHT from the Council on 2 October 2016 are on an Assisted Rent. ŌCHT subsidises these rentals. A tenant on an Assisted Rent is not expected to pay more than 85% of the annually assessed market rent and will not have more than a net 5% rent increase a year. In FY21 tenants on an assisted rental pay, on average, 65% of the assessed market rent. The average rent increase for the year was 3.9%.

ŌCHT provides targeted support to tenants, as per the redesign. Wellbeing Advisors empower tenants to identify goals and aspirations, develop plans to achieve these goals and signpost them to internal and external services where appropriate. In FY21, 96% of properties received at least one wellbeing visit in addition to 97% receiving a property inspection visit for the handypersons in a separate visit. ŌCHT Income Advisor collaborates with tenants and external organisations to deliver proactive services which resolve/mitigate the root causes of debt. In FY21 99.7% of rent was recovered.

These services combine to support tenants to work through any issues which might otherwise lead to the loss of tenancy. Over the year, 0.8% of tenancies ended due to ŌCHT-initiated action. Our target is to sustain no less than 99% of tenancies.

ŌCHT employs an Employment Coach who runs a weekly Job Club to help tenants to become work-ready and assist them to access work opportunities. In collaboration with the MSD, ŌCHT offers 18-week internships to tenants which allow them to acquire practical skills. During the year, 20 tenants were assisted into ingoing employment and an additional four completed work placements with ŌCHT.

ŌCHT Employment Service

Paul's journey.

Paul's got a new job and an appreciation of what can be achieved with support and tenacity.

The ŌCHT tenant landed a fulltime job with the help of the ŌCHT Employment Service.

The super-focused service is open to all ŌCHT tenants who are committed to finding work. The service offers one-on-one help and holds a weekly Job Club for job seekers.

Paul signed up after he lost his job in the wake of the COVID-19 pandemic. After two visits to Job Club, Paul was offered an internship with the ŌCHT/CCC Warm and Dry Initiative.

At the same time, he and ŌCHT's Employment Coach looked for new job opportunities. He got help updating his CV, registering with job seeking sites and applying for work.

Paul filled in dozens of applications. Every lead was followed; Paul and the Employment Coach even door-knocked employers. He secured part-time at Kmart Riccarton and within weeks, he had a fulltime job at Pak 'n Save Wainoni. "I feel if I hadn't had the help the Job Club gave me, I would've just gone with what I knew," Paul says.

The Employment Coach helps motivate tenants to make the most of their strengths. The service helped 18 tenants into work in the year to June.

3.2 Our Homes: Property & Development

ŌCHT aims to increase community housing in Christchurch and, at a minimum, build 400 homes to replace those lost due to the Christchurch earthquakes. Our current target is a minimum of 100 new houses a year. We exceeded this target this year. Developments completed were Reg Stillwell (November 2020), Korimako Lane (January 2021), Karoro Lane (April 2021) and Hoiho Lane (June 2021). These developments added 103 new homes to the ŌCHT portfolio.

Our developments are efficient and cost effective, delivered on time and on or under budget. They also win awards; Tiwaiwaka Lane, opened in July 2020, was a Silver Award Winner in the Residential Project category of the New Zealand Commercial Project Awards 2021. The three Lanes in our Brougham St development was awarded a "Category A" Christchurch Civic Trust Award recognising "the social enterprise in re-establishing a community housing amenity in Sydenham that is environmentally sustainable".

The majority of properties in ŌCHT's property portfolio are older homes which would not meet building codes if built today. To tackle this, this year ŌCHT delivered improvements to all properties to ensure all meet the Government's Healthy Homes Standards. This was completed two years ahead of the Government-mandated deadline for public housing. The Tenant Survey found 84% of tenants agree their home is warm, dry, and weathertight, 25 percentage points more than the previous year.

Occupancy is a key performance indicator of our teams working together to prepare a property for the next tenant. Our average occupancy was 97.4% during the year, below our 98% target. This is linked to a reduction in homes as we demolished old, cold homes to be replaced by warm, dry efficient ones.



Community to Land

The team behind the Tiwaiwaka Lane development was a Silver Award Winner in the Residential Project category of the New Zealand Commercial Project

Their work delivered homes that meet New Zealand Green Building Council Homes for 6 standard. They're built to be warm and efficient with a reduced environmental impact.

The award was one of a kind in a year in which OCH delivered 103 new homes.

...focusing on the

...construction's innovative built on close collaboration between the builder, designer, tenants and OCH team.



NEW ZEALAND COMMERCIAL PROJECT AWARDS 2021

SILVER AWARD WINNER

In recognition of excellence in workmanship, construction practices and innovation

Project
Tiwaiwaka Place, Christchurch

Entrant
Consortium Construction (Construction Company, Site Manager, General Manager)

Category
Winstone Walboards Residential Project

Owned by
Otautahi Community Housing Trust



3.3 Sustainability: Environmental & Business

Toitū Te whenua (Environment Sustainability) is a core guiding value of the Trust and ŌCHT seeks sustainable and innovative solutions that result in environmental benefits, cost efficiencies and increased tenant satisfaction. All new ŌCHT community homes are built to New Zealand Green Building Council Homestar 6 standard, as a minimum.

Sustainability is at the centre of our relationship with tenants and we have the same attitude toward our environment. Over FY21 we formalised our commitment to the environment by becoming a Toitū Carbonzero Certified Organisation, reinforcing our focus on sustainability. The Toitū Envirocare Certification Programme will help us reduce our impact on global warming.

The Toitū audit completed in December 2020 established a baseline score to measure the work ahead, to continually manage and reduce our carbon emissions and environmental impacts. We are committed to reducing our carbon footprint by 5% per year (office operations only), to achieve an overall 25% reduction by the end of FY2026. In FY21, we produced 39.74 tCO₂e of emissions, exceeding the annual target (21% reduction). This can be attributed in part to the reduction in the volume of air travel due to COVID restrictions, and the same rate of reduction is not expected to be sustained when normal business activity resumes.

Our other Environmental goal is to have a carbon zero car fleet. At the end of FY21 half of the ŌCHT car fleet was made up of electric or hybrid cars.

ŌCHT returns surpluses to Christchurch City Council and enhances the quality of the leased portfolio. A base lease payment and 80% of any surplus is paid with the overall aim of delivering a financially sustainable portfolio for this Council ring-fenced asset group. In FY21, \$3.95 million additional lease was paid to Council.

The remaining 20% of any surplus from the leased portfolio is reinvested in ŌCHT properties and services. During FY21, a surplus of \$990,000 was reinvested into the development of new ŌCHT properties, maintenance of existing properties, and services to our tenants.



ŌCHT/Zilch Car Sharing scheme

Peter wouldn't be
without it.

Peter smiles when asked whether he's enjoying the ŌCHT/Zilch Car Sharing scheme.

"Oh, hugely," he says as he pulls his Zilch membership card from his trouser pocket. "It's an important part of my transport. So inexpensive, so handy, so easy to use. I'm a member. I'll be using it."

Peter is one of the first regular users of the two Nissan Leafs based at Kararo Lane. They're there for a two-year pilot to see how low-carbon, low-cost transport might benefit the community.

The cars are supplied by ŌCHT and the ride share service is managed by Zilch Car Sharing. ŌCHT tenants from anywhere in the city can book and use the cars.

Peter uses the car sharing scheme three or four times a month, mixing it up with other public transport options. Cost and convenience made him an early user.

"Petrol is one thing, but there's also servicing, insurance, warrants of fitness and registration costs."

"When you think about what you use a car for, it's worth thinking about the alternatives. The project's the first of its kind in New Zealand. Researchers are monitoring progress and it's hoped what's learned might influence transport's place in community housing development."

The pilot is co-funded by the Government's Low Emissions Vehicles Contestable Fund, administered by the Energy Efficiency and Conservation Authority.



Ōtāutahi
community
housing
trust



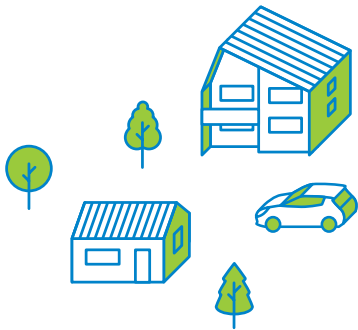
3.4 Strategic Partnerships

Our employees are a key strategic partner and our objective is to be a great employer. ŌCHT offers a range of employee benefits that meet and exceed our statutory obligations. Employee feedback is important to us. We monitor employee satisfaction and other key indicators via fortnightly OfficeVibe surveys. The FY21 participation rate was 95%, and the engagement score 79%. In FY21 our employees increased from 42 to 47 FTE.

ŌCHT is a partner in the Housing First Christchurch programme which ensures people experiencing chronic homelessness (kaewa) can access housing and wrap around support services. Employees are seconded to Housing First from six collaborative partners. In FY21 ŌCHT seconded 2.0 FTE and employed two dedicated Tenancy Advisors to work with kaewa living in our homes. FY21 saw a significant increase on the previous year in the number of Housing First tenancies managed by ŌCHT – 76, from 42 in FY20 – helping to reduce chronic homelessness in Christchurch.

ŌCHT is a member of Community Housing Aotearoa (CHA), the Community Housing peak body. CHA is the voice of the community housing sector nationally, promoting housing policy, building capacity and fostering collaboration. ŌCHT's chief executive is its co-chair and the CEO & Sector Leaders Forum. The forum develops strategy and advocacy approaches with other sector leaders. The sector has successfully advocated government changes to housing policy over the past year.

Over FY21 ŌCHT's CHP model and partnership with Christchurch City Council has been noticed by other local governments especially those struggling with the financial sustainability of their portfolios.





Social and environmental sustainability are related;
ŌCHT achieved Toitū carbonzero certification in February 2021.

3.5 Tenant Satisfaction

Tenants are at the centre of everything we do and the 2021 redesign was driven by this principle. The Annual Tenant Satisfaction Survey measures tenants' satisfaction with the services provided by ÖCHT and provides us with important information on how we can improve our services to tenants.

Surveying was completed during the year and 681 tenants took part. Of these, 627 (92%) completed the survey by post and 54 (8%) submitted their feedback online.



Social Housing: Overall Satisfaction

levels of service meet all recommended targets

82%

are satisfied with quality of the tenancy service provided. Satisfaction with the quality of tenancy service **meets** the interim 2020 ÖCHT target of 82%.

79%[↑]

are satisfied with the condition of the unit provided (up from 61%). Satisfaction with the condition of homes **exceeds** the ÖCHT target of 70%.



ÖCHT Performance

stability & high degree of general satisfaction



84%

are satisfied with the Trust's call centre.

77%[↑]

agree that they are kept well informed about plans for longterm maintenance of their home and complex (up from 65%).

77%

are satisfied with the service provided by the Tenancy Manager.

54%

agree that the Trust considers tenants' suggestions and feedback when making decisions.

81%

are satisfied with over all services provided in the past 12 months.

92%

new perceived ÖCHT's Covid-19 lockdown response to be good.

84%

agree that they are kept well informed about ÖCHT news and activities through the ÖCHT Our Chat newsletter.

Satisfaction with Residential Unit

satisfaction levels Improved on most key measures



93%

new are satisfied with the new heat pump.

83%[↑]

agree that unit maintenance is completed when necessary (up from 76%).

85%[↑]

are satisfied with services provided by ÖCHT maintenance contractors (up from 76%).

83%

new perceive the new Warm & Dry initiative as having had a positive impact on their lives.

84%[↑]

agree that their house is warm, dry and weather tight; a vast improvement compared to previous years (up from 59%).

80%

agree that the lawns and gardens in communal areas at their complex are managed well.

3.6 Special Projects

Several significant projects driving continuous improvement for the benefit of tenants and stakeholders were delivered or commenced during FY21.

ŌCHT developed a business case to have the responsibility for major maintenance transferred from CCC to ŌCHT, giving it overall responsibility for the planned maintenance and renewals of the Council's portfolio as well as developing and updating a long-term Asset Management Plan. The business case was approved by Council in May 2021 and the transfer occurred on 1 July 2021.

ŌCHT also commenced a housing software system upgrade, to a modern and contemporary solution that delivers greater functionality for teams and enhances our business performance and reporting. Once fully implemented, it will enable all key tenant, property and contractor management functions needed to run a community housing business to be performed in one place, such as rent accounting and arrears management, repairs, and planned maintenance.

We established a partnership with Enable Networks to deliver a Digital Equity project aiming to connect ultra-fast fibre broadband to all eligible ŌCHT properties on the Enable network, and to offer eligible tenants free broadband internet. ŌCHT will improve tenant connectivity with a dedicated digital coaching service. The partnership's free broadband proposal needs Ministerial approval to proceed.

The digital coaching service (made possible through a grant from Rata Foundation) supports tenants to become better connected, with advice and training. This component of the Digital Equity project continues regardless of the outcome of the Ministerial approval process.



Hundreds of social housing tenants to get free internet for 10 years

Access to free internet means Peter and Maimoana Hansen will get to see their family more often.

The couple and others living in 2300 social housing units are about to get free internet through a 10-year partnership with Ōtautahi Community Housing Trust (ŌCHT).

The scheme, thought to be the first long-term commitment of this scale in New Zealand, will save ŌCHT tenants about \$22 million in internet costs over 10 years, based on an \$80-a-month internet connection.

More than 60 per cent of ŌCHT tenants are not connected to the internet.

Like the couple in Australia and the UK, Enable said it would mean Peter and Maimoana could see their family more often.

Enable said many other ŌCHT tenants live on a fixed income and would struggle to pay for internet access.

Enable and ŌCHT, which is Christchurch's second largest provider of social housing, have been working together for months to come up with a plan to address digital inequity.

ŌCHT chief executive Cate Kearney said the world had become so digitally connected: "If our tenants can not connect and participate, they will become increasingly isolated and unable to fully participate in society."

ŌCHT planned to provide an education and support programme for tenants. It was also looking at how it could offer free or low-cost laptops or tablets to tenants.

It was estimated the initiative would generate about \$20m in economic benefits to the Christchurch community over five years.

Enable hoped to complete the roll out of free internet in the coming months, but needed permission from the Government first.

Abridged from Stuff Limited, 15 May 2021



3.7 Financial Results

Financial
Statements
2021

Statement of Financial Performance	2021 (000)	2020 (000)
Total Revenue	24,517	22,105
Non-Exchange Revenue	836	1,159
Total	25,353	23,264
Gain on investment property	587	0
Lease	(11,508)	(11,184)
Employee Benefits	(2,834)	(2,900)
Direct Expenses	(6,538)	(5,632)
Other	(3,460)	(3,494)
Surplus (Deficit)/year	1,600	54
After property revaluation	19,584	54

**Statement of Financial
Position**

	FY21	FY20
Net Current Assets	3,246	4,176
Non Current Assets	107,269	65,381
Non Current Liabilities	(46,165)	(23,544)
Equity	58,066	38,483



3.8 Summary & Year Ahead

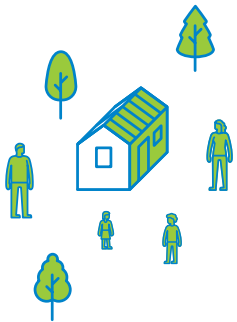
The results of this financial year and of those since ŌCHT was formed out of the Christchurch City Council's wish for a financially sustainable housing portfolio demonstrate ŌCHT's track record of success, our positive contribution to the housing sector in Christchurch, and the progress we've made as an organisation. We enter our sixth year confident of our success and excited about the future.

We will continue to work with the Government and other community housing providers to bring about changes which will strengthen the sector in Aotearoa and ultimately lead to more people being well housed.

Other important changes announced in 2021 relate to the Progressive Home Ownership scheme. ŌCHT has applied to be an accredited Progressive Home Ownership provider to offer affordable first homes. We continue to explore other options to increase affordable housing in Christchurch.

Two new housing developments planned in this financial year will be delivered in FY22, providing another 70 new homes in Christchurch. The next developments in the construction pipeline are already progressing through the design, planning and consenting stages.

The ŌCHT team will continue to work with our tenants, partners and stakeholders in Christchurch and nationally to ensure our homes contribute to thriving communities.



Reg Stillwell Place includes refurbished homes for families and plenty of shared space. It opened in November 2020.

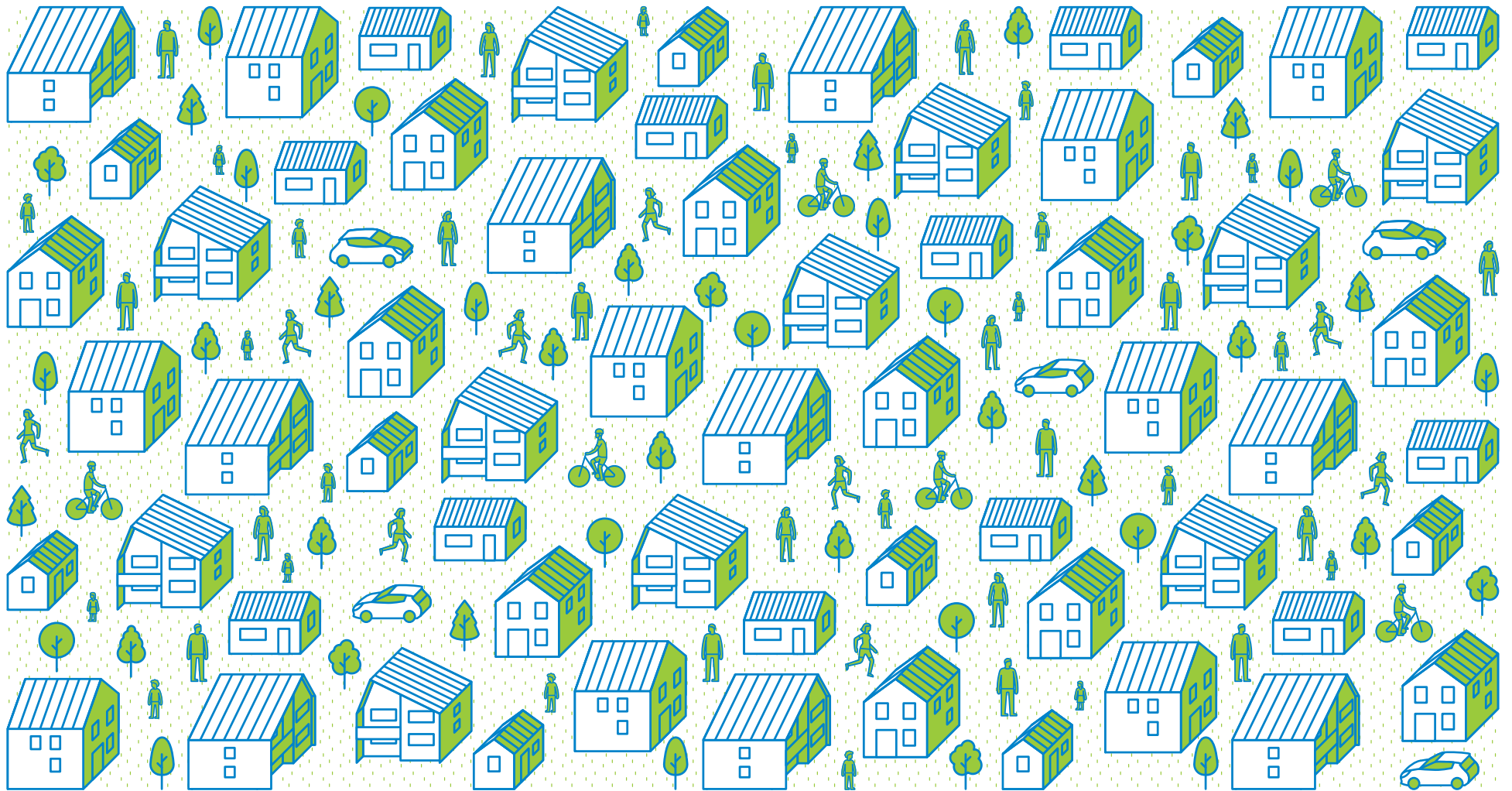


The Ōtautahi Community Housing Trust

61 Kilmore St, Christchurch

admin@ocht.org.nz

Freephone: 0800 624 456



DRAFT



Memorandum of Understanding

between

Kāinga Ora – Homes and Communities

and

Waimakariri District Council

DRAFT

A. PARTIES

1. The parties to this Memorandum of Understanding ("MOU") are:
 - a. **Kāinga Ora – Homes and Communities:** a Crown entity established by section 8 of the Kāinga Ora – Homes and Communities Act 2019 (the "**Kāinga Ora Act**") ("**Kāinga Ora**"); and
 - b. **Waimakariri District Council ("WDC"),**
 (each a **Party**, and together the **Parties**)

B. BACKGROUND

2. Kāinga Ora has the objective to contribute to sustainable, inclusive and thriving communities that:
 - a. provide good quality, affordable housing choices that meet diverse needs;
 - b. support good access to jobs, amenities and services; and
 - c. sustain or enhance overall economic, social, environmental and cultural well-being of current and future generations.
3. Kāinga Ora undertakes the functions set out in section 13 of the Kāinga Ora Act which include providing housing and undertaking urban development.
4. When undertaking its functions, the Kāinga Ora Act requires Kāinga Ora to act consistently with its operating principles set out in section 14 of the Kāinga Ora Act. These principles set out in Appendix 1 fall under five headings: public housing solutions that contribute positively to well-being, housing supply meets needs, well-functioning urban environments, stewardship and sustainability, and collaboration and effective partnerships.
5. When carrying out its urban development functions, Kāinga Ora must have systems and processes to uphold the Treaty of Waitangi ("**Te Tiriti o Waitangi**") and its principles, to understand and apply Te Ture Whenua Maori Act 1993, and to engage with Māori and to understand Māori perspectives.
6. In relation to urban development, Kāinga Ora also acts in accordance with the objectives, functions, and duties set out in the Urban Development Act 2020.
7. **[WDC to insert relevant background and objective of WDC.]**
8. The Government has recognised the need for a more active role in housing supply, establishing its Urban Growth Agenda and introducing a range of additional urban growth initiatives that bring together a toolkit of development powers to assist with complex urban development.
9. WDC and Kāinga Ora are keen to work together to leverage greater housing supply, demonstrate exemplar affordable and public housing developments, and to motivate the private sector to partner to bring different types of housing to the market in Waimakariri.
10. The Parties now enter into this MOU to, among other things, record the manner in which they will work together towards achieving the objectives set out in Section C below.

C. OBJECTIVES

11. The objectives of this MOU (Objectives) are to:
 - a. Assist Kāinga Ora to meet the housing and urban development outcomes it contributes to, namely:
 - Sustainable, inclusive and thriving communities that support good access to jobs, amenities and services.
 - Partnering with Māori ensures Māori interest are protected and their needs and aspirations are met and allows Kāinga Ora to fulfil its obligations in respect of Te Tiriti o Waitangi.

- Good quality, affordable housing choices meet diverse needs.
 - Public housing customers living well in their homes with dignity, stability, and the greatest degree of independence possible.
 - Environmental wellbeing is enhanced and preserved for future generations.
- b. Promote a deeper mutual understanding of the Parties' respective roles, objectives and shared interests.
 - c. Establish and encourage a collaborative relationship between the Parties to achieve our common purpose.
 - d. Promote joint work programmes on various initiatives between the Parties.
 - e. Enhance and regularise communications and information sharing between the Parties.
 - f. Build an enduring relationship based on mutual respect and trust.
12. The overarching intention of the Parties entering into this MOU is to set out how the Parties will further develop their working relationship in the spirit of cooperation and openness for future housing supply in Waimakariri.

D. EFFECT OF MOU

13. Except for the obligations under section L (Confidentiality), this MOU is not intended to be, and is not, legally binding on the Parties. Nothing in this MOU affects the statutory functions, duties or responsibilities, or other legal obligations of either Party.
14. This MOU does not commit either Party to the allocation of additional funds or other resources to support its delivery.
15. This MOU includes the Appendices to this MOU.

E. GUIDING RELATIONSHIP PRINCIPLES

16. The Parties agree that the following overarching principles will guide their interactions with each other:

Good faith	Our dealings with each other will be genuine and meaningful - based on mutual trust and respect
Responsibility	We will act with integrity and deliver on our commitments
Transparency	We will be open and transparent in our intent
Responsiveness	We will be responsive and flexible in the face of new information or requests
Consistency	We will aim for consistency in giving effect to this MOU
Understanding	We will commit to understanding each other's values, interests, programmes and priorities
Confidentiality	We will respect the confidentiality of any information shared in confidence
No surprises	We will ensure we inform each other about significant new information

F. AGREED WAY OF WORKING

17. In addition to the principles in section E (Guiding Relationship Principles) and notwithstanding section D (Effect of MOU), the Parties agree to:
- a. Work together closely to manage all work under this MOU and any Schedule in an effective and well-coordinated manner.
 - b. Meet regularly through area, regional and national meetings.
 - c. Make a copy of this MOU and any Schedule available to all relevant staff.
 - d. Identify wider opportunities for collaboration on areas of shared interest.
 - e. Share ideas about working with and partnering with mana whenua / Māori in support of our collective and individual responsibilities for promoting Māori outcomes.
 - f. Consult over the development of projects, proposals, policies, strategies and initiatives that may affect the interests of the other.
 - g. Recognise and respect the statutory roles and objectives of the other Party.
 - h. Monitor the effectiveness of the Parties' relationship and act to enhance it.

G. TERM and TERMINATION

18. This MOU will take effect from the date it is signed by both Parties.
19. With the exception of the obligations in sections K (Communications, Engagement and Media) and L (Confidentiality) which the Parties agree will endure after termination in respect of this MOU and any Schedules, this MOU endures until it is terminated, replaced, or varied in accordance with the terms of this MOU.
20. This MOU may be terminated at any time by agreement in writing.

H. REVIEW AND VARIATION

21. A Party may request a review of this MOU or (if a Schedule does not include a review frequency for that Schedule) a Schedule at any time.
22. The MOU or any Schedule may only be varied by agreement in writing.

I. RELATIONSHIP MANAGEMENT

23. Each Party will nominate a Relationship Manager as a point of contact for the ongoing communication between both Parties.
The Relationship Manager for Kāinga Ora is Regional Director Canterbury.
The Relationship Manager for WDC is Mayor.
24. The Relationship Manager will have oversight of the operation of this MOU.
25. Each Party can nominate in writing a substitute Relationship Manager.

J. DISPUTE RESOLUTION

26. If there is any dispute or difference of opinion between the Parties, the Parties shall make every reasonable endeavour to resolve the dispute.
27. If a dispute cannot be resolved by the Relationship Managers, the Parties agree to initiate discussions between senior management of each Party. If resolution is still not achieved within a reasonable period, the matter will be escalated to the Chief Executives (or delegated person) of the Parties for resolution.

28. The Parties will endeavour to work cooperatively and be flexible in developing solutions to any disputes that may arise.

K. COMMUNICATIONS, ENGAGEMENT AND MEDIA

29. The Parties' communications teams will work together closely to manage all communications and external relations relating to this MOU and any Schedule.
30. The contact people for all matters involving the media will be the Relationship Manager.

L. CONFIDENTIALITY

31. Information shared in accordance with this MOU and any Schedule is confidential. Confidential information may be confidential for many reasons – for example, because it is commercially sensitive or because it is personal information. The party receiving the confidential information ("**Receiving Party**") will keep the information secure and protected against misuse, theft and loss and will not disclose the information except as permitted by a Schedule or with the agreement in writing of the party disclosing the confidential information ("**Disclosing Party**").
32. In the event that any confidential information is misused, stolen or lost, the receiving party will notify the Disclosing Party of the circumstances of the misuse, theft or loss and what steps are being taken to recover the information and deal with any issues that may arise from that disclosure.
33. The Receiving Party will provide all assistance to ensure the Disclosing Party is kept informed of the circumstances including the recovery or management of any confidential information that is misused, stolen or lost.

M. SCHEDULES TO THE MOU

34. The Parties expect to work together on a number of activities, policies, plans and/or programmes. Each activity, policy, plan or programme will be set out in one or more Schedules.
35. If either Party wishes to discuss an activity, policy, plan or programme that the Parties could work on together, they will first contact the Relationship Manager of the other Party. The Relationship Managers will collectively agree whether the opportunity should be pursued and, if so, which Party will draft a Schedule for that activity, policy, plan or programme.
36. To the extent possible, a new Schedule will not conflict with the terms of any existing Schedule.
37. The Party responsible for drafting the Schedule will use best endeavours to identify any changes to the MOU or any of its Schedules that may be required as a result of adding the new Schedule.
38. To the extent that the terms of a Schedule ("**Relevant Schedule**") is inconsistent with the terms of this MOU or another Schedule, the terms of the Relevant Schedule will apply for the purposes of the activities, policies, plans and programmes under that Relevant Schedule, unless a Schedule specifically identifies which terms should apply in the case of inconsistency.
39. If it is proposed that a Schedule includes provisions for the sharing of personal information, each Party will undertake a privacy impact assessment to determine whether the proposed sharing is lawful, to mitigate any risk to the Party, and to determine what steps would need to be taken to protect the privacy interests of the individuals whose information is being shared.
40. Either Party may opt not to proceed with a new Schedule at any time before it is agreed.
41. Any new Schedules will supersede existing Schedules so far as the earlier Schedules are inconsistent with a later one. Any new Schedule, or Schedules that are not superseded may be reviewed, modified or terminated on mutual agreement in writing.

N. COSTS

42. Each Party will be responsible for their own costs associated with this MOU.

Signatories

On behalf of Kāinga Ora – Homes and Communities

[name] – [position]

Date

On behalf of Waimakariri District Council

[name] – [position]

Date

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APPENDIX 1

Kāinga Ora Operating Principles

Public housing solutions that contribute positively to wellbeing

Providing good quality, warm, dry, and healthy rental housing.

Supporting tenants -

- (i) to be well connected to their communities; and
- (ii) to lead lives with dignity and the greatest degree of independence possible; and
- (iii) to sustain tenancies.

Working with community providers to support tenants and ensure those most in need are supported and housed.

Being a fair and reasonable landlord, treating tenants and their neighbours with respect, integrity, and honesty.

Housing supply meets needs

Managing its housing stock prudently, including upgrading and managing its housing to ensure it remains fit for purpose.

Ensuring that the housing it develops is appropriately mixed (with public, affordable, and market housing) and is of good quality.

Well – functioning urban environments

Ensuring its urban development contains quality infrastructure and amenities that support community needs.

Assisting communities where it has housing stock to develop and thrive as cohesive and safe places to live.

Stewardship and sustainability

Identifying and protecting Māori interests in land, and recognising and providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.

Operating in a manner that recognises -

- (i) environmental, cultural, and heritage values; and
- (ii) the need to mitigate and adapt to the effects of climate change.

Collaboration and effective partnership

Partnering and having early and meaningful engagement with Māori and offering Māori opportunities to participate in urban development.

Partnering and engaging meaningfully with other persons and organisations, including –

- (i) having early and meaningful engagement with communities affected, or to be affected, by housing and urban development:
- (ii) in order to help grow capability across the housing and urban development sector:
- (iii) in order to help people into home ownership.

Maximising alignment and synergies through its multiple functions in order to support inclusive, integrated housing and urban development.

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Schedule: Information sharing

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Background

1. This is a "Schedule" for the purposes of the Memorandum of Understanding ("MOU") between the Parties dated [date].
2. The purpose of this Schedule is to record the terms, conditions and agreed privacy enhancing controls for the disclosure and use of the information to be shared between the Parties.
3. The Parties agree that certain information will be shared between the Parties in order to assist with supporting the Objectives of the MOU, including information regarding the Parties' building and development plans.

Information to be shared

4. The Parties agree that the Parties will share the information set out in the Appendix ("**Shared Information**").

Purpose and benefits of sharing information

5. Each Party's purpose for sharing the Shared Information, and the benefits from it, are set out in the Appendix.

Application of the Privacy Act 2020

6. The Parties will ensure they will comply with the Privacy Act 2020 and any relevant Code of Practice made under the Privacy Act 2020 if applicable.
7. The Parties consider that the Shared Information does not contain any personal information as defined by the Privacy Act 2020.

Use of the Shared Information

8. The Parties agree that the Shared Information will only be used for the purposes set out in the Appendix.
9. Subject to any further limitations on access set out in the Appendix, only Kāinga Ora and WDC employees, and any third parties agreed in writing between the Parties, authorised to undertake work to fulfil the purposes set out in the Appendix will have access to the Shared Information ("**Authorised Persons**").
10. No personal information contained in the Shared Information will be disclosed to any person other than Authorised Persons.
11. The Parties agree that the sharing of the Shared Information, and any subsequent use, release, or publication of that Shared Information must be done in accordance with all relevant legislation including, but not limited to, the Privacy Act 2020, the Official Information Act 1982 and the Ombudsman Act 1982.

Method and frequency of information exchange

12. The Shared Information will be supplied by a secure transfer mechanism specified in the Appendix.
13. Where such mechanism is not available, the Parties will designate an alternative transmission method that protects the Shared Information against privacy breach, unauthorised use, modification, destruction, access or disclosure.
14. The Shared Information will be shared at the frequencies specified in the Appendix.

Security of the Shared Information

15. The security classification of the Shared Information is specified in the Appendix.

16. The Parties will ensure that:
- a. all Shared Information is stored securely as specified in the Appendix;
 - b. access to Shared Information is limited to Authorised Persons in accordance with clause 10 and the Appendix;
 - c. all Authorised Persons are aware of their responsibilities and the strict limitations on use and disclosure of any Shared Information; and
 - d. where Shared Information is held on a portable storage device for the purpose of transfer, it will be permanently deleted from that device once the transfer has been complete.

Breaches of privacy and security

17. Where any breach or suspected breach of privacy has, or has the potential to cause serious harm to the affected individuals the Parties will ensure that the notifiable breach provisions of the Privacy Act 2020 are complied with.
18. Section L of the MOU applies where there is any actual or suspected unauthorised access, use or disclosure of any Shared Information.
19. If there has been a security breach, the party disclosing the Shared Information ("**Disclosing Party**") may suspend the exchange of information under this Schedule by notice in writing to give the party receiving the Shared Information ("**Receiving Party**") time to remedy the breach.

Accuracy of Shared Information

20. The Receiving Party acknowledges that the Disclosing Party:
- a. does not represent or warrant that the Shared Information is accurate, current or complete; and
 - b. is not liable to the Receiving Party or any other person in relation to the use of the Shared Information by the Receiving Party or any other person.
21. Each Party will take reasonable steps to ensure the accuracy of any personal information contained in the Shared Information before using that personal information.

Destruction and retention of Shared Information

22. Subject to the provisions of the Public Records Act 2005, each Party will ensure that the information supplied by the other Party is securely deleted as soon as it is no longer required for the purpose set out in the Appendix or upon termination of this Schedule (whichever is earlier).

Term and Termination

23. This Schedule will take effect from the date it is signed by both Parties.
24. This Schedule endures until it is terminated, replaced, or varied in accordance with the terms of this Agreement.
25. This Schedule terminates on the termination of the MOU.
26. In addition, this Schedule may be terminated at any time by agreement in writing.

Review and variation

27. Either Party may request a review of this Schedule at any time.
28. The Schedule may only be varied with the agreement of both Parties. Any variation must be in writing and signed by both Parties.

Party representative and oversight

- 29. Each Party will nominate a Relationship Manager as the point of contact for the ongoing communication between the Parties about this Schedule.
The Relationship Manager for Kāinga Ora is Regional Director Canterbury.
The Relationship Manager for WDC is Mayor.
- 30. Each party can nominate in writing a substitute Relationship Manager.
- 31. The Relationship Manager will have oversight of the operation of this Schedule.

Signatories

On behalf of Kāinga Ora – Homes and Communities

[name] – [position]

Date

On behalf of Waimakariri District Council

[name] – [position]

Date

Appendix – Shared Information

For the purposes of the Schedule, “Shared Information” means all and/or any of the Kāinga Ora Shared Information and/or the WDC Shared Information, as the context requires.

Kāinga Ora Shared Information

Information to be shared:	<p>Building and Development information including commercially sensitive information relating to:</p> <ul style="list-style-type: none"> - development / build cost - information regarding Kāinga Ora properties in WDC region - Concept plans (including floorplans, 3D massing and supporting visuals) - Feasibility studies relating to the design - A general indication of the composition of the proposal, i.e. quantum of development, parking ratios etc - Project minutes - Agendas - Designs - Design Detail - Typology - Tenure - Community consultation, engagement and feedback (anonymised) - Tender timelines - Contract award - Project status report and issues - Stakeholder updates - Media releases - Planning assessments and consent related matters like applications/review of applications etc - Valuations and any due diligence reports undertaken - Any engagement or consultation undertaken with stakeholders and mana whenua/iwi (anonymised)
Purpose of sharing:	To enable the shared objective of development of Public Housing and supporting urban development in the Waimakariri region
Benefits of sharing:	To enable developments and contribute to sustainable, inclusive and thriving communities by assisting communities to develop and thrive as cohesive and safe places to live.
Method of sharing:	Any information shared under this Appendix electronically will be supplied by way of secure file transfer, for example secure file transfer protocol (SFTP) or password protected email. The information shared under this Appendix will be on an as required basis.
Method of storing:	All information sent electronically is stored on the Parties own securely managed computer systems
Security measures:	<ul style="list-style-type: none"> • All information sent electronically is stored on the parties’ own securely managed computer systems with password and firewall protection with access allowed only to employees doing work directly related to this Information Sharing Agreement (ISA) or the MOU;

	<ul style="list-style-type: none"> All employees of both parties dealing with the information shared under this Appendix are aware of their responsibilities and the strict limitations on use and disclosure of any information shared under the Appendix. Where information is kept or stored in any form that might be easily portable (eg printed material, laptop, portable digital assistant, DVD, CD, memory card, or USB portable device) appropriate safeguards will be in place to guard against any unauthorised access, use or disclosure of the information. If the information is kept or stored on such a device for the purpose of transfer of source or comparison information, it will be permanently disposed of once the transfer has been complete.
Frequency of sharing:	On an as required basis
Security classification:	In confidence and commercially sensitive
Any further limitations on access	Access will only be permitted to staff members in the WDC team working on developments with Kāinga Ora

WDC Shared Information:

Information to be shared:	<ul style="list-style-type: none"> Land availability and divestment opportunities from WDC Developments planned for WDC Information on housing continuum in WDC Building and Development information including commercially sensitive information relating to: <ul style="list-style-type: none"> development / build cost information regarding Kāinga Ora properties in WDC region
Purpose of sharing:	To enable the shared objective of development of Public Housing and supporting urban development in the Waimakariri region
Benefits of sharing:	<ul style="list-style-type: none"> Enhance the relationship between the Parties Enable developments Contribute to sustainable, inclusive and thriving communities by assisting communities to develop and thrive as cohesive and safe places to live
Method of sharing:	Any information shared under this Appendix electronically will be supplied by way of secure file transfer, for example secure file transfer protocol (SFTP) or password protected email. The information shared under this Appendix will be on an as required basis
Method of storing:	All information sent electronically is stored on the Parties own securely managed computer systems
Security measures:	<ul style="list-style-type: none"> all information sent electronically is stored on the parties' own securely managed computer systems with password and firewall

	<p>protection with access allowed only to employees doing work directly related to this ISA or the MOU;</p> <ul style="list-style-type: none"> • all employees of both parties dealing with the information shared under this Appendix are aware of their responsibilities and the strict limitations on use and disclosure of any information shared under the Appendix. • where information is kept or stored in any form that might be easily portable (eg printed material, laptop, portable digital assistant, DVD, CD, memory card, or USB portable device) appropriate safeguards will be in place to guard against any unauthorised access, use or disclosure of the information. If the information is kept or stored on such a device for the purpose of transfer of source or comparison information, it will be permanently disposed of once the transfer has been complete.
Frequency of sharing:	On an as required basis
Security classification:	In confidence and commercially sensitive
Any further limitations on access	Access only permitted to Kāinga Ora staff that are involved in the provision and planning of public housing and/or developments in the Waimakariri region and/or are working on a project with WDC

Greater Christchurch Partnership *Innovators in Housing*

This workstream was led by The Urban Advisory for the purpose of making recommendations to the Greater Christchurch Partnership (GCP) about how to respond to the affordable housing challenges faced by Greater Christchurch. It focuses on providing a pathway to increase community and affordable housing solutions across the region.

This slide pack is a summarised and condensed version of a recommendation report, which sets out the work completed and recommendations made in detail.



Contents

Section 1: Overview

Section 2: Process

Section 3: What Does Success Looks Like?

Section 4: Recommendations and Roadmap

Section 5: Next Steps

Section 1 Overview



Greater Christchurch
Partnership
Te Tira Tū Tahī 74
One Group, Standing Together

Housing as a tool for:

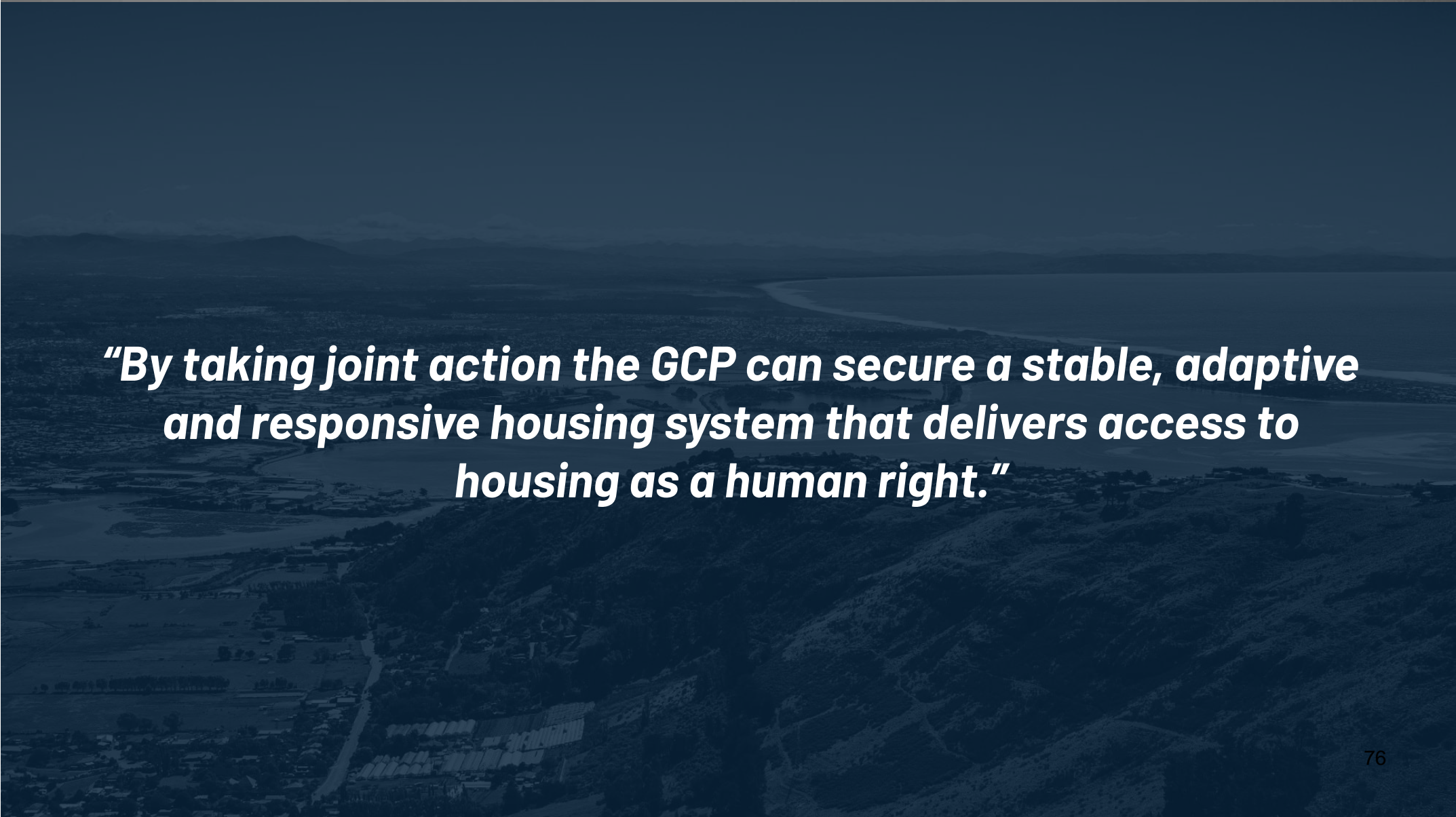
- **Economic development**
- **Social and cultural wellbeing**
- **Environmental management**

*Housing as a
human right.*



**Greater Christchurch
Partnership**

Te Tira Tū Tahī 75
One Group, Standing Together



“By taking joint action the GCP can secure a stable, adaptive and responsive housing system that delivers access to housing as a human right.”

What is affordable housing?

Not spending more than 30% of your income on housing; affordability is relative to median incomes in a neighbourhood.

Affordable options include housing through community housing providers, rent-to-buy or shared-equity, papakāinga, whānau housing, rental or equity cooperatives, or options on Community Land Trusts.

What is public housing?

Housing accessed via the housing register and attracting an Income-Related Rent Subsidy (IRRS) (excludes the accommodation supplement).

Public housing includes Kāinga Ora and CHP subsidised rentals, and emergency or transitional housing.



**Greater Christchurch
Partnership**

Te Tira Tū Tahī 77
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The GCP Housing Workstream has three purposes:

1. **Agree to a joined-up approach** for the direction of travel for Greater Christchurch to ensure access to housing for all community members.
2. **Understand the options available** and what actions need to be taken to achieve the outcomes.
3. **Confirm opportunities to deliver together** on catalyst projects and processes in the short-, medium- and long-term.



Greater Christchurch
Partnership

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Housing Workstream

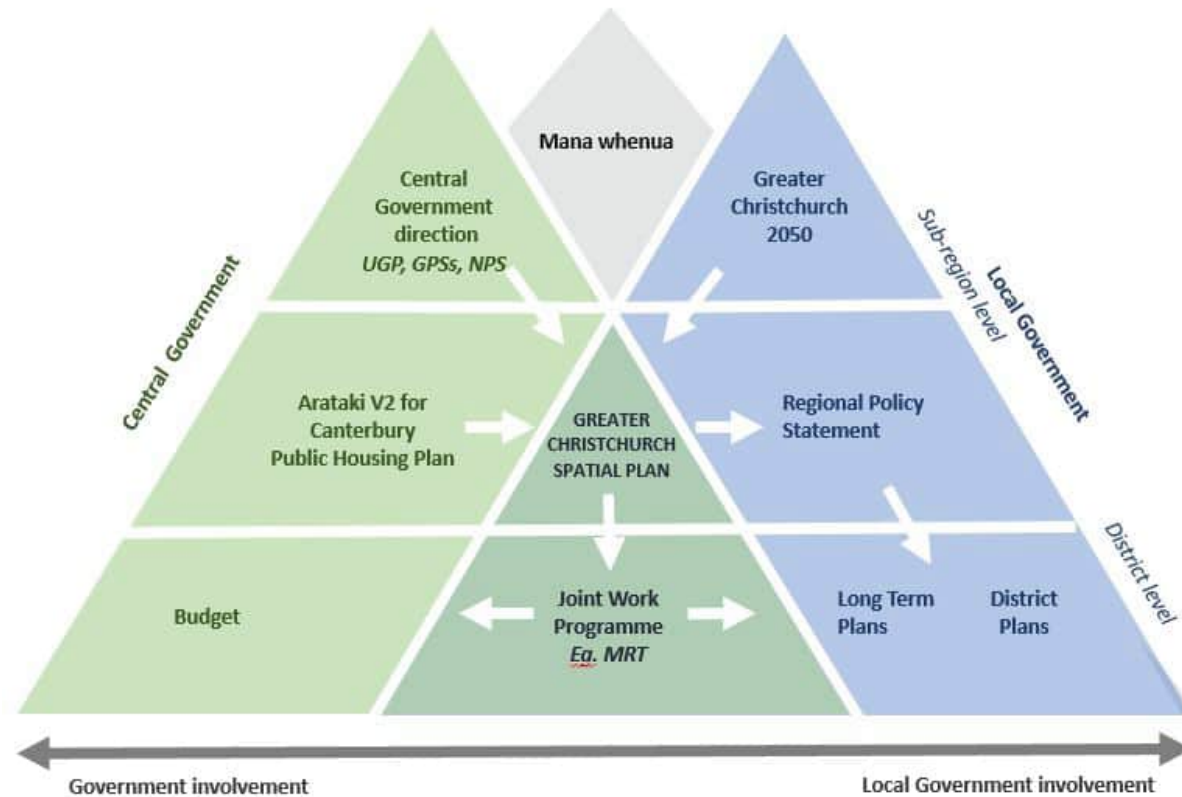
How it fits within wider GCP work

Give effect to the wellbeing aspirations of **Greater Christchurch 2050**

Align with the **Urban Growth Agenda**

Prepare a **Future Development Strategy**

Provide a **shared housing view** to guide planning and investment decisions



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Section 2 Process



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Working group sessions had representation from:



Greater Christchurch Partnership
 Te Tira Tū Tahī
 One Group, Standing Together



Te Rūnanga o NGĀI TAHU

Canterbury
 District Health Board
 Te Pōwhiri Hauora o Waitaha

ChristchurchNZ

Christchurch
 City Council



Te Tūāpapa Kura Kāinga
 Ministry of Housing and Urban Development



Timeline of Housing Workstream

May 2021 Need for a Housing Workstream identified to feed into Spatial Plan and Urban Growth Partnership

June 2021 The Urban Advisory brought on board to advise and support the rethink of current housing settings

July 2021 Working group established to focus on addressing housing affordability across the continuum

22 July 2021: Workshop 1 held

August 2021 GCP Senior Officials Group briefed

3 September 2021: Workshop 2 held

September 2021 Challenges, opportunities and draft housing objectives presented to GCP Senior Officials Group

16 September 2021: Workshop 3 held

October 2021 Draft advice shared with with working group members (for feedback), Spatial Plan team and GCP Senior Officials Group

November 2021 Informal workshops and iterative feedback from the working group to prioritise short-term key actions

December 2021 Final advice presented to GCP Senior Officials Group



Greater Christchurch
Partnership

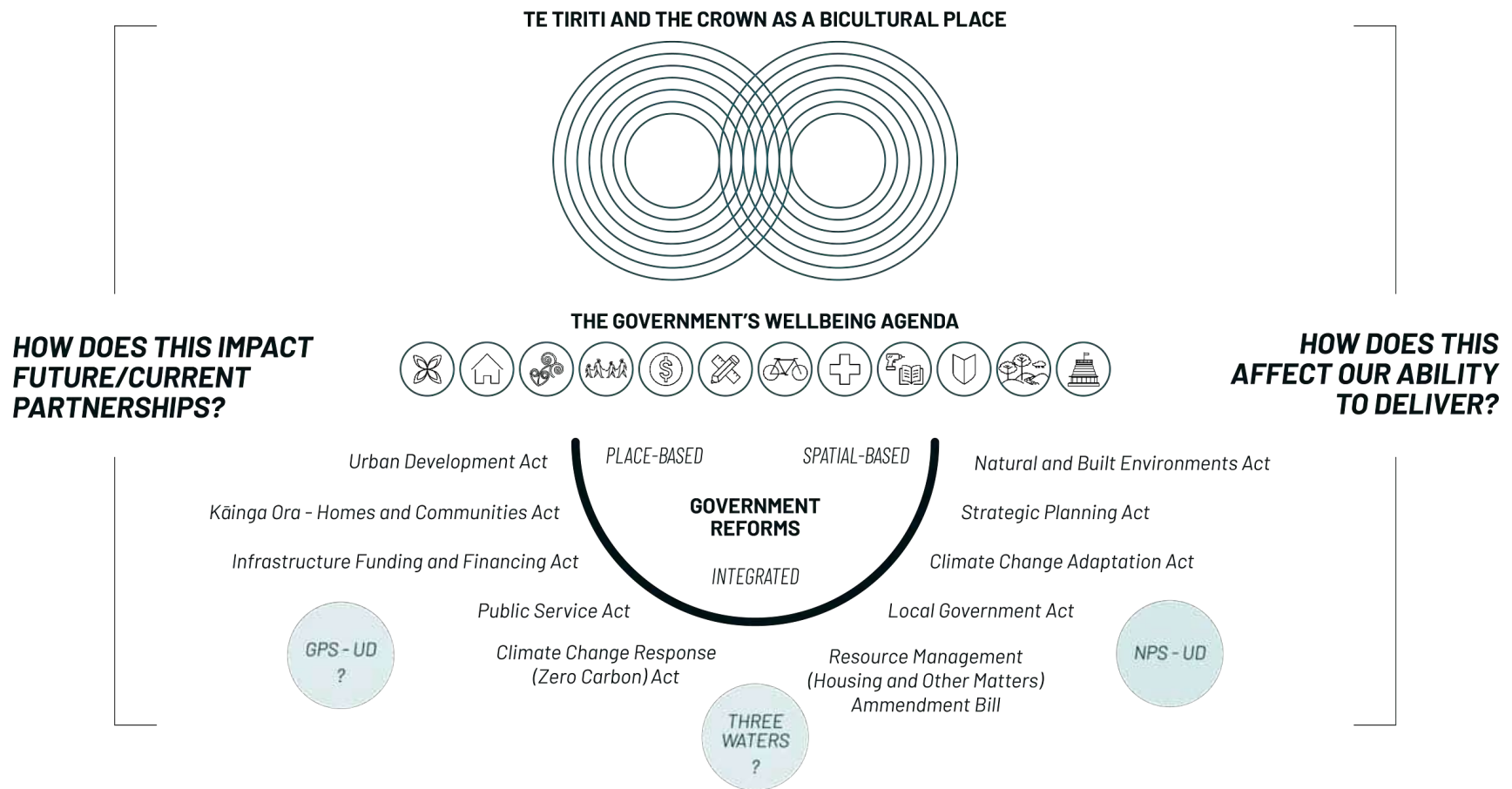
Te Tira Tū Tahī
One Group, Standing Together

Background work ahead of the inaugural working group session:



Step 1.

Contextualise the work programme within the changing national context:



Step 2.

Consider the housing context of Greater Christchurch by compiling data and figures relating to housing



Median House Price
\$619,000
(August 2021)



24.3% increase in median house prices
(since August 2020)



5,259 building consents in the year to June 2021



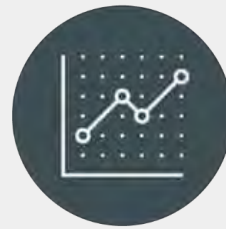
35,000 households under 'housing stress'
(spending more than 30% of income on housing)



1,896 households on public housing waitlist
(June 2021)



65% first-home buyers spending more than 30% of income on housing
(according to latest 2018 HUD figures)



Population to grow by 168,720 in 2051



Households with member in 65+ cohort projected to grow from 24% in 2019 to 35% by 2048



77,100 new homes needed by 2051

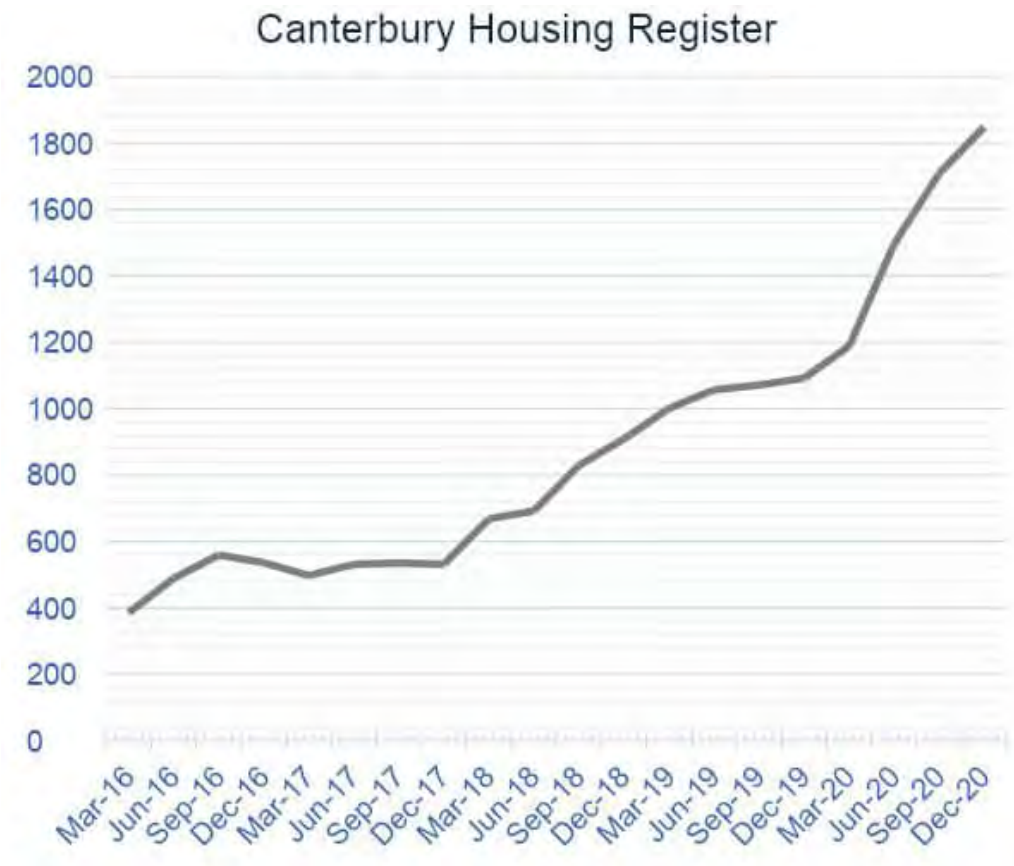


Greater Christchurch Partnership

Te Tira Tū Tahi 85
One Group, Standing Together

More public housing urgently needed

- Public housing waitlist quadrupled since 2016 **to 1,896 households** (as at June 2021)
- Public Housing Plan:
 - 1,205 rented homes
 - 365 transitional units to be built by circa 2024
- Gap of 800 households approx
- Deprivation measures used by central government means Greater Christchurch not seen as priority



Source: MSD, Sense Partners

Growing 'intermediate housing' market

- Relative affordability seemingly positive, it is not equitable
- Significant proportion vulnerable to housing stress
- Growing number of mid-low income households that cannot affordably pay for housing
- Pressure on public housing and limited community housing stock



Source: REINZ, Statistics NZ, Sense Partners

Growing 'intermediate housing' market

Data representing the financial struggles of the 'intermediate housing' market

Canterbury median house price	\$619,000 (REINZ, August 2021)
Income required to afford median house price and not be under housing stress (approx. assuming 20% deposit, 4.5% interest rate 30-year term)	\$145,000
Geometric mean rent/week	\$398 (MBIE, Oct 2020)
Income required to afford geometric mean rent and not be under housing stress	\$68,986
Median annual household gross incomes	\$83,950 (Stats NZ, 2019) \$104,644 average annual household income \$38,166 household equivalised disposable income after housing-costs



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 Step 3.

Synthesise the existing work of GCP organisations

Greater Christchurch Partnership

- Urban Development Strategy (UDS) 2007
- Urban Development Strategy Action Plan 2010
- Housing Market Assessment 2013
- 2016 Update to the Urban Development Strategy 2007
- Our Space, 2018-2048: Greater Christchurch Settlement Plan Update, Whakahāngai O Te Hōrapa Nohoanga
- Housing and Business Development Capacity Assessment 2018
- Social and Affordable Housing Action Plan Report 2020
- Greater Christchurch Partnership Social and Affordable Housing Action Plan Report (September 2020).
- Greater Christchurch Partnership 2050 Update June 2021
- Greater Christchurch Housing Development Capacity Assessment (July 2021)

Christchurch City Council

- Operative District Plan 2017
- Housing Policy 2016
- Central City Residential Programme (Project 8011), 2020
- 2020 Strategic Framework
- Community Housing Strategy 2021-2031
- Asset Management Plan: public housing 2021-2031

Selwyn District Council

- Selwyn District, Growth and Demand, 2021 to 2031
- Proposed District Plan 2020
- Preferred Options Report on 'Alternative Housing' 2018
- Selwyn Housing Accord 2018
- Public housing Report 2018
- Community Facilities Activity Management Plan 2021 | Rental Housing, 2021
- Selwyn 2031 - District Development Strategy, 2014

Environment Canterbury

- Canterbury Regional Policy Statement
- Natural Environment Recovery Programme, 2013
- Plan Change 1 to Chapter 6 of the Canterbury Regional Policy Statement 2021

Waimakariri District Council

- 2010 Waimakariri District Development Outlook Report
- Waimakariri 2048 District Development Strategy 2018
- Proposed District Plan 2021 (currently out for consultation)
- Long-Term-Plan-2021-2031

Te Rūnanga o Ngāi Tahu

- Ngāi Tahu 2025
- Ngāi Tahu 2025: 2009 Review
- Te Kōwatawata The dawn of a new city, 2015
- Mahaanui Iwi Management Plan 2013



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Step 4.

Review best practice housing innovation across NZ

Housing models to meet the needs of the growing 'intermediate housing' market

26 Aroha, Auckland



Waingākau Village, Hastings



Mahana Social Housing, Naylor Love



Peterborough Cooperative, Christchurch



Buckley Street, Wellington



Cohaus, Auckland



Urban Habitat Collective, Wellington



Collett's Corner, Lyttelton

Step 4.**Review best practice housing innovation across NZ**

Housing models to meet the needs of the growing 'intermediate housing' market

What is needed for a successful housing innovation project?

- **Strong partnerships between iwi, local and central government**
- **Public sector taking leadership**
- **All forms of capital mobilised**
- **Testing new design ideas**
- **Mixed-tenure models**
- **Staged delivery**
- **Easily understood legal structures**



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Step 5.

Review best practice policy & strategy innovations across NZ

Queenstown Lakes District Council - use of inclusionary zoning



Wellington City Council - Wellington Housing Affordability Measure



Hutt City Council - Council, Māori NGO and Iwi-led housing partnership



Hastings District Council - support of papakāinga mixed model development



Hamilton City Council - Waikato Community Land Trust



Hamilton City Council - Waikato Wellbeing Project



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Step 5.**Review best practice policy & strategy innovations across NZ****What is needed for successful strategy & policy innovations?**

- **Public sector actively pursuing and supporting pilot projects**
- **Strong collaborative partnerships between iwi, local/central government, private sector**
- **Place-based approaches**
- **Te Ao Māori (Māori world view) principles embedded in projects**
- **Housing viewed as critical to wellbeing**



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Step 6.

Review best practice housing innovation globally, and the applicability to NZ

St Clement's Community
Land Trust, London



Mehr als Wohnen, Zurich



Champlain Housing Trust,
Burlington, Vermont



Older Women's Cohousing,
London



Nightingale, Australia



Kalkbreite, Zurich



Step 6.**Review best practice housing innovation globally, and the applicability to NZ****What are the common themes of successful housing innovation on global scale?**

- **Cross-sector partnerships with strong leadership**
- **Stakeholders and communities are educated about housing**
- **Public land is used for public/affordable housing**
- **Sufficient infrastructure funding**
- **Alternative tenure options provided**



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Step 6.

Review of well-functioning housing systems

Vienna, Austria - use of supply-side incentives



Singapore - public housing building efforts



Copenhagen, Denmark - land-value capture and cooperatives



Montpellier, France - public-private Special Purpose Vehicles



Bilbao, Spain - affordable housing



Amersfoort, Netherlands - public-private partnerships

Step 6.

Review of well-functioning housing systems

How can we define a well-functioning housing system?

The majority of the population have access to social or subsidised housing options if they choose.

Demand is well-understood and matches delivery;
housing costs are less than 30% of household income.

There is widespread acceptance of living at density; in mixed-income neighbourhoods well-served by infrastructure + amenities.

Innovation is supported +
funding for subsidised housing does not solely come from central government.

Economic development and housing are planned side-by-side.

Public housing is regularly rehabilitated.

Sufficient infrastructure funding to remove barriers.

Public land is retained
as part of delivering perpetual affordability.



Step 7.

Frame (initial) common themes, challenges and opportunities

Key Themes Framing the Strategic Direction

Challenges

Opportunities



Workshops took place from July to September 2021

- On completion of the background work, The Urban Advisory facilitated a series of 3 workshops.
- Each working group session built on the thinking shared and discussed at the previous session. Culminating with opportunities for action being workshopped and prioritised at workshop 3.
- Sessions took place over 3 hours, in person in Christchurch, when possible, and virtually, when Covid-19 restrictions in place.



Purpose and outcome of each workshop

	Workshop 1	Workshop 2	Workshop 3
Purpose	To build a foundation for agreeing key strategic moves and direction.	To confirm the Housing Objectives to guide actions.	To agree the roadmap for action with short, medium and long term deliverables.
Outcomes	<p>Agreement that there was, as yet, no clear joined-up view about how to support affordable housing options.</p> <p>Agreement that while there was collaboration on spatial aspects, non-spatial elements need further work.</p>	<p>Agreement to pursue different ways to incentivise density and infill.</p> <p>Agreement that Housing Objectives need to:</p> <ul style="list-style-type: none"> • give confidence to potential partners • provide certainty to attract investment • provide surety that public sector/council is good client/partner • help bridge gaps limiting capacity and capability of house building sector 	<p>Agreement that there is an immediate need for the 'housing narrative' to be developed and communicated to provide foundations for strategic joined-up decision making.</p> <p>Agreement that a bold and transformative approach, albeit iterative rather than disruptive, was necessary.</p>



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Housing Challenges



Policy and operational disconnect and a changing national direction.



Competing objectives between the three TAs.



Community-led/bottom-up solutions are not well supported.



Housing affordability is decreasing across all cohorts.



The regulatory and financing system is not enabling adequate Māori housing solutions, or housing innovation.



There are increased housing-related health and social issues.



Housing development is negatively contributing to climate change.



There are barriers to accessing infrastructure-ready land.



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Housing Opportunities



Show leadership.



Support and scale up innovation.



Promote intergenerational wellbeing.



Create positive outcomes for Māori.



Take a place-based approach.



Incentivise diverse housing.



Prioritise a Low Carbon Future.



Fund Infrastructure.



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Section 3

What does success look like?



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Housing Objectives

Summary

The GCP:

1

Incentivises the desired type of housing (tenure, density, location, typology, cost)

2

Is an enabler of Kāinga Nohoanga/ papakāinga

3

Gives confidence to potential partners to invest

4

Supports health-promoting housing and neighbourhoods

5

Builds for climate adaptability and ecological restoration



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Housing Objectives

What does success look like?

1

OBJECTIVE 1

GCP incentivises the desired type of housing (tenure, density, location, typology, cost) so that there is a range of mixed-tenure housing products throughout Greater Christchurch that are affordable for **low-to-moderate income earners (i.e. key workers and the 'intermediate housing market')**

What does success look like?

- Housing that is affordable and suitable for a range of people across the continuum is available and accessible as a human right.
- There is retained affordability within the publicly funded housing stock (i.e. it is not just affordable for the first purchaser).
- A range of typologies are delivered as a result of reduced barriers and supply-side incentives, including increased density (to be aligned with policy reforms and the Greater Christchurch Spatial Plan).
- The 'intermediate housing' market is adequately provided for through a diverse range of tenures, typologies, and price points, ensuring that key workers can live in Greater Christchurch.
- The ageing population is provided for with smaller, more affordable, well-designed units that are accessible.
- Medium/high density housing is delivered within the central city and metropolitan centres.
- Public sector investment in the development and improvement of centres and transport infrastructure that incentivises intensification in brownfield sites close to amenity.



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Housing Objectives

What does success look like?

2

OBJECTIVE 2

GCP is an enabler of housing that provides for the needs and cultural preferences of mana whenua for Kāinga Nohoanga and papakāinga on Māori owned land and in urban areas

What does success look like?

- Māori housing development is able to access finance, including that required for infrastructure.
- Mana whenua-led development is common.
- Culturally appropriate housing options are available.
- Papatipu Rūnanga is supported to deliver a mana whenua-led strategy, which includes priorities for Kāinga Nohoanga/papakāinga.



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Housing Objectives

What does success look like?

3

OBJECTIVE 3

GCP creates an environment that gives confidence to potential partners (across the public, private and community sectors) to invest in Greater Christchurch

What does success look like?

- The role of TAs is well defined, with clear communications and pathways for cross-sector engagement are utilised.
- TAs are using the tools and levers across their roles as provider/regulator/enabler/incentiviser/advocate.
- Partnerships exist to deliver the housing outcomes of the GCP.
- Greater resources are available to the resource and building consent process/teams.



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Housing Objectives

What does success look like?

4

OBJECTIVE 4

GCP supports the development of health-promoting housing and neighbourhoods that are not car-dependent

What does success look like?

- Residents are able to stay in their communities through all phases of life (ageing in place).
- Homes are warm and dry.
- The burden of distance and travel is not a cost borne unequally by those not able to live where they work, due to unaffordability.
- Local transport nodes are maintained and improved enabling residents to move around easily.
- Active transport (walking and cycling) is prioritised.
- Low-emission housing and neighbourhoods are incentivised.
- There are funding and resources dedicated to improving street amenity in areas where development is desired.
- There is greater investment in tree planting/canopy retention.



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Housing Objectives

What does success look like?

5

OBJECTIVE 5

GCP builds housing and neighbourhoods for climate adaptability and ecological restoration through enabling the right kind of housing in the right places

What does success look like?

- Housing development and urban growth is done in a way that reduces emissions during construction and operation, while also preparing homes/buildings to climate adaptability.
- There is a shared understanding of areas of Greater Christchurch that are not suitable for housing development in the long-term (e.g. due to sea level rise).
- Thriving ecosystems are embedded in all new development .
- Highly productive land is protected.



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Section 4 Recommendations and Roadmap



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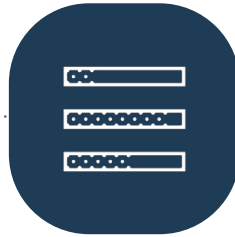
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Confirming the different roles of the TA's and GCP organisations



PROVIDER

- As a Community Housing Provider (Ōtautahi Community Housing Trust)
- Through the redevelopment of existing land/assets



REGULATOR

- Ensuring the right housing is encouraged in the right places (further developed in the Greater Christchurch Spatial Plan)



ENABLER / INCENTIVISER:

- Facilitating partnerships
- Better/more efficient use of public land
- Supply-side incentives

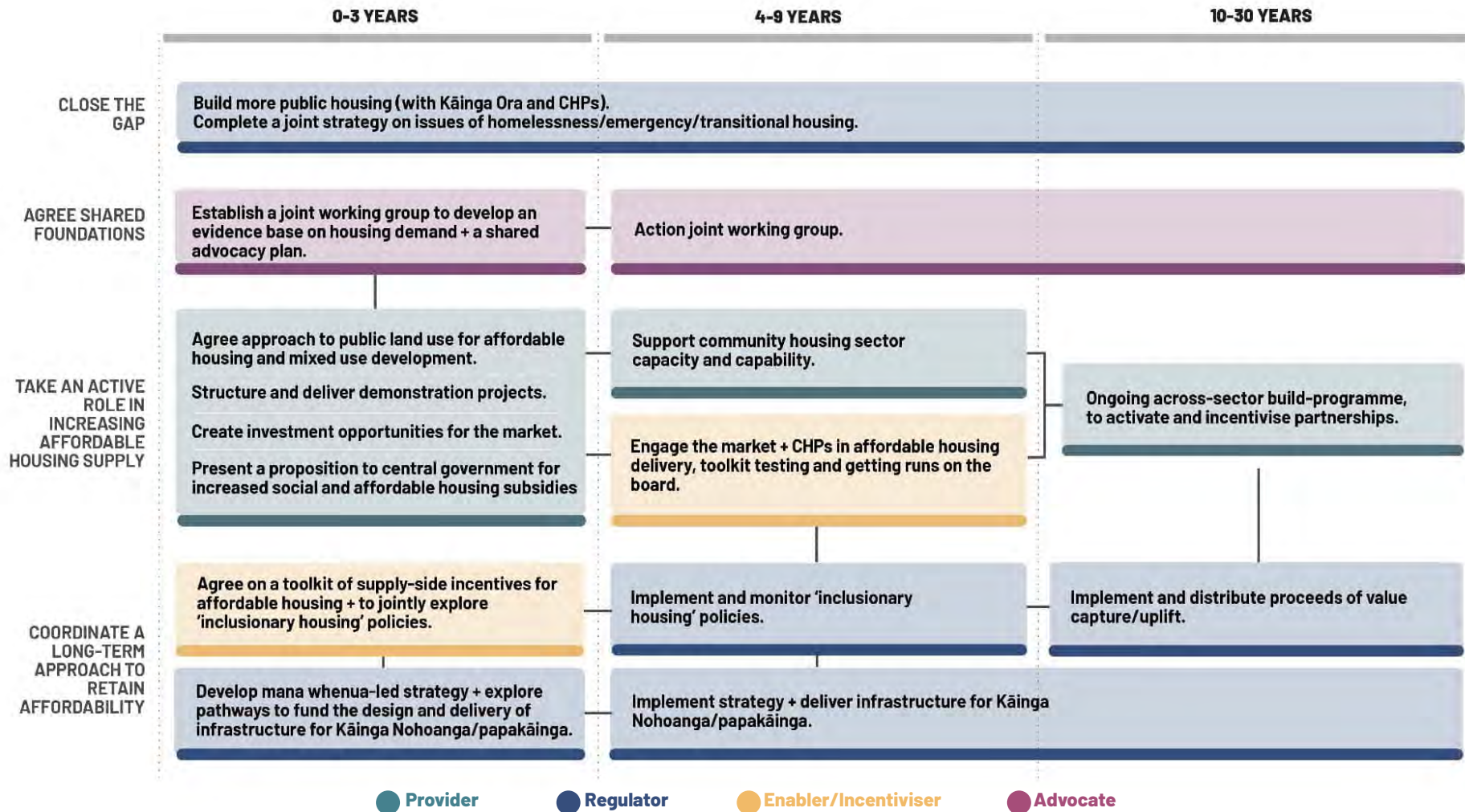


ADVOCATE OF CHANGE

- Housing diversity
- Support public housing investment
- Work better with the private sector

Roadmap Summary

An overview of the key actions required to deliver affordable housing in Greater Christchurch



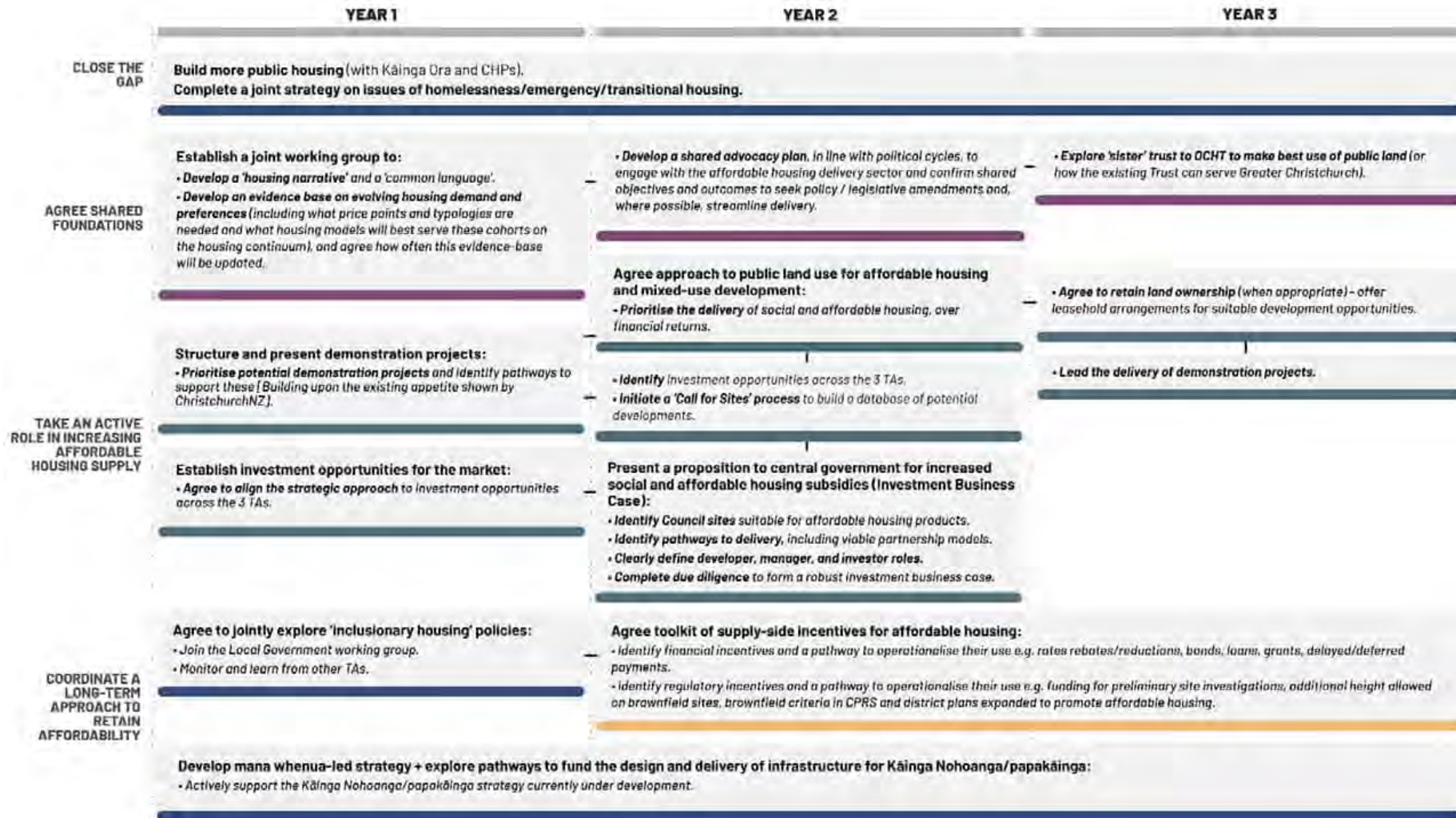
Roadmap to Housing Affordability Outcomes for Greater Christchurch

Tasks organised by time period when actions begin and colour coded by provider "role"

	0-3 YEARS	4-8 YEARS	10-30 YEARS
CLOSE THE GAP	<ul style="list-style-type: none"> Build more public housing (with Kāinga Ora and CHPs) Complete a joint strategy on issues of homelessness/emergency/transitional housing. 		
AGREE SHARED FOUNDATIONS	<ul style="list-style-type: none"> Establish a joint working group to: <ul style="list-style-type: none"> Develop a 'housing narrative' and a common language. Develop an evidence base on evolving housing demand and preferences (including sector price points and typologies) and assess and what housing models will best serve these cohorts in the housing continuum, and agree how often this evidence base will be updated. Develop a shared advocacy plan, in line with political cycles, to engage with the affordable housing delivery sector and confirm shared objectives and outcomes to seek policy/regulatory amendments and, where possible, streamline delivery. Explore 'wider' trust to OCHT to make best use of public land (or how the existing Trust can serve Greater Christchurch). 	<ul style="list-style-type: none"> Action joint working group to: <ul style="list-style-type: none"> Update evidence base as agreed Operationalise the advocacy plan to: <ul style="list-style-type: none"> Review and update existing plans and strategies in line with advocacy plan Maintain and improve relationships with developers, Community Housing Providers, funders and others. Address barriers to developer consents by advocating central government, building relationships with developers, requiring more granular development to be more closely with diverse typologies. Support a low-emissions future by promoting low emissions neighbourhoods, exploring trusts for amenity/streetscape improvements, greening neighbourhoods, promoting car-free/zero emissions developments. Host annual regional forum (e.g. hosted by the Te Waiarotonga network) Establish 'wider' trust (or address how a housing trust can best serve Greater Christchurch). 	<ul style="list-style-type: none"> Build a 'Network of Housing Excellence' as a way to share information/resources/capabilities/learning and act as an ongoing catalyst of affordable housing innovation in the region.
TAKE AN ACTIVE ROLE IN INCREASING AFFORDABLE HOUSING SUPPLY	<ul style="list-style-type: none"> Agree approach to public land use for affordable housing and mixed-use development: <ul style="list-style-type: none"> Prioritise the delivery of social and affordable housing, over financial returns. Agree to retain land ownership (when appropriate) and offer reasonable arrangements for suitable development opportunities. Structure and present demonstration projects: <ul style="list-style-type: none"> Prioritise potential demonstration projects and identify pathways to support three (Building upon the existing appetite shown by ChristchurchNZ). Lead the delivery of demonstration projects. Establish investment opportunities for the market: <ul style="list-style-type: none"> Agree to sign the strategic approach to investment opportunities across the 3 TAs. Identify investment opportunities across the 3 TAs. Institute a 'Call for Sites' process to build a database of potential developments. Present a proposition to central government for increased social and affordable housing subsidies (Investment Business Case): <ul style="list-style-type: none"> Identify Council sites suitable for affordable housing products. Clearly define developer, manager, and investor roles. Identify pathways to delivery, including viable partnership models. Complete due diligence to form a robust investment business case. 	<ul style="list-style-type: none"> Support community housing sector capacity and capability: <ul style="list-style-type: none"> Support the attraction of new talent to the construction sector, including related professional services. Improve supply chain efficiency, issue directly with Christchurch Airport/ Lyttelton Port and others to identify possible ways of improving efficiencies. Set up a capacity and capability fund to support the community housing sector with knowledge and resource sharing, opportunities for coordinated access to funding pathways, and training programmes as needed. Engage the market - CHPs in affordable housing delivery, toolkit testing and getting rums on the board): <ul style="list-style-type: none"> Maintain the Call for Sites process. Implement supply-side incentives and promote investment opportunities. Operationalise investment opportunities with central government funding. Establish a Community Land Trust public land holding as a vehicle to deliver affordable housing at scale. Partner with CHPs to deliver more affordable housing. 	<ul style="list-style-type: none"> Ongoing across-sector build-programme established on public land: <ul style="list-style-type: none"> Continue supporting the community housing sector capacity and capability Continue regular Call for Sites to maintain an up-to-date database.
COORDINATE A LONG-TERM APPROACH TO RETAIN AFFORDABILITY	<ul style="list-style-type: none"> Agree toolkit of supply-side incentives for affordable housing: <ul style="list-style-type: none"> Identify financial incentives and a pathway to operationalise their use e.g. rates rebates/reductions, bonds, loans, grants, delay/differed payments. Identify regulatory incentives and a pathway to operationalise their use e.g. funding for preliminary site investigations, additional height allowed on brownfield sites, brownfield criteria in OCHR and district plans expanded to promote affordable housing. Agree to jointly explore 'Inclusionary housing' policies: <ul style="list-style-type: none"> Join the Local Government working group. Monitor and learn from other TAs. Develop mana whenua-led strategy + explore pathways to fund the design and delivery of infrastructure for Kāinga Nohoanga/papakāinga: <ul style="list-style-type: none"> Actively support the Kāinga Nohoanga/papakāinga strategy currently under development. 	<ul style="list-style-type: none"> Implement and monitor 'inclusionary housing' policies: <ul style="list-style-type: none"> All 3 TAs adopt policies (imperative for provision to work effectively) with additional support via CRPS. Report number of affordable homes delivered on an annual basis. Implement strategy + deliver infrastructure for Kāinga Nohoanga/papakāinga: <ul style="list-style-type: none"> Enable the realisation of mana whenua housing visions by supporting infrastructure delivery. Transfer powers to Papatipu Hōuanga under 333 of RMA, enabling self-determining solutions over the development of Kāinga Nohoanga/papakāinga. 	<ul style="list-style-type: none"> Explore appropriate ways to implement and distribute proceeds of value capture/ uplift (if significant value created by public investment): <ul style="list-style-type: none"> Help bridge funding gap via alternative fair and efficient sources. Shift from 'user pays' to beneficiary pays.



What do the next 3 years look like?



● Provider

● Regulator

● Enabler/Incentiviser

● Advocate

Section 5

Next Steps



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Next Steps

- ***Responsibility now lies with the GCP to take ownership of and to implement the Roadmap and supporting recommendations. GCP must ensure appropriate funding and mandate to deliver on the Roadmap.***
- ***Early in 2022, the existing working group will need to determine whether they roll over and become the Joint Working Group or who else needs to be added.***
- ***Drafting and agreement on terms of reference for the Joint Working Group must be part of the group establishment.***
- ***The first action for the established Joint Working Group will be to commission the evidence base that will inform all subsequent decisions, establish the 'housing narrative' and 'common language' across the organisations, and develop the shared advocacy plan.***



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