



COUNCIL 26. 4. 2012

**HOUSING AND COMMUNITY FACILITIES COMMITTEE
16 March 2012**

**A meeting of the Housing and Community Facilities Committee was held in
Committee Room 2, Civic Offices, 53 Hereford Street
on 16 March 2012 at 1.00 pm.**

- PRESENT:** Councillor Glenn Livingstone (Chair),
Councillors Ngaire Button, Yani Johanson and Aaron Keown.
- IN ATTENDANCE:** Councillors Barry Corbett and Jimmy Chen.
- APOLOGIES:** Apologies for absence were received and accepted from Councillors Aaron Keown and
Ngaire Button (for lateness).
- Councillor Ngaire Button arrived at 1.25 pm.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. COMMUNITY FACILITIES

An information report tabled at the meeting (**Attachment 1**) provided the current status on a range of Community facilities and City Housing Units damaged in the earthquakes.

COMMITTEE RECOMMENDATION

The Committee **recommends** to the Council that it write to the Minister for Canterbury Earthquake Recovery and the Chief Executive Canterbury Earthquake Recovery (CERA) asking for clarification around the Government offers for Council Housing in the "Red Zone".

PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

Nil.

3. NOTICES OF MOTION

Nil.

4. PRESENTATIONS

Power Point Presentations were provided by the General Manager Community Services covering:

- Facilities Update
- Transitional Facilities
- Housing Update
- Emergency Preparedness/Tenant Participation
- Anti-Social Behaviour.

COMMITTEE RECOMMENDATION

The Committee **decided** to receive the information.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE COMMITTEE

5. RESOLUTION TO EXCLUDE THE PUBLIC

The Committee **resolved** that the resolution to exclude the public set out on page 3 of the Agenda be adopted.

CONFIRMED THIS 3RD DAY OF MAY 2012

Memorandum

To: Housing and Community Facilities Committee
From: Michael Aitken, General Manager, Community Services
Date: 05 March 2012
Re: **Matters Arising from Meeting of 20 December 2011.**

At its meeting of 20 December 2011 the Housing & Community Facilities Committee requested information on a range of issues. The information requested is provided below :

1. Community Facilities :

- **Status of the voluntary libraries :** The current status of the voluntary libraries is :
 - **Heathcote Library, Martindales Road – Closed**
 - **Hoon Hay Childrens Library, Hoon Hay Road – Open**
 - **Mairehau Public Library, Kensington Avenue – Open**
 - **Opawa Childrens Library, Ford Road / Louisson Avenue – Open**
 - **Opawa Public Library, Opawa Road – Closed**
 - **Redcliffs Public Library, Main Road – Demolished**
 - **St Martins Public Library, Wilsons Road/ Wades Avenue – Demolished**
 - **War Memorial Library, Riccarton Road – Closed**
 - **Woolston Library, Ferry Road – Demolished**
 - **Coronation Library, Akaroa - Closed**

- **How the Council might work in with other Community Facility owners to rebuild damaged Council owned facilities :** A Community Facilities Suburban Network Plan is currently being developed which it is anticipated will identify the need for community facilities (predominantly community meeting spaces and indoor activity venues) across Christchurch. This plan will be presented to the Committee later in the year.
- **The work being done to maintain the look of a site when its building had been demolished :** As yet little has been done to enhance the appearance of such sites. This is because of a lack of finance and the concern at spending insurance money, when it becomes available, on temporary works.
- **What transitional Community Facilities was the Council putting in place :** At this time no transitional Community Facilities have been put in place with the exception of Sumner where it has been agreed that for this year the Council will meet reactive maintenance costs of a hall at the Sumner Primary School which is being used by the community. Consideration is currently being given to the provision of a small number of temporary Community Facilities. It is anticipated that a report on this will be presented to the Council for consideration in March / April.

Community Support Unit

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- **Could the Council make available its various vacant sites for other uses temporarily :**
This is an issue which would need further exploration and relies on specific sites being identified together with the proposed usage being considered. There are considerations such as geotechnical conditions of sites to be considered together with the cost of making sites suitable for temporary usage and the ability to repossess such sites without causing further disruption to the community.
- **What calls were being made as to the allocation of funds to Community Facilities to ensure fairness :** The rebuilding of demolished / severely damaged Community Facilities is to be considered as part of the Council's Facilities Rebuild Process. However, where there have been significant changes in demographics, it is anticipated that the Community Facilities Suburban Network Plan (currently under development) will form a guiding principle.
- A schedule of inoperable Community Facilities is below :

Closed Council Managed Community Facilities

Avice Hill Art & Crafts Centre	Memorial Ave
Bishopdale Community Centre	Farrington Ave
Fendalton Community Centre	Clyde Road
Riccarton Community Centre	Clarence Street
Wainoni Aranui Family Centre (Large Hall and Lounge)	Hampshire St
Yaldhurst Memorial Hall	Yaldhurst Rd

Closed Community Managed - Council Owned Community Facilities

Facility	Location	
Aranui Community Hall	307 Breezes Road, Aranui	
Centennial Hall	Cnr Sparks Rd & Lyttelton St, Barrington	
Heathcote Community Centre	45 Bridle Path Road, Heathcote	
Linwood Community Arts Centre	Cnr Worcester St & Stanmore Rd	

Risingholme Community Centre	22 Cholmondeley Ave, Opawa	
Shirley Community Centre	Cnr Shirley Rd & Slater St	
South Brighton Community Centre	74 Beatty St, Sth Brighton	
St Albans Community Resource Centre	1049 Colombo St	Demolished
Sumner Community Centre	Cnr Wakefield Ave & Nayland St, Sumner	Demolished
Allandale	Banks Peninsula	
Gaiety Hall	Akaroa	
Governors Bay	Banks Peninsula	
Okains Bay	Banks Peninsula	
Stoddarts Cottage	Banks Peninsula	
Lyttelton Plunket	Lyttelton	

Rooms & Toy Library		
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2. City Housing :

- **Whether it was proposed to repair or replace units :** As with all other Council owned facilities, the repair replacement of significantly damaged housing units will need to be considered as part of the Rebuild Process. However, those units where the damage is relatively minor will be repaired as EQC payments become available.
- **Was the Government going to pay for repairs in the Red Zone ? What stage had discussion reached :** It is understood that this discussion is continuing.
- **What was the priority for repairs :** This is dependent upon the outcome of the DEE (Detailed Engineering Evaluations) and the Rebuild Process.

It should be noted that it is possible the DEE process may result in further City Housing units being deemed to be unsuitable for occupation. If this should occur and it is necessary to evacuate units, there will be considerable difficulty in re-accommodating the tenants in City Housing units due to the high occupancy rate. Additionally, City Housing tenants would experience difficulty in obtaining affordable housing in the private market

3. Current Statistics :

- Current inhabitable stock : 2267 units (2649 prior to earthquake events).
- 382 units uninhabitable : it is not yet know how many of these will require demolition.
- Occupancy : 98% (KPI is 97%) The vacant units are undergoing minor work before being tenanted.
- Waiting list : 203; The following table identifies eligible applicants on the waiting list for the months of November, December 2011 and January, February 2012. Reliable statistics for the period February 2011 – October 2011 are not available as during that period staff were working on more immediate earthquake related issues with particular attention being given to the rehousing of tenants who were adversely affected.

November 2011	178
December 2011	168
January 2012	192
February 2012	203

It is anticipated that the number of eligible applicants will increase as the cost of housing in the private rental market impacts on those least able to afford private market rentals.

Eligible applicants are prioritised according to the applicants need and those with the most urgent need are accommodated as first priority.