

IN THE MATTER OF The Local Government
Act 2002

AND

IN THE MATTER OF A submission by Housing
New Zealand Corporation
on the Christchurch City
Council draft Annual Plan
2008-2009

To: Christchurch City Council
PO Box 237
CHRISTCHURCH

Email: consultation@ccc.govt.nz

**SUBMISSION BY HOUSING NEW ZEALAND CORPORATION ON
DRAFT ANNUAL PLAN 2008-2009**

HOUSING NEW ZEALAND CORPORATION ("HNZC") at the address for service given below makes the following submission on the Christchurch City Council ("the Council") draft Annual Plan 2008-2009 ("Annual Plan"):

Background

1. HNZC has made submissions in the past on the Christchurch City Council Long-term Council Community Plan 2006-2016 ("LTCCP") and 2007-2008 Annual Plan.
2. Previous submissions have provided the detailed objectives and functions of HNZC.
3. In achieving its objectives and performing its functions, HNZC is empowered to work with local authorities and other persons and organisations.
4. HNZC emphasises to Christchurch City Council that, as a housing provider, it does not operate for the purpose of profit and is constrained by statutory imperatives to deliver outputs in a socially responsible manner.

5. HNZC wishes to emphasise the importance of distinguishing, yet providing for, the difference between social housing on the one hand and affordable housing on the other.
6. "Social housing" means not-for-profit housing programmes that are supported, but not necessarily delivered, by government, to help low and modest income households and other disadvantaged groups to access appropriate, secure and affordable housing. "Affordable housing" means housing appropriate for the needs of low and moderate income households and priced so that low and moderate income households are able to meet other essential living costs.

Community Support

7. HNZC supports Christchurch City Council's commitment to providing community support activities in Christchurch and its provision of community grants.
8. In addition, HNZC supports the Council's commitment to the provision of social housing and continues to offer support to the Council to meet its social housing objectives as detailed in the Council's draft Social Housing Strategy and HNZC's submission to that strategy. HNZC is pleased to note that the Annual Plan proposes to undertake the Banks Peninsula housing renewals in the 2008/2009 financial year.
9. HNZC remains available to work alongside the Council to ensure that both organisations are working in concert, addressing housing needs throughout Christchurch City in response to current requirements and planning for requirements in the future.
10. As noted in HNZC's submission on Council's LTCCP, transport strategies and transport infrastructure decisions can affect accessibility to and from an area, which can have an impact on access to employment and services, affecting housing affordability. HNZC supports Council's ongoing commitment to its Streets and Transport Activity. HNZC acknowledges that while Council's total expenditure on this activity is less than that forecast for 2008/2009 in the LTCCP, this is due expenditure for the new bus exchange site having been brought forward to 2007/2008.

11. As stated in HNZC's LTCCP submission, HNZC encourages Councils to make recycling opportunities available to disadvantaged areas where resources permit. HNZC supports the amendment to Council's LTCCP to implement the Waste Minimisation Plan. However, HNZC notes that the Waste Minimisation Plan will be partially funded by a new uniform targeted rate for organic waste and recycling and reminds Council uniform that charges have a greater impact on lower income properties.

Rates

12. Any increase to rates has an adverse impact upon the ability of HNZC and other third sector organisations to provide quality social housing and contribute to community outcomes.
13. HNZC continues to urge Council to exercise fiscal prudence on proposals that will result in rates rises and seeks that the Council considers issues surrounding housing affordability in setting the general rate, the uniform annual general charge, and targeted rates. In this regard, HNZC notes that the rate increase of 7.58%, while significant, is less than that forecast in the LTCCP.
14. HNZC supports provisions that provide for remission of rates penalties in situations of financial hardship and remission of rates for social and community organisations. HNZC is pleased to note that the Annual Plan proposes to increase rates remissions from \$0.4 million to \$1.4 million in the 2008/2009 financial year.
15. HNZC is aware that Council has identified "*an ageing population*" and "*the complexity of factors which contribute to social exclusion*" as key challenges in Council's LTCCP. HNZC supports Council's policy of excluding residential sleep-outs and granny flats without independent kitchen facilities from the definition of separately rateable units, which contributes to providing affordable housing for the city's elderly.

Development Contributions Policy

16. Development contribution requirements impact on the ability of HNZC, and other third sector providers, to provide affordable housing and, therefore, contribute to community outcomes. HNZC is concerned to ensure that the

Council has considered sectoral impacts resulting from development contributions. In particular, HNZC is concerned to ensure that the Council has fully considered the impact of development contributions on the provision of affordable and social housing. HNZC notes that as a result of amendments to its development contributions policy, Council's anticipated revenue from development contributions has decreased by \$2.1 million.

17. HNZC appreciates the opportunity to make this submission and wishes to be heard in support of it when it is considered by the Council's committee. HNZC reserves the right to address in its submission any matters additional to those outlined above that may come to its attention subsequent to this submission being lodged.

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