



Submission to the

Christchurch City Council

Long Term Council

Community Plan

Contact Person:

Karena Brown
Research Director
NZ Engineering Printing and Manufacturing Union
298 Cashel Street
Christchurch

Ph: 3530 283
Mobile: 0275 498479

1. The NZ Engineering Printing and Manufacturing Union (herein referred to as the EPMU) is the largest private sector union and we have 50,000 members New Zealand-wide. Locally, we have nearly 6,500 members who are part of the wider Christchurch community.
2. We request the right to speak to our submission.
3. We applaud the Christchurch City Councillors for the work they have done on the Long Term Council Community Plan (herein referred to as LTCCP) and agree with the majority of the plan.
4. Our submission surrounds the list of strategic assets and the decisions made to remove some strategic assets from the list.
5. Some of our members have incomes on the lower end of the earning spectrum and we have always commended the Christchurch City Council's proactive view on maintaining housing stock for those in the community who are in need.
6. On Page 291 of the LTCCP mention is made of the deletion of two assets (an issue we will come to later in this submission) but there is no mention of the deletion of the rental housing from the Strategic Assets list.
7. On Page 294 of the LTCCP the proposed Strategic Assets are listed and there is no mention of rental housing within the list.
8. In the 2004/14 Policy on Strategic Assets rental housing was listed as being a strategic asset:

The land and buildings as a whole owned by the city for its public rental housing provision
9. The Local Government Act 2002 states quite clearly that a local authority must use the special consultative procedure both in relation to the adoption of a strategic asset policy and the amendment of it.
10. By making no mention of the removal of rental housing from the strategic assets list we believe that this consultative procedure has not been met and that the public rental housing provision listed in (7) above needs to be reinstated into the Strategic Asset list.
11. On page 291 of the LTCCP it states that the strategic assets list has been refined to clarify that status of Christchurch City Holdings Ltd (herein referred to as CCHL) assets following a decision from the Council that the assets listed should be "those assets which provide an irreplaceable piece of city infrastructure". As a result, the list of strategic assets has been amended by the deletion of Redbus Ltd and City Care Limited.
12. Our understanding is that this decision by the Council was a direct result of a CCHL report to the 2nd February 2006 meeting of the City Council requesting that these two companies be removed from the Strategic Assets lists. Part of the

paper states that “there are currently no proposals for sale of these companies but flexibility should be retained in case circumstances change [our emphasis].

13. The EPMU is concerned that the decision to remove these two companies from the Strategic List is to remove the requirement for public consultation because they no longer meet the policy to be a strategic asset. We firmly believe that any intention to sell such a strategic asset as City Care has to include public input. The people of Christchurch own this asset and they should have some say in any future decision to sell it.
14. A further reasoning put forward in the argument for removing City Care is that “there are a multitude of other contractors in the local market” so therefore it does not meet the requirement to “provide an irreplaceable piece of city infrastructure”.
15. Whilst there are many contractors in the local market we do not believe that the Statement of Intent for those contractors’ states: “City Care is in the business of management [our emphasis], construction and maintenance of New Zealand’s infrastructure and amenity assets.”
16. By being 100% owned by CCHL there is accountability back to the Council both to ensure it meets the triple bottom line and that it operates using best practices when managing the city’s infrastructure. The EPMU believes strongly that being in this business of management makes City Care an irreplaceable piece of the city infrastructure.
17. Further, the Statement of Intent states that City Care remains ‘open to the possibility of expanding ... core services into out infrastructure sectors like electricity networks, telecommunications networks and rail, as opportunities arise.”
18. There is no intention to remove the Orion Group from the Strategic Assets. We should not be removing a strategic asset that has plans to move into the electricity networks. We need to ensure that the electricity networks continue to be protected in Christchurch.
19. Another vital role that City Care plays within the local market is providing rural fire fighting services. With the expansion of Christchurch City to include Banks Peninsula rural fire fighting is of utmost important. Why would the City Council enable CCHL to have the flexibility to sell off an asset that has the responsibility for rural fire fighting without the rural rate payers having any say in this decision?
20. The EPMU strongly urges the City Council to review its decision to remove City Care from the Strategic Assets list as it is an irreplaceable piece of the city’s infrastructure.
21. Further, the EPMU requests that the public rental housing provision be reinstated into the Strategic List.