

**CHRISTCHURCH CITY COUNCIL**  
**LONG TERM COUNCIL - COMMUNITY PLAN (LTCCP) 2008**  
**SUBMISSION BY LINDSAY CARSWELL**

Name: Lindsay Carswell  
Address: 2/238 Stanmore Road  
CHRISTCHURCH

Phone: 03 389 4819

I wish to talk to the main points of this submission at the hearings to be held between Monday 12 May and Wednesday 14 May 2008

I also request that any Council Officer's report on this submission, be sent in advance of the hearings.

Signed .....



**SUBMISSION**

I am concerned that some of the decisions made by the Christchurch City Council have not followed the procedures as set out in the Local Body Act 2002.

**1. Council Meetings of 4, 5 & 6 March. Agenda Item 8 'New Civic Building'**

This concerns the decision to alter the legal ownership structure of the joint venture between Council and Ngai Tahu Property, from an incorporated to an unincorporated entity.

The Agenda Item 8 'New Civic Building' advises that the structure recommended by Deloitte will simplify the Council's investment in the new building in terms of funding and the Council's tax group transactions. The 'Summary of Information and Statement of Proposal' advises that advice given to the Council (and the joint venture partners) is that the new financial structure will have tax and administrative benefits, and that the management will be more efficient.

No information is provided to support these assertions.

Section 77 of the Local Government Act 2002, requires that a local authority must, in the course of its decision making, seek to identify all reasonable practicable options for the achievement of the objective of a decision; and assess those options by

considering the benefits and costs of each option and the extent to which community outcomes would be promoted or achieved.

On the information provided it is not possible to make a decision.

## **2. Council Meeting of 27 March. Agenda Item 14 'City Housing Rent Review - 2008'**

(a) The decision to raise the rent by 24% on Council Housing failed to comply with the provisions of the Local Government Act 2002 in relation to: section 77. S 77 requires that a local authority must, in the course of its decision making, seek to identify all reasonable practicable options for the achievement of the objective of a decision; and assess those options by considering the benefits and costs of each option and the extent to which community outcomes would be promoted or achieved.

The Council only considered three options:

- (i) Increase rent by 24%
- (ii) Maintain the Status Quo, No rent Increase
- (iii) Increase rent in line with the CGPI (Capital Goods Price Index), currently running at 2.3%.

Other options that could have been considered, but were not, are:

- (i) A grant from Central Government,
- (ii) Spreading the cost over a longer period by borrowing to cover the shortfall. (Refer Page 17 'Draft Annual Plan 2008/09', 'Intergenerational Equity'.

(b) Page 291 of 'Our Community Plan 2006 to 2016' Volume 1, Draft, advises that the Council, as per Section 90, must have a policy on determining significance. The Council has defined a significant activity as one that has a high degree of significance in terms of its impact on either the wellbeing of Christchurch and/or persons likely to be affected by or an interest in that activity. The Council considers, amongst the various groups of activity, that 'Community Support', which covers the Council Housing portfolio, is a significant activity. A significant decision is similarly defined. An examination of the criteria for determining the significance of a decision indicates that in order to implement the increased rents of Council housing units it will be

necessary to amend the 2006 - 16 LTCCP. I note that the documentation for the draft 2008 Amendments to the LTCCP 2006 - 16 make no mention of the rent increases.

**(3) `Failure to present Reports**

At the last LTCCP I presented a submission regarding a complaints procedure. Council agreed to have staff submit a report on this matter as stated in the agenda/minutes of the Council meeting held 11<sup>th</sup> June 2007 and approved at the meeting of 28<sup>th</sup> June 2007.

The minutes of the meeting of 28<sup>th</sup> June 2007 state:

*Additional Items for Report Back*

(ii) Complaints Policy

It was agreed staff report back to the Council on the need for a possible complaints policy.

I understand that no further action has taken place since the meeting of 28<sup>th</sup> June 2007. Apart from the usefulness of making a submission to Council, I am concerned that requested reports are not produced.