

**Tenants Protection Association (Christchurch)**

141 Hereford Street  
CHRISTCHURCH

**Submission to the Christchurch City Council's draft  
Our Community Plan Christchurch O-Tautahi 2004/2014**

This submission is made of behalf of Tenants Protection Association (CHRISTCHURCH). TPA has existed for over 22 years and aims to provide and advocacy and education service to tenants throughout Christchurch.

TPA would like to submit the following points to the draft plan

1. We acknowledge and appreciate the social funding provided to our organisation by Council. We hope that Council continues with its commitment to funding housing education and advocacy. We also support the Council's participation in the Christchurch Housing Forum.

2. A Liveable City (Volume 2, p21)

One of the biggest concerns facing TPA is the lack of monitoring on the condition of housing in our city. We believe that quality is a big issue and something that needs to be addressed urgently. As such, we would welcome the following additions to the Plan.

- 2.1 Add word "quality" in second outcome so it states "Our City provides a choice of quality housing, easy mobility....."

- 2.2 Create an additional point under Challenges and Opportunities that includes monitoring the condition of existing housing stock and aims to increase the quality of housing

3. Appropriate and Affordable Housing (Volume 2, p21)

- 3.1 Add an indicator to monitor the quality/condition of housing

- 3.2 Add an indicator to measure tenant participation in housing issues

- 3.3 Set a definition of affordable (we would suggest 25-30% of total income spent on rent)

4. Livable Neighbourhoods (Volume 2, p22).

We endorse the Council's commitment to urban renewal and neighbourhood development.

- 4.1 We would like to submit that North Linwood be included as an area that needs be addressed in the immediate future for this type of concept. It has a high mixture of lower socio economic factors, a large number of rental properties, and significant amount of CCC/HNZ social housing.
5. We welcome the Council's commitment to work with others in address housing needs/issues.
6. We believe it is important to recognise in the Plan the "Building The Future: Towards a New Zealand Housing Strategy Discussion Document" currently being consulted on by Central Government. Its also important to make a commitment to its implementation on a local level when it is finalised as part of the Plan.
7. We commend the Council for the provision of social housing. We fully are fully supportive of its continued involvement, upgrading, and expansion of its social housing stock.

Yours sincerely,

Annette Sutherland  
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