

# CHRISTCHURCH CITY COUNCIL

## NOTES OF A SEMINAR OF THE COUNCIL

**Held in the Council Chamber, Civic Offices  
on Tuesday 26 September 2006 at 9.30am**

- PRESENT:** Councillor Barry Corbett (Chairperson),  
Councillors Helen Broughton, Sally Buck, Graham  
Condon, David Cox, Carole Evans, Pat Harrow,  
Bob Parker, Bob Shearing, Gail Sheriff, Sue Wells and  
Norm Withers (to 10am).
- IN ATTENDANCE:** Yani Johanson (Community Board) together with  
representatives of the Tenants Protection Association,  
Habitat for Humanity and Womens Housing Trust
- APOLOGIES:** Apologies for absence were received and accepted from  
Mayor Garry Moore and Councillor Anna Crighton.

### **DRAFT SOCIAL HOUSING STRATEGY**

A PowerPoint presentation was provided by Paul Cottam covering:

- Strategy aims
- Strategy context
- Strategy focus – strategic decision making
- Progress to date
- Overall key research themes
- Relevant trends
- Your feedback so far
- Our role – building on our strengths
- Proposed strategy principles
- Seven strategy goals
  - Partnership
  - Demand Management
  - Location and Distribution
  - Brokerage and advocacy
  - Compatibility and integration
  - Facilitation and resourcing
  - Affordability
- Implementation considerations
- Next steps/timelines

Questions or comments were made in respect of the following:

- The Council also acted as a facilitator for social housing development and could make its land available to other organisations for the construction of housing.

- Given that people were living longer and therefore staying in housing units also longer, consideration needs to be given to addressing the housing stock available for short term tenants.
- There was a shortfall in the level of rentals if it is to be applied to maintaining and expanding the housing stock as opposed to reinvestment. Was there opportunity for say 20% of the social housing requirements to be provided by the private sector eg Vancouver.
- Should there be a different form of governance structure for the housing group NGA Board.
- There is need to examine goal 3 as to its compatibility with developments of housing at the Palms for example.
- Energy efficiency needed to be referred to in goal 6.
- New creative ways of financing housing complexes needed to be found.
- Links needed to be made with the NZ Housing Strategy.
- Housing complexes should not be sold off, just because they were on a valuable piece of land, an awareness of the need for distribution across the city needs to be borne in mind.
- Rental levels were not sustainable to meet proposed commitments.
- An examination of what the Council's role is in housing, if any, and the scope for partnership.
- Government should help in the funding towards the likes of having to provide accommodation for ex-state prisoners.
- What in fact was the definition of safer housing? The questions of affordability and entry level requirements were complex issues.
- Where did the Council fit in, in terms of people's desire to own their own homes? Did this need a separate broader policy?
- Reference should be made under one of the goals to Christchurch being interested in equity housing.
- There is opportunity to rebuild some complexes to a better standard and this should be recognised.
- Other issues such as getting the tenant mix right needed to be kept in mind.
- Was there an opportunity for partnerships to be formed between the Council and the tenants of the Council's houses.

## **OUTCOMES**

The next steps were for the draft strategy to be referred to the Council in mid October for signing off for public consultation in the months following.

The final strategy would be presented to the portfolio group followed by a seminar in the Council during the period December 2006 to February 2007.

The seminar concluded at 11.22am

# CHRISTCHURCH CITY COUNCIL

## NOTES OF A SEMINAR OF THE COUNCIL

**Held in the Council Chamber, Civic Offices  
on Tuesday 26 September 2006 at 1.30pm**

- PRESENT:** Councillor Carole Evans (Chair),  
Councillors Helen Broughton, Sally Buck, Barry Corbett,  
David Cox, Pat Harrow, Bob Parker, Bob Shearing and  
Gail Sheriff.
- APOLOGIES:** Apologies for absence were received and accepted from  
the Mayor, Councillors Graham Condon, Anna Crighton,  
Sue Wells and Norm Withers.
- IN ATTENDANCE:** Messrs David McLernon (Octa Associates Ltd) and  
Arthur Williamson (Sustainable Otautahi Christchurch).

### 1. WASTE REDUCTION TARGETS

Tony Moore, on behalf of the Zero Waste Working Party (ZWWP), presented the finding of the working party, including recommendations on finalising the waste management plan for adoption by the Council.

Tabled:

- Recommended solution (which provided a hard copy of the PowerPoint presentation by Tony Moore).
- Detailed analysis of the waste contained in Christchurch rubbish bags

Points noted during the presentation included:

#### **Option A:**

- Includes provision for the collection of user pays rubbish bags.
- Collection of paper and card – method will be a component of the tendering process.
- A Council decision will be required on the proposal for a rates-funded **Backdoor Service** and **Health Assistance** – criteria to be met. (No central government assistance available currently.)

### **Option B**

- Same as Option A apart from fortnightly wheelie bin collection (to replace rubbish bags)
- No provision for the collection of putrescibles from commercial kitchens: The ZWWP focus was to deal with household waste.
- The question of enforcement of the Refuse Bylaw arose: there are some identification issues, but the CCC has staff in place to implement the bylaw, and enforces the Litter Act. Enforcement needs to work in conjunction with education.
- Hill slopes: - recognised that flexibility for specific circumstances would be required.

### **Rational – Rubbish Collection (Option A)**

Proposal is for zero rates-funded rubbish bags.

### **Rational – Rubbish Collection (Option B)**

**Q: Disadvantages:** Fortnightly collection (page 22) – why in the “Disadvantage” category? **A:** “Doggy doos”, incontinence pads, dialysis bags etc were captured in this category.

## **2. EXCLUSION OF MEMBERS OF THE PUBLIC**

It was the **agreed by consensus** by those elected members present that the remainder of the meeting be conducted along the lines of the requirements of the Local Government Official Information and Meetings Act, and the public be excluded (for reasons relating to the prevention of improper advantage), and that Messrs David McLernon and Arthur Williamson remain in attendance, given their knowledge and need for their input on the matters to be discussed.