

CHRISTCHURCH CITY COUNCIL AGENDA

THURSDAY 22 NOVEMBER 2012

9.30AM

**COUNCIL CHAMBER, CIVIC OFFICES,
53 HEREFORD STREET**

CHRISTCHURCH CITY COUNCIL

**Thursday 22 November 2012 at 9.30am
in the Council Chamber, Civic Offices, 53 Hereford Street**

Council: The Mayor, Bob Parker (Chairperson).
Councillors Peter Beck, Helen Broughton, Sally Buck, Ngaire Button, Tim Carter, Jimmy Chen, Barry Corbett, Jamie Gough, Yani Johanson, Aaron Keown, Glenn Livingstone, Claudia Reid and Sue Wells.

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COUNCIL 22. 11. 2012**1. APOLOGIES**

Councillors Ngaire Button and Jamie Gough.

2. DEPUTATIONS BY APPOINTMENT

- Keep our Town Hall Group regarding item 5.2.

COUNCIL 22. 11. 2012**3. CONFIRMATION OF MINUTES - COUNCIL MEETINGS OF 25 OCTOBER 2012 AND
8 NOVEMBER 2012**

Attached.

MINUTES

**MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL
HELD AT 9.30AM ON THURSDAY 25 OCTOBER 2012**

PRESENT: The Mayor, Bob Parker (Chairperson).
Councillors Peter Beck, Helen Broughton, Sally Buck, Ngaire Button, Jimmy Chen, Barry Corbett, Jamie Gough, Aaron Keown, Glenn Livingstone, Yani Johanson, and Sue Wells.

1. APOLOGIES

Apologies for absence were received from Councillors Claudia Reid and Tim Carter.

It was **resolved** on the motion of the Mayor, seconded by Councillor Button, that the apologies be accepted.

3. DEPUTATIONS BY APPOINTMENT

This item was taken at this stage of the meeting.

- 3.1 Colin Stokes addressed the Council regarding item 6.2 (Noble subdivision). Mr Stokes provided his view on the Council's process for the subdivision, and commented on his view of the process undertaken by the Planning Committee in considering the report detailed in item 6.2 of the agenda.
- 3.2 Mike Mora, Chairperson of the Riccarton/Wigram Community Board, addressed the Council on item 6.2 (Noble subdivision). Mr Mora gave his view of the process surrounding Noble subdivision. He noted he concurred with the arguments put forth in Mr Stokes' presentation, and asked the Council to reconsider its position on the matter.
- 3.3 Paula Smith, Chairperson of the Lyttelton/Mt Herbert Community Board, addressed the Council on behalf of the Board regarding item 6.6 (Urban Design Panel Review). Ms Smith expressed disappointment at the staff recommendation in the agenda to decline support for an urban design panel for Lyttelton. Ms Smith spoke about the Board's support for such a panel exclusively for Lyttelton and put forth a range of arguments in favour of its establishment.

2. CONFIRMATION OF MINUTES

COUNCIL MEETINGS OF 27 SEPTEMBER 2012 AND 11 OCTOBER 2012

It was **resolved** on the motion of the Mayor, seconded by Councillor Button, that the open minutes of the Council meetings held on Thursday 27 September 2012 and 11 October 2012 be confirmed.

9. DRAFT ANNUAL REPORT

This item was taken at this stage of the meeting.

It was **resolved** on the motion of Mayor, seconded by Councillor Button, that the Council:

- (a) Note that the 2012 Annual Report is likely to receive a modified audit opinion.
- (b) Adopt the Christchurch City Council 2012 Annual Report for the year to June 2012, subject to the following changes:
 - (i) A staff review of the organisations and memberships in section 40(d) (related party transactions)

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- (ii) Include in section 42 (c) on the Remuneration of Key Management Personnel the breakdown of payments to the Elected Members, and Chief Executive and General Managers
- (iii) Add a footnote to Section 42(d) indicating that Councillor Carter's remuneration to June 2012 included an additional payment to make up for an underpayment the previous year
- (iv) Amend the description on p.112 (4045 – Refuse Minimisation and Disposal) to include the full name of the Burwood Resource Recovery Park and include "inert construction and demolition materials" in the residual waste description.

4. PRESENTATION OF PETITIONS

Nil.

5. REPORT OF A MEETING OF THE COMMUNITY, RECREATION AND CULTURE COMMITTEE – 2 OCTOBER 2012

(1.) CREATIVE INDUSTRIES SUPPORT GRANTS AND TRANSITIONAL CITY PROJECTS PROPOSED TERMS OF REFERENCE FUND DELEGATIONS

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Beck, that the Council:

- (a) Adopt the Terms of Reference for the Creative Industries Support Fund, and the Transitional City Projects Fund (as attached to the report).
- (b) Delegate to the Urban Design and Regeneration Manager the authority to approve grants for the:
 - (i) Creative Industries Support Fund up to \$15,000 (excluding GST);
 - (ii) Transitional City Projects Fund up to \$15,000 (excluding GST).
- (c) Approve that any applications that are unsuccessful under (b), and on the request of the applicant, have the ability to be put in front of the Committee with the Chairperson's approval.
- (d) Approve that any proposals for grants from these funds exceeding \$15,000 (excluding GST) be reported to the Committee for approval, and that the Committee be delegated the authority from the Council for this to occur;
- (e) Approve that any projects funded under this delegation be reported through the regular Central City Plan Quarterly Report.

(2.) SUPPORT FOR ARTBOX

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Corbett, that the Council fund the ArtBox project operating cost shortfall of \$30,000 from the Creative Industries Support Package for the current financial year.

(3.) EVENTS VENUE HUB TO TEMPORARILY PROVIDE SPACE FOR EVENTS AND PERFORMING ARTS

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Corbett, that the Council:

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- (a) Approve pursuant to section 5(c) of the Canterbury Earthquake (Reserves Legislation) Order No. 2 2012 that the two Geo-Domes be sited in the Events Triangle area of North Hagley Park through to 30 June 2013, or until required by Arts Circus.
- (b) Alter the appropriate sections of the warrant of occupation accordingly.
- (c) Note that the amount of money required for this purpose is currently unbudgeted.

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Corbett, that the report as a whole be received.

6. REPORT OF A MEETING OF THE PLANNING COMMITTEE – 3 OCTOBER 2012

(1.) CENTRAL CITY LIVING ZONE REVIEW REQUIRED BY CERA STATUTORY DIRECTION

It was **resolved** on the motion of Councillor Wells, seconded by the Mayor, that the Council approve the amended Terms of Reference as shown in **Attachment 1** to the report.

(2.) NOBLE SUBDIVISION – JUDICIAL REVIEW OF DECISION MAKING PROCESS

Councillor Wells moved that the Council confirm its previous resolution to not seek judicial review of its own decision on resource consents for Noble Investments Limited.

The motion was seconded by Councillor Button, and on being put to the meeting was declared carried on electronic vote number 1 by 8 votes to 4, the voting being as follows:

For (8): Councillors Beck, Buck, Button, Corbett, Gough, Keown, Wells and the Mayor.

Against (4): Councillors Broughton, Chen, Johanson and Livingstone.

The meeting adjourned at 11.02am and resumed at 11.15am.

(3.) ADOPTION OF REPORT ON DOG CONTROL POLICY AND PRACTICES 2011/12

It was **resolved** on the motion of Councillor Wells, seconded by the Mayor, that the Council adopt the attached Christchurch City Council Report on Dog Control Policy and Practice for 2011/12, pursuant to Section 10A of the Dog Control Act 1996.

(4.) ADOPTION OF ANNUAL REPORT TO THE LIQUOR LICENSING AUTHORITY FOR THE PERIOD ENDING 30 JUNE 2012

It was **resolved** on the motion of Councillor Wells, seconded by Councillor Beck, that the Council adopt the attached 2011/12 Annual Report to the Liquor Licensing Authority pursuant to Section 105 of the Sale of Liquor Act 1989.

Councillor Beck left the meeting at 11.35am.

(5.) URBAN DESIGN PANEL REVIEW

Councillor Wells moved that the Council:

- (a) Approve the permanent establishment of the Urban Design Panel.

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- (b) Approve the amended Urban Design Panel Terms of Reference (attachment 1) dated October 2012.
- (c) Approve that local community input into the urban design panel process will be provided via commercial centres design guides.
- (d) Decline to support the establishment of a Lyttelton Urban Design Panel.
- (e) Approve fully funding the Panel for the next three years, subject to deliberations for the 2012-2022 Long Term Plan.
- (f) Retain the current breadth of Panel expertise.

Councillor Button seconded the motion.

Clauses (a)-(c),(e) and (f) were taken together. When put to the meeting these clauses were declared **carried** on electronic vote number 2 by 10 votes to 1, the voting being as follows:

For (10): Councillors Broughton, Buck, Button, Chen, Corbett, Gough, Keown, Livingstone, Wells and the Mayor.

Against (1): Councillor Johanson.

Clause (d) was then put to the meeting separately, and was declared **carried** on electronic vote number 3 by 6 votes to 5, the voting being as follows:

For (6): Councillors Button, Chen, Corbett, Gough, Wells and the Mayor.

Against (5): Councillors Broughton, Buck, Keown, Johanson and Livingstone.

(6.) NORTH WEST REVIEW AREA

The Mayor and Councillors Corbett and Wells took no part in discussion and voting on this item.

It was **resolved** on the motion of Councillor Buck, seconded by Councillor Gough, that the Council:

- (a) Adopt the 'North West Review Area Report' dated September 2012 (Attachment 3 of the report) and the recommendations in the report.
- (b) Direct staff to rezone the North West Review Area to a special 'Rural-Urban Fringe' zone as a part of the District Plan review, with the exception of the those areas subject to resolution (c).
- (c) Direct staff to prepare a Council-led plan change to rezone 100 ha for industrial business purposes in the following areas (refer to Attachment 3 of the report):
 - approximately 15 ha for industrial business purposes at 711 Johns Road, north of Waimakariri Road (Area 1);
 - approximately 50 ha for industrial business purposes, north of Wairakei Road between Woolridge Road and Russley Road (Area 2) and
 - approximately 35 ha for industrial business purposes, between Hawthornden Road and Russley Road (Area 3).
- (d) Prepare individual Outline Development Plans for the whole of each area identified for business in resolution (c) as a plan change. The Outline Development Plans shall be prepared in accordance with the decisions version of Proposed Change 1 (or Chapter 12A should it be reinstated).

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- (e) Direct staff to prepare a Council-led plan change to provide a clearer policy framework in the City Plan for the Special Purpose (Airport) zone and to review the rules prescribing activities permitted within the SPAZ with consideration given to enabling a wider range of business activities in Dakota Park (80 ha) (Attachment 4 of the report).
- (f) Direct staff to consult with the Fendalton/Waimairi and Shirley/Papanui Community Boards, residents and affected parties as part of the development of the plan change referred to under (c) above before the draft proposed plan goes to the Planning Committee for approval to notify.

Councillor Livingstone requested his vote against the motion be recorded.

It was **resolved** on the motion of Councillor Wells, seconded by Councillor Buck, that the report as a whole be received.

7. REPORT OF A MEETING OF THE ENVIRONMENT AND INFRASTRUCTURE COMMITTEE – 4 OCTOBER 2012

(1.) INFRASTRUCTURE REBUILD MONTHLY REPORT

It was resolved on the motion of Councillor Wells, seconded by Councillor Corbett, that the Council receive the Infrastructure Rebuild Monthly Report for September 2012.

It was **resolved** on the motion of Councillor Wells, seconded by Councillor Corbett, that the report as a whole be received.

8. REPORT OF A MEETING OF THE CORPORATE AND FINANCIAL COMMITTEE – 5 OCTOBER 2012

(1.) EARTHQUAKE FINANCIAL REPORT FOR AUGUST 2012

It was **resolved** on the motion of Councillor Broughton, seconded by Councillor Chen, that the Council receive the report.

(2.) FORESTS AND RURAL FIRE INSURANCE COVER

It was **resolved** on the motion of Councillor Broughton, seconded by Councillor Chen, that the Council agree that cover for Forests and Rural Fire Insurance Protection be placed with Civic Assurance.

Councillor Broughton tabled advice that the Committee requested at its meeting of 5 October on this matter.

It was **resolved** on the motion of Councillor Broughton, seconded by Councillor Chen, that the report as a whole be received.

10. PROPOSED DATES FOR CONSIDERATION OF THE 2013/22 LONG TERM PLAN AND THE AUDIT AND RISK MANAGEMENT SUBCOMMITTEE FOR 2013

It was **resolved** on the motion of Councillor Mayor, seconded by Councillor Button, that the Council adopt the following dates as outlined in Attachment 1 to the report:

- (a) Meeting dates for consideration of the 2013/22 Long Term Plan (outlined in red).
- (b) Meeting dates for the Audit and Risk Management Subcommittee for 2013 (outlined in blue).

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11. PRODUCTIVITY COMMISSION ISSUES PAPER – APPROVAL OF COUNCIL STATEMENT BY SUBMISSIONS PANEL

It was **resolved** on the motion of Councillor Wells, seconded by Councillor Corbett, that the Council note the information in this report.

12. PLAN CHANGE 22: CALCO DEVELOPMENTS LTD: STYX CENTRE – FINAL APPROVAL

It was **resolved** on the motion of Councillor Wells, seconded by Councillor Keown, that the Council:

- (a) Approve, pursuant to clause 17(2) of the Resource Management Act 1991, the changes to the District Plan introduced by decisions on Plan Change 22 Calco Developments Ltd, Styx Centre as **attached** to the report.
- (b) Authorise the General Manager, Strategy and Planning to determine the date on which the changes introduced by Plan Change 22 become operative.

Councillors Johanson and Livingstone requested that their votes against the motion be recorded.

13. NOTICES OF MOTION

It was **resolved** on the motion of Councillor Keown, seconded by Councillor Corbett, that the notice of motion submitted by Councillor Keown, as detailed below, lie on the table to be considered at the next Council meeting if the mover still deems it to be appropriate after the Council's upcoming meeting with the Minister for Canterbury Earthquake Recovery.

“That the Council write to Minister Brownlee on behalf of all residents who own clear land in the Red Zones asking the government to reconsider the offer of 50 per cent of Government Valuation (GV) in favour of 100 per cent of GV.”

14. RESOLUTION TO EXCLUDE THE PUBLIC

It was **resolved** on the motion of Councillor Button, seconded by Councillor Broughton, that the resolution to exclude the public set out on pages 327 to 329 of the agenda be adopted.

It was **resolved** on the motion of the Mayor, seconded by Councillor Button, that the public be readmitted at 1pm, at which point the meeting concluded.

CONFIRMED THIS 22ND DAY OF NOVEMBER 2012

MAYOR

MINUTES**MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL
HELD AT 9.30AM ON THURSDAY 8 NOVEMBER 2012**

PRESENT: Councillor Tim Carter (Acting Chairperson).
Councillors Peter Beck, Helen Broughton, Sally Buck, Jimmy Chen, Barry Corbett, Jamie Gough, Yani Johanson, Aaron Keown, Glenn Livingstone, Claudia Reid and Sue Wells.

1. ELECTION OF AN ACTING CHAIRPERSON

Mr Tony Marryatt opened the meeting and called for nominations for an acting Chairperson.

Councillor Livingstone nominated Councillor Carter to the position of acting Chairperson. The nomination was seconded by Councillor Buck.

Councillor Corbett nominated Councillor Wells to the position of acting Chairperson. The nomination was seconded by Councillor Reid.

When put to the meeting, Councillor Carter was declared acting Chairperson for the duration of the meeting.

The Council welcomed back Councillor Reid after a period of absence.

2. APOLOGIES

Apologies for absence were received from The Mayor and Councillor Button.

It was **resolved** on the motion of Councillor Keown, seconded by Councillor Chen, that the apologies be accepted.

3. SUPPLEMENTARY ITEM

It was **resolved** on the motion of Councillor Broughton, seconded by Councillor Keown, that a supplementary item be considered at today's Council meeting regarding the Theatre Royal mortgage.

4. DEPUTATIONS BY APPOINTMENT

Nil.

5. PETITIONS

Nil.

**6. REPORT OF A MEETING OF THE BURWOOD/PEGASUS COMMUNITY BOARD:
MEETING OF 1 OCTOBER 2012**

Linda Stewart, Chairperson, joined the table for discussion of items 6 and 7.

It was **resolved** on the motion of Councillor Beck, seconded by Councillor Livingstone, that the report be received.

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**7. REPORT OF A MEETING OF THE BURWOOD/PEGASUS COMMUNITY BOARD:
 MEETING OF 15 OCTOBER 2012**

It was **resolved** on the motion of Councillor Beck, seconded by Councillor Livingstone, that the report be received.

Staff were requested to provide an update to the Board on the tree removal programme around the Bridge Road area and confirm these are the dead pine trees around the Pleasant Point Yacht Club.

**8. REPORT OF A MEETING OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD:
 MEETING OF 18 SEPTEMBER 2012**

Val Carter, Chairperson, tendered her apologies for items 8, 9, 10 and 11.

It was **resolved** on the motion of Councillor Buck, seconded by Councillor Gough, that the report be received.

**9. REPORT OF A MEETING OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD:
 MEETING OF 1 OCTOBER 2012**

1. 711 JOHNS ROAD, AGREEMENT TO EXCHANGE – ORION NZ

It was **resolved** on the motion of Councillor Buck, seconded by Councillor Gough that the Council:

- (a) Adopt the recommendation of the Hearings Commissioner given at paragraph 25 of the report.
- (b) Consent, pursuant to Section 114 of the Public Works Act 1981 to the taking of the land described in the Schedule below for road (State Highway).
- (c) Request the Minister of Conservation pursuant to Section 16 (1) of the Reserves Act 1977 to change the purpose from gravel pit and classify as scenic reserve under Section 19 (1) (b) of the Reserves Act 1977 that land situated at 300E Mairehau Road, Parklands being Section 1 Survey Office Plan 15905 and being all of the land comprised in computer freehold register 231659 containing 5739 square metres more or less.

Schedule

- (a) Part Reserve 323, shown as Section 2 SO Plan 426835.
- (b) Area: 581 square metres

It was **resolved** on the motion of Councillor Buck, seconded by Councillor Gough, that the report as a whole be received.

**10. REPORT OF A MEETING OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD:
 MEETING OF 1 OCTOBER 2012**

It was **resolved** on the motion of Councillor Buck, seconded by Councillor Gough, that the report be received.

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**11. REPORT OF A MEETING OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD:
 MEETING OF 16 OCTOBER 2012**

It was **resolved** on the motion of Councillor Buck, seconded by Councillor Gough, that the report be received.

**12. REPORT OF A MEETING OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD:
 MEETING OF 3 OCTOBER 2012**

Bob Todd, Chairperson, tendered his apologies for items 12 and 13.

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Carter, that the report be received.

**13. REPORT OF A MEETING OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD:
 MEETING OF 17 OCTOBER 2012**

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Carter, that the report be received.

**14. REPORT OF A MEETING OF THE RICcarton/WIGRAM COMMUNITY BOARD:
 MEETING OF 2 OCTOBER 2012**

Mike Mora, Chairperson, joined the table for discussion of items 14, 15 and 16.

1. CARR'S ROAD PEDESTRIAN AND CYCLE BRIDGE

Councillor Broughton moved that the Council:

- (a) Endorse the preferred Option 3 as outlined in the report – a “Basic Bridge”;
- (b) Recommend that Option 3 should be taken forward to detailed design;
- (c) Request staff to ensure that the draft 2013/22 Long Term Plan (LTP) reflects the updated costs of the project.
- (d) Request that if NZTA subsidise the basic bridge that staff investigate incorporating design elements at a later date that come within the budgeted amount and report back to the Council.

The motion was seconded by Councillor Gough.

When put to the meeting, the motion was declared **carried** on electronic vote 11 by 11 votes to 1, the voting being as follows:

For (11): Councillors Beck, Broughton, Buck, Carter, Corbett, Gough, Johanson, Keown, Livingstone, Reid and Wells.

Against (1): Councillor Chen.

It was **resolved** on the motion of Councillor Chen, seconded by Councillor Broughton, that the report as a whole be received.

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**15. REPORT OF A MEETING OF THE RICcarton/WIGRAM COMMUNITY BOARD:
MEETING OF 16 OCTOBER 2012**

It was **resolved** on the motion of Councillor Chen, seconded by Councillor Broughton, that the report be received.

**16. REPORT BY THE CHAIRPERSON OF THE RICcarton/WIGRAM COMMUNITY BOARD:
MEETING OF 30 OCTOBER 2012**

1. UPPER RICcarton LIBRARY CAFÉ LEASE

It was **resolved** on the motion of Councillor Chen, seconded by Councillor Broughton, that the Council:

Delegate authority to the Corporate Support Manager to conclude negotiations on terms and conditions acceptable to her to:

- (a) Accept a surrender of the present lease of the Red Café premises in the Upper Riccarton Library building.
- (b) Subject to reaching agreement on the lease surrender and obtaining the consent of the Ministry of Education, contemporaneously enter into a new tenancy with Xin Ding Yi Limited for a term up to a maximum of nine years.

It was **resolved** on the motion of Councillor Chen, seconded by Councillor Broughton, that the report as a whole be received.

**17. REPORT OF A MEETING OF THE AKAROA/WAIREWA COMMUNITY BOARD: MEETING OF 19
SEPTEMBER 2012**

Pam Richardson, Chairperson, joined the table for discussion of this item.

It was **resolved** on the motion of Councillor Reid, seconded by Councillor Corbett, that the report be received.

The Council extended its appreciation to Pam Richardson, the Akaroa/Wairewa Community Board, and the community of Akaroa for their response to the recent delay of a cruise ship in Akaroa harbour.

The meeting adjourned at 11.20am and resumed at 11.35am.

**18. REPORT OF A MEETING OF THE LYTTTELTON/MT HERBERT COMMUNITY BOARD: MEETING
OF 20 SEPTEMBER 2012**

Paula Smith, Chairperson, tendered her apologies for this item.

It was **resolved** on the motion of Councillor Reid, seconded by Councillor Corbett, that the report be received.

**19. REPORT OF A MEETING OF THE SHIRLEY/PAPANUI COMMUNITY BOARD SMALL GRANTS
FUND ASSESSMENT COMMITTEE: MEETING OF 7 AUGUST 2012**

Chris Mene, Chairperson, tendered his apologies for items 19, 20 and 21.

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1. SHIRLEY/PAPANUI COMMUNITY BOARD SMALL GRANTS FUNDING 2012/13

It was **resolved** on the motion of Councillor Keown, seconded by Councillor Gough, that the Council approve the transfer of \$5,469, being the unexpended balance of the Shirley/Papanui Small Grants Fund 2012/13, to the Shirley/Papanui Community Board's Discretionary Response Fund for 2012/13.

It was **resolved** on the motion of Councillor Keown, seconded by Councillor Gough, that the report as a whole be received.

**20. REPORT OF A MEETING OF THE SHIRLEY/PAPANUI COMMUNITY BOARD:
MEETING OF 3 OCTOBER 2012**

It was **resolved** on the motion of Councillor Keown, seconded by Councillor Gough, that the report be received.

**21. REPORT OF A MEETING OF THE SHIRLEY/PAPANUI COMMUNITY BOARD:
MEETING OF 17 OCTOBER 2012**

1. REDWOOD SCHOOL – VARIABLE SPEED LIMIT

It was **resolved** on the motion of Councillor Keown, seconded by Councillor Buck, that the Council:

- (a) Approve the installation of a 40 kilometre per hour variable speed limit on Prestons Road (school zone), as it meets the requirements of Section 7.1 of the Land Transport Setting of Speed Limits Rule 2003, and the New Zealand Gazette notice (21/04/2011, Number 55, page 1284) including the times of operation.
- (b) Pursuant to Clause 5(1) of the Christchurch City Speed Limits Bylaw 2010, apply a variable speed limit (40 kilometres per hour School Speed zone) on:
 - (i) Prestons Road, commencing at a point 24 metres east of the Freebairn Street intersection and extending in an easterly direction for a distance of 320 metres.
- (c) Approve that the above mentioned variable speed limit shall come into force on completion of infrastructure installation and public notification.

It was **resolved** on the motion of Councillor Keown, seconded by Councillor Gough, that the report be received.

**22. REPORT OF A MEETING OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD:
MEETING OF 3 OCTOBER 2012**

Phil Clearwater, Chairperson, tendered his apologies for this item.

It was **resolved** on the motion of Councillor Corbett, seconded by Councillor Wells, that the report be received.

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23. REQUESTS ARISING FROM PREVIOUS PUBLIC FORUM

Councillor Beck moved that the Council:

- (a) Note the information contained in attachment one on responses to issues that have been raised during the public forum agenda item of the 18 October 2012 Earthquake Forum.
- (b) In view of the wide and deep community concern and interest in the recent education proposals by the Ministry of Education that the Council write to the Minister asking her to extend the period of consultation beyond 7 December for those schools that desire such an extension and to allow the wider community to have an opportunity to consider these and other options in the context of the overall vision and plans for the future growth and development of our city.

The motion was seconded by Councillor Livingstone.

Councillor Corbett moved, seconded by Councillor Carter, that the motion under debate now be put. When put to the meeting, the procedural motion was declared **carried**.

The original motion was then put to the meeting and declared **carried**.

The Council discussed the appropriate forum for a meeting on rockfall and when this will be reported to the Council. It was agreed that a media release will be issued when these details have been confirmed.

The Council discussed Malcolm Ott's deputation to the 18 October 2012 Earthquake Forum and the resulting report by staff on the matters raised by Mr Ott. It was confirmed this item will return to the Council at its 22 November 2012 meeting.

24. COMMUNITY ORGANISATIONS LOAN FUND – 2009/10 FUNDING ROUND

It was **resolved** on the motion of Councillor Corbett, seconded by Councillor Johanson, that the Council:

- (a) Approve a loan of \$30,000 to Canterbury Society of Model and Experimental Engineers Inc (CSMEE) over a five year term to contribute to the build and fit out of new clubrooms and extend and develop their existing storage facilities at the Halswell Domain.
- (b) Approve the Strategic Initiatives Manager to investigate the ability of the Council to enter into a General Security Agreement (GSA) with CSMEE.

25. NOTICES OF MOTION

Councillor Aaron Keown submitted to the Council meeting of 25 October 2012 the following Notice of Motion pursuant to Standing Order 3. 10. 1:

"That the Council write to Minister Brownlee on behalf of all residents who own clear land in the Red Zones asking the government to reconsider the offer of 50 per cent of Government Valuation (GV) in favour of 100 per cent of GV."

At its meeting of 25 October 2012 the Council resolved that this issue lay on the table to be considered at the next Council meeting if the mover still deems it to be appropriate after the Council's meeting with the Minister of Canterbury Earthquake Recovery.

Councillor Keown moved:

That this issue lie on the table and be considered at a future Council meeting.

The motion was seconded by Councillor Broughton.

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When put to the meeting, the motion was declared **carried** on electronic vote 2 by 9 votes to 2, with 1 abstention, the voting being as follows:

For (9): Councillors Beck, Broughton, Buck, Chen, Corbett, Gough, Keown, Reid and Wells.

Against (2): Councillors Johanson and Livingstone.

Abstain (1): Councillor Carter.

26. ISAAC THEATRE ROYAL MORTGAGE

It was **resolved** on the motion of Councillor Broughton, seconded by Councillor Keown that the Council give approval as mortgage holder to the transfer of all insurance proceeds from Vero Insurance New Zealand Limited related to the Isaac Theatre Royal to the Isaac Theatre Royal Foundation be used in the rebuild of the Isaac Theatre Royal.

Councillor Corbett took no part in voting on this item.

**27. REPORT OF A MEETING OF THE AKAROA/WAIREWA COMMUNITY BOARD:
MEETING OF 19 SEPTEMBER 2012**

17. AKAROA HARBOUR WASTEWATER PLANT LAND PURCHASE

It was **resolved** on the motion of Councillor Carter, seconded by Councillor Johanson, that the report be received.

This item was dealt with at this stage in the open part of the meeting.

28. RESOLUTION TO EXCLUDE THE PUBLIC

At 12.41pm it was **resolved** on the motion of Councillor Corbett, seconded by Councillor Broughton, that the resolution to exclude the public as set out on pages 149 and 150 of the agenda be adopted.

31. CONCLUSION

The public were readmitted at 12.55pm at which time the meeting concluded.

CONFIRMED THIS 22ND DAY OF NOVEMBER 2012

MAYOR

COUNCIL 22. 11. 2012**4. PRESENTATION OF PETITIONS**

Nil.

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**COMMUNITY, RECREATION AND CULTURE COMMITTEE
30 OCTOBER 2012**

**A report of a meeting of the Community, Recreation and Culture Committee
was held in the Council Chamber, Civic Offices
on 30 October 2012 at 9.06am.**

PRESENT: Councillor Yani Johanson (Chairperson),
Councillors Peter Beck, Helen Broughton, Tim Carter, Barry Corbett, Jimmy Chen,
Jamie Gough, and Glenn Livingstone (Deputy Chairperson).

APOLOGIES: Councillor Gough was absent from the meeting between 12.45pm and 2.18pm,
and was absent for Clauses 3, 4, 5, 8 and part of 9.

Councillor Carter left the meeting at 2.41pm and was absent for part of clause 9.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

(1.) FACILITIES FOR INTERNATIONAL CRICKET AT HAGLEY OVAL

Consideration of this item has been deferred to the Council meeting of 6 December 2012 to allow for further information as requested by the Committee to be provided on the impact of the Central City Recovery Plan on the Hagley Park Management Plan.

(2.) TOWN HALL - RETAIN AUDITORIUM AND NEW ENTRY OPTION

General Manager responsible:	General Manager Community Services, DDI 941-8607
Officer responsible:	Mike Hannaway, Major Facilities Rebuild Unit
Author:	Liam Nolan, Major Facilities Rebuild Unit

PURPOSE OF REPORT

1. The purpose of this report is to present a response to the Council's request for evaluation of the merits of retaining the Town Hall auditorium and developing a new entrance and gathering space and to seek direction from the Council on how they wish to proceed.

EXECUTIVE SUMMARY

2. The Christchurch Town Hall suffered damage in the Canterbury Earthquakes, primarily in the 22 February event.
3. The Council requested staff to "evaluate the merits of retaining the main auditorium, and developing a new entrance and gathering space, provided the overall acoustic quality, and sense of place associated with the Town Hall can be retained." This report answers this request.

Acoustic Quality

4. Acoustic Engineers, Marshall Day (**Attachment 4**), have stated "... on the basis of today's brief visit at least, there is no visible damage to the auditorium's acoustic fabric. There is no doubt that the remedial work will be required, but the extent of this will not be known until our testing is completed."

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Sense of Place

5. Heritage consultants, Heritage Management Services (HMS) were commissioned to comment on the effects on the "sense of place". Their report (**Attachment 2**) concludes that the sense of place will be confused should only the auditorium be retained. The report suggests that if the James Hay Theatre, the entry foyer and the main auditorium are all retained instead, then there would be sufficient remaining of the existing building to retain a sense of place.
6. The Council also commissioned Ian Bowman (Architectural Conservator) to peer review the aforementioned report and he commented "*Removal of all but the main auditorium will lose a substantial section of the building. It would no longer occupy its corner site, the view and appreciation of the building from Victoria Park would be altered considerably.*" (**Attachment 3**)
7. Warren and Mahoney (the original Architects) have been engaged to produce an indicative design of the Council's request (**Attachment 1 and Attachment 1A**) Warren and Mahoney have stated "*..we are also of the opinion that the Auditorium could function alone, with modifications that we have suggested previously, and still have a strong architectural and urban presence.*"

BACKGROUND

8. The Christchurch Town Hall suffered damage in the Canterbury Earthquakes, primarily in the 22 February event. The extent of shaking damage was lower than might have been expected. However, the liquefaction and lateral spread on the site has been the main contributor to the structural damage, as the building accommodated the associated ground deformations.
9. The Town Hall complex was part way through a refurbishment when the earthquake events occurred. This refurbishment included refining the acoustics of the James Hay Theatre, adding additional food and beverage facilities, together with an upgrade of fire and mechanical services.
10. Detailed assessments of the extent and cause of the damage have been undertaken, and options for raising and re-leveling the building back to its pre-earthquake have been prepared and used in the submission of the Christchurch City Council (CCC) insurance claim.
11. Separate practical repair options were prepared and submitted for consideration. These included:
 - (a) Full repair and re-leveling of the complete building to 100 per cent of New Building Standard (NBS).
 - (b) Full repair of the building to 100 per cent NBS but no re-levelling.
 - (c) Full repair and retention of the performance spaces only to 100 per cent NBS (Auditorium, James Hay Theatre, Entry) but no re-levelling.

A further option to demolish and reconstruct a new iconic facility was also considered.

12. Following the annual plan consultation process and consideration of these options, the Council requested staff to "*...evaluate the merits of retaining the main auditorium (only), and developing a new entrance and gathering space, provided the overall acoustic quality, and sense of place associated with the Town Hall can be retained.*"
13. It should also be noted that the CERA 'Blueprint' Christchurch Central Recovery Plan does not include the Town Hall on the plan and states in regard to the Performing Arts Precinct "*The precinct designation will be sufficient to provide for a range of facilities in the event that the Town Hall cannot be repaired.*"

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METHODOLOGY

14. The purpose of this report is to respond to this request. The team involved in this review to assist included:
- Heritage Management Services (HMS) – Sense of Place Review
 - Marshall Day Acoustics (MDA) – Acoustic Quality Review
 - Warren and Mahoney (WAM) – Preliminary Architectural Concept Design
 - Holmes Consulting Group (HCG) – Preliminary Structural Concept Design
 - Rider Levett Bucknall (RLB) – Preliminary Cost Estimating
 - Reports and estimated costs have been prepared by the above Consultants. A peer review of the Sense of Place report has also been undertaken by Ian Bowman (Conservation Architect).
15. This report summarises the individual reports on the retention of the Town Hall Main Auditorium and the development of a new entrance and gathering space, and responses to the questions of overall acoustic quality and sense of space retained with this option.

PLANS AND REPORTS

Architecture

16. Warren and Mahoney have prepared a preliminary concept plan showing the retained auditorium and the new entry and other functional space required. These plans, together with their commentary statement are attached (refer **Attachment 1**).
17. This report highlights that *“The Town Hall is an iconic Christchurch building that has served as a gathering space for performances, cultural events and meetings since 1972. The building is an exemplar of modernist architecture, where form follows the function, and importantly is still regarded as a world class facility for acoustics “in the round”.*
18. The new proposal creates a new foyer, ticketing area, public toilets, back of house areas and small function and bar spaces whilst retaining the main auditorium itself. (Note that the development of this scheme is very preliminary and serves only as a benchmark for costs and indicative forms. A more detailed design will be prepared if this is the desired approach.)
19. The architects consider *“it important to maintain the existing entrance and foyer locations as per the current complex. A sense of arrival in conjunction with memory of existing is afforded by the placement of the foyer at the east end of the auditorium. This is reinforced by the new back of house areas being contained between two angled flanking walls that would mimic the original James Hay walls both in height and plan location.”*
20. A small back of house extension is also provided to the west end of the auditorium to replace these functional areas previously contained within the James Hay portion of the building. (Note this requires the use of a small portion of land (approximately 600 square metres) from the Crown Plaza site.)
21. The architects further consider that *“A visual connection with Victoria Square and the Avon River is important and thus maintained. ...An important element of the proposal would be to retain the existing (Ferrier) fountains as these provide an important heritage link with the current complex and an iconic focus for this part of the river.”*
22. Marshall Day Acoustics has visited the auditorium and based on a visual inspection of the auditorium advise that *“...there is no visible damage to the auditorium’s acoustic fabric. There is no doubt that remedial work will be required, but the extent of this will not be known until our testing is undertaken.”*

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Sense of Place

23. Jenny May of Heritage Management Services (HMS) has considered the sense of place for the option to retain the auditorium and develop a new entrance and gathering space. The HMS report is attached (refer **Attachment 2**).
24. The following is the Executive Summary from the HMS report:

“Evaluating sense of place cannot be confined to one element alone – it is a complex issue. A sense of place is developed through both the tangible and intangible; is bound by the feelings, associations, perceptions, identity and character that a place holds for citizens and visitors alike – it is not simply something that is held by the place itself. A sense of place forms around the characteristics that make a place special or unique, as well as those feelings or perceptions that foster a sense of human attachment and belonging.
25. *The Town Hall could function as a complex and retain a major part of its unified design if only the east and west axis was retained; that is the main auditorium, the entry foyer, mezzanine level and the James Hay Theatre. Such an option would indeed almost fully retain the sense of place as an integrated and related architectural complex within a wider urban environment.*
26. *While it might be feasible to conceive that once inside the principal auditorium that sense of place is present both in a tangible and intangible sense. Any decision to retain the auditorium alone would need to be part of a carefully considered design to draw that sense of place from an internal one to one that related to a new but historically related sense of space and place once you stepped from the familiarities that are evoked by the auditorium only.”*
27. The Council also commissioned Ian Bowman to peer review the aforementioned report and commented *“Removal of all but the main auditorium will lose a substantial section of the building. It would no longer occupy its corner site, the view and appreciation of the building from Victoria Park would be altered considerably.”* (Refer **Attachment 3**.)

Structural and Geotechnical

28. Holmes Consulting Group (HCG), together with Tonkin and Taylor, provided the preliminary structural and geotechnical designs for the previous practical repair options of the Town Hall complex. Their previous reports considered that options of either piled foundations or jet grouting were feasible for the ground rehabilitation of the Town Hall.
29. Both of these options would be suitable for the retention of the auditorium. No detailed studies have been undertaken for the foundations of the new build portion of this alternative option but HCG consider that these foundations will need to provide a similar performance to the option chosen for the auditorium rehabilitation.
30. Both the retained auditorium and the new build portions of the complex would be designed and built to 100 per cent New Building Standard (NBS).

OPTIONS (SEE TABLE BELOW)

31. Rider Levett Bucknall consider that the indicative estimated cost of this alternative preliminary option will be in the range of \$70 to \$80 million (excluding GST and escalation).
32. The main risk to the project is the unknowns in the ground improvement techniques and therefore investigations should include market testing with specialist contractors to understand the risk profile the market will accept and associated costs.

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Scheme Description	Advantages	Disadvantages	Indicative Project Cost
Auditorium and New Entrance (as shown)	Purpose built entrance to support key function of auditorium – most cost effective way of retaining auditorium space. Operational inefficiencies solved. Retains the organ and its space.	Purchase of land required for back of house storage and loading space. Sense of Place confused.	\$70-\$80 million

FINANCIAL IMPLICATIONS

33. The 2012-2013 Annual Plan included a budget of \$127.5 million over four years and estimated an insurance contribution of \$68.9 million. The Annual Plan resolution went on to say “Continue to work closely with the CCDU and arts community to determine how best to maximise the opportunities for arts (including the Voice of Music) in the Central City” and “approve a total budget of \$127.5 million (\$120.2 million plus inflation allowance) to deliver the project(s).” The balance of the funds for the Town Hall repair will be available for the Performing Arts Precinct projects as they are developed.
34. The insurance claim is yet to be finalised.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

35. Yes. This work is provided for through the 2012-2013 Annual Plan.

LEGAL CONSIDERATIONS

36. The investigation of repair options for the Town Hall has been consulted on through the 2012-2013 Annual Plan Process and is included in the 2012-2013 Annual Plan as a level of service.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

37. Yes. The operation of the Town Hall was inherited by the Council when the operational arm of Vbase was transferred to the Council in July 2011. Levels of service are summarised in the draft Activity Management Plan *13.15 Venue Management*. An investigation of a repair option in respect of the Town Hall is included on page 9 of the 2012-2013 Annual Plan.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

38. Yes. See paragraph 37 of this report.

ALIGNMENT WITH STRATEGIES

39. Aligns with the Christchurch Events Strategy 2007-2017, primarily with the ability of Christchurch to produce and host top quality events. Also aligns with the Councils' Arts Policy and Strategy 2001 whereby the Christchurch City Council is committed to achieving an enlivened and creative city in which the arts are widely recognised as being essential.

Do the recommendations align with the Council's strategies?

40. Yes. See paragraph 39 of this report.

CONSULTATION FULFILMENT

41. The consultation requirement for options to repair the Town Hall was met through the 2012-2013 Annual Plan process.

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STAFF RECOMMENDATION

That the Council develop the proposed design to retain the existing auditorium only and provide a new entry foyer and supporting area; based on the indicative design provided. In developing this design the Council should address the concerns about a confused sense of place and look to balance the composition, strengthening the architecture and urban presence. In summary:

- Retain the existing auditorium from the original building, repaired to 100 per cent NBS
- Rebuild foyer and supporting areas to 100 per cent NBS.

Note: This report responds to the Council's request including a very preliminary design and scope of works with budget.

COMMITTEE RECOMMENDATION

That the Council:

- (a) Adopt its preferred option for the Town Hall (as agreed to in the draft annual plan) to repair the existing facility to 100 per cent of New Building Standard.
- (b) Note the overwhelming majority of submitters to the draft annual plan were in favour of this option.
- (c) Agree with the heritage advice that the sense of place would be compromised if only the auditorium is retained.

(3.) DEED OF RENEWAL AND VARIATION - NO 6 DISTRICT FEDERATION OF NEW ZEALAND SOCCER – ENGLISH PARK

General Manager responsible:	General Manager Community Services, DDI: 941-8607
Officer responsible:	Sports Services Unit Manager
Authors:	Tony Hallams, Leasing Consultant Martin McGregor Sports Liaison Advisor

PURPOSE OF REPORT

1. The purpose of the report is to obtain the approval of the Council to:
 - (a) Vary the current lease to recognise the installation of a new artificial pitch and the lessee's ongoing responsibility to replace the playing surface each time it comes to the end of its useful life.
 - (b) Include an additional storage shed in the leased area.
 - (c) Renew and extend the term of the existing lease to No. 6 District Federation of New Zealand Soccer Incorporated (trading as Mainland Football) at English Park.

EXECUTIVE SUMMARY

2. On 1 June 2002 the Council entered into a lease agreement with No. 6 District Federation of New Zealand Soccer Incorporated for a pavilion and playing pitch at English Park. The initial term was for five years, with three rights of renewal being able to be exercised by the lessee with a final expiry of 30 May 2022.

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3. The Council has budgeted for and approved the installation of an artificial football pitch at English Park through the approval of and financial provision in the 2009-2019 Long Term Plan. The Council then entered into a project partnership agreement known as the "Pitch Agreement" with New Zealand Football (NZF) on 21 December 2010. The purpose of this agreement was to secure a financial contribution to the cost of the project from the International Federation of Association Football (FIFA), this contribution was managed and administered through New Zealand Football. Ownership of the pitch vested in the Council upon the completion of its installation.
4. Subsequent to the signing of the "Pitch Agreement" the Council entered into a temporary licence agreement with the No 6 District Federation of New Zealand Soccer Incorporated to place a shed within the existing lease area to store a pitch groomer and other maintenance equipment associated with the necessary care of the artificial pitch.
5. It is recognised that the lease variation places additional financial responsibilities on the lessee, including resurfacing of the artificial pitch at the end of its useful life, therefore an extension to the term of the lease is being sought.

FINANCIAL IMPLICATIONS

6. The contribution costs each party made for the purchase and installation of the artificial pitch was approximately \$979,837 (\$US 795,000) by the Christchurch City Council, and approximately \$493,000 (\$US 400,000) by New Zealand Football. The current book value for the pitch, based on the Christchurch City Council Fixed Asset System is \$NZ1,512,658, as at July 2012.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

7. Yes. The project was prioritised and approved as part of the 2009-2019 Long Term Council Community Plan (LTCCP), with funding scheduled in the 2009/2010 financial year.

LEGAL CONSIDERATIONS

8. The Council has entered into a Deed of Lease for a pavilion and sports ground to the No. 6 District Federation of New Zealand Soccer Incorporated. Officers do not hold a delegation to vary the terms or conditions of the lease and such delegation must be granted by the Council.
9. The Licence to Occupy for the storage shed expired 31 May 2012 and has been rolled over on a monthly basis until the conclusion of the Deed of Renewal and Variation can be completed.

Have you considered the legal implications of the issue under consideration?

10. Yes. A draft Deed of Renewal and Variation document has been prepared by the Council's Legal Services team.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?**

11. The recommendations of this report align with the recreation and sport services level of service described on page 108 of the 2009-19 LTCCP by providing recreation and sport facilities that are accessible, safe, allow for the development of fundamental life skills, such as water safety and physical movement, give people the opportunity to excel and enable Christchurch to host regional, national and international sporting events.

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12. This report also aligns with the recreation and sport services level of service described on page 108 of the 2009-19 LTCCP by providing, or facilitating provision of, high-quality community recreation and sport programmes and events that encourage everyone to participate in recreation and sport and build strong communities.

ALIGNMENT WITH STRATEGIES**Do the recommendations align with the Council's strategies?**

13. The recommendations of this report align with goal five of the Strengthening Communities Strategy by ensuring the community have access to facilities that meet their needs and goal six of the Strengthening Community Strategy by promoting the increase in participation in Community Recreation and Sport programmes and events.
14. The recommendations of this report align with goals one, two and four of the Physical Recreation and Sport Strategy 2002 by providing a physical environment which encourages participation, assisting in making available a wide range of physical recreation and sport activities and by ensuring recreation and sport providers are effective and working together in a coordinated manner.

CONSULTATION FULFILMENT

15. The installation of the artificial pitch was included in the Council's LTCCP for the period 2009 – 2019 which received full consultation.
16. The application for a resource consent to install the pitch was publicly advertised.
17. The Shirley/Papanui Community Board have been informed, by way of officer's memorandum that a report seeking the delegated authority of the Council to extend and vary the lease is being made directly to the Council.

STAFF RECOMMENDATION

That the Council grant delegated authority to the Corporate Support Manager to conclude a Deed of Variation and Renewal to No. 6 District Federation of New Zealand Soccer Incorporated to:

- (a) Vary the current lease to recognise the installation of a new artificial pitch and the lessee's ongoing responsibility to replace the playing surface each time it comes to the end of its useful life.
- (b) Include an additional storage shed in the leased area.
- (c) Exercise the renewal of the second and third terms of renewal of the lease and grant an extension of the lease by adding two additional terms of five years with a final expiry of 30 May 2032.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

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(4.) FACILITIES REBUILD PLAN MONTHLY STATUS UPDATE INCLUDING TOP 30 PROJECTS STATUS UPDATE

General Manager responsible:	General Manager Community Services, DDI 941 8607
Officer responsible:	Corporate Support Unit Manager
Author:	Darren Moses

PURPOSE OF REPORT

1. To provide a monthly update to the Committee on the Facilities Rebuild Programme (FRP) and associated TOP 30 priority projects.

EXECUTIVE SUMMARY

2. This report provides a monthly programme update on some key FRP activities for the month mid September to mid October 2012.
3. At the meeting of 27 September 2012, the Council agreed that 30 facilities from within the programme should be prioritised for funding, further investigation and, where possible, repairs.

The facilities in no particular order are:

- Lyttelton Visitors Centre and toilet
 - Sumner Surf Club toilets
 - Bishopdale Library and Community Centre
 - Akaroa Gaiety Hall
 - Risingholme Community Centre Craft Rooms
 - Fendalton Community Centre
 - Sydenham Preschool
 - Akaroa Museum
 - Lyttelton Recreation Centre and Trinity Hall
 - Waltham Pool
 - Lyttelton Pool (Norman Kirk Memorial Pool)
 - Social housing facilities (this covers six new projects which will seek to intensify or replace existing housing complexes by building new units on existing land)
 - Christchurch Botanic Gardens Paddling Pool
 - Whale Paddling Pool, New Brighton
 - Scarborough Paddling Pool
 - South Library and Beckenham Service Centre
 - Linwood Library, Service Centre and Community Hub
 - Christchurch Botanic Gardens Glasshouses
 - Lyttelton Service Centre
 - Akaroa Service Centre
 - Sign of the Takahe
 - Canterbury Provincial Council Buildings
 - Sign of the Kiwi
 - Our City O-Tautahi
 - Sumner Library, Museum and Community Hub
 - Riccarton Community Centre
 - Volunteer libraries (considered one project)
 - South New Brighton Community Centre
 - Scarborough Jetboat Shed
 - Scarborough Lifeboat facility.
4. An update (current as at 16 October 2012) on all of these TOP 30 projects is provided in **Attachment 1**. The Council have asked for ongoing monthly updates on these priorities.

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5. The Council position is that all buildings in the programme will be repaired or reinstated wherever possible. The Council reporting needs to be considered in the context of finalising our insurance position and associated commercial implications.
6. It is worth noting that work is still actively progressing on the remainder of the programme via various activities. These include undertaking and finalising Detailed Engineering Evaluation (DEE) assessments, building closure (where deemed necessary), insurance liaison to understand the Loss Adjusters' position and in some cases detailed design to allow for simple rapid repairs to allow non damaged buildings to re-open.
7. A draft prioritised programme for the remainder of the 1000 facilities included in the FRP was also approved by the Council. Community Boards will have input into this prioritised programme via a combined Boards workshop scheduled for 23 October 2012. Suggested changes to prioritisation can be submitted for consideration by staff, prior to the list returning to the Council for approval before the end of this year.
8. The DEE assessment component of the programme continues to make good progress and is currently tracking some months ahead of the schedule that the Council approved. This is due to additional Council resources being utilised to manage, monitor and control the engineering workforce.
9. The time taken to complete DEE assessments varies from weeks through to many months, depending on building complexity, availability of plans and other historical structural design documentation. Current status of DEE assessments is shown below in Table 1.

Table 1: DEE Assessment Status

<i>Measure</i>	<i>Quantity</i>
Number of buildings to undergo DEE assessments	932
a) Will not get a DEE	20
b) Yet to start	191
c) In progress	442
d) Received as draft	245
e) Completed	34
<i>Subtotal d and e (received DEE's)</i>	<i>279</i>
On hold, Demolished, will not progress DEE	53
<34% NBS (earthquake prone building)	73
>34% and <67% NBS (fit for occupancy)	43
>67% and <99% NBS (below code)	39
>99% (code or above)	71

Project Status Grouping

- (a) **Will not get a DEE:** Building is already demolished or simple structure.
- (b) **Yet to Start:** The Council preparation stage for commissioning and preparing documents and obtaining order of cost from Engineers.
- (c) **In Progress:** With the Engineering Firm for assessment, on site undertaking investigation.
- (d) **Received Dee as Draft:** The Council has received the likely highest level of the DEE from the Engineer for internal review and the report is finalised with Engineers and the finalised report returned to the Council for General Manager sign-off.
- (e) **Completed:** General Manager sign-off and available for public via the Web.

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10. **Attachment 2** provides further information on DEE assessments and demolished buildings.
11. Once a DEE assessment has been completed and percentage of New Building Standard (NBS) and occupancy decision made, damage assessments begin and repair options are investigated by Engineers and Council staff. This establishes the work required to restore the building to its previous pre earthquake state and gives an estimate of cost to do so. This information can then be assessed against our insurance entitlement to make informed decisions as to the best strategic approach, ie: repair or rebuild.

CLOSURES

12. Since the previous Council report, and in line with the Council delegation, the following buildings have had to close due to DEE reports being received which indicate a percentage of NBS less than 34 per cent:
 - Airedale Courts Block B
 - Little Akaloa Clubrooms Building
 - Little Akaloa Community Hall
 - Okains Bay Community Centre
 - Duvauchelle Community Hall.
13. The Council is still investigating repair options for the closed buildings and a timeframe for re-opening is currently being determined.

HERITAGE PROGRAMME

14. The Heritage Reinstatement Programme has projects in all phases of work from stabilisation to handover. The majority of projects are in the DEE and design phases. There are a total of 14 structures within the Heritage Reinstatement Programme that are affected by the Council's Top 30 Priority List. They are either part of a property or affected by the needs of a property; for example Akaroa Museum includes Langois-Eteveneaux Cottage, Customs House and Court House but may affect the Coronation Library as well.
15. The Canterbury Provincial Chambers Buildings has commenced the final stage of stabilisation which is due to complete in the New Year. We continue to work closely with Council Planners through the Resource Consent process and The Minister of the Department for Conservation and New Zealand Historic Places Trust in accordance with our statutory requirements. Work to stabilise Our City is now complete and we are reviewing the potential costs for reinstatement. The Edmonds Band Rotunda has been partially deconstructed.
16. Consents have been lodged for Jubilee Clock Tower and Edmonds Clock Tower. Works are continuing at Rolleston House Youth Hostel Association (YHA), Avebury House and Linwood Community Arts Centre. The works at Curators House are now complete and being handed back to the tenant. The Poseidon Café was handed back to the tenant last month.

HOUSING PROGRAMME

17. **Definitions:**
 - (a) Housing Unit (ie one or two bedroom unit)
 - (b) Housing Block (ie several units in a block)
 - (c) Housing Complex (ie several blocks in a complex).
18. At the meeting of 27 September 2012, the Council approved a prioritised programme for undertaking DEE assessments on social housing complexes based on categorisation.

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19. The Priority 1 category includes complexes that are deemed to be the highest risk. The majority of units are occupied and may be several storeys high. They may be older buildings and may be on Technical Category 3 (TC3) zoned land. The Priority 1 category also includes the six housing intensification projects that form part of the Top 30 Programme.
20. The Priority 2 category comprises mostly those housing units that have been allocated yellow or red Level 2 stickers. Many of these units are currently unoccupied due to structural weakness, health and safety concerns or risk associated with a nearby building.
21. The Priority 3 category is made up of housing units considered to be of low risk and are likely to have low value repairs. The majority of these units are occupied.
22. The prioritised assessment programme includes 664 DEE assessments (excluding complexes on Red Zone Land) which will cover 2536 Council-owned social housing units. See Table 1.

Table 1: Social Housing DEE Status

CCC Social Housing DEE Status	Total 696
DEEs Not Started	471
DEEs Being Progressed	151
DEEs Complete	42
Sub Total	664
DEEs Not Required (Red Zone Land)	32

23. Five social housing complexes (32 blocks) are on red zoned land and these will not be subjected to a DEE assessment. Separate assessments of these complexes are currently underway and discussions are being held with the loss adjusters.
24. 436 social housing units remain closed as a result of a DEE assessment, major damage or due to major health and safety concerns. These can be seen in **Attachment 3**.
25. Priority is for urgent repairs to large complexes such as Airedale Courts to increase capacity. Council staff are currently working with Engineers to develop strengthening options with a view to engaging contractors to begin repairs at this site.
26. In addition, many of the 436 units closed have failed their DEE assessment substantively or are located on red zoned land. Therefore, City Housing is planning options to replace this lost capacity by considering intensification of existing sites (new units) or new housing complexes entirely. These will be subject to a separate report to the Council.
27. City Care has been commissioned to undertake site inspections of 50+ units across the housing portfolio to validate EQC scopes of work (and costs to repair). Early indications are that units with minimal damage and low value repairs are likely to be correct. However, further investigations are required on units that have sustained moderate to major damage, including those that may be 'over cap'.
28. In conjunction with the existing DEE assessments, a process has been developed with the Earthquake Commission (EQC) to jointly perform full site assessments. These include structural engineering and geotechnical engineering assessments to determine repair options and cost estimates leading to a timely agreed EQC settlement enabling housing units to be re-introduced to the portfolio. There are four social housing complexes trialling this process and the assessment of the first complex, Louisson Courts is expected to be completed by end of November 2012. The process discussed above will be brought to the Council following the trial results evaluation in a later Facilities Rebuild report.

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4 Cont'd**FINANCIAL IMPLICATIONS**

29. The housing portfolio comprises residential dwellings and is therefore covered by EQC. Housing units with major damage over the \$100,000 cap will qualify for a legitimate insurance claim.
30. Where a building's structure is deemed to be damaged, the cost of the building assessment work will be covered under EQC and/or insurance. Where the building's structure is found not to have sustained damage, the cost will be borne by the Council.
31. The building assessment work required to inform the Facilities Rebuild Plan is initially funded by the Council however, where a building's structure is damaged and a legitimate successful insurance claim is processed, Council will recoup some of these costs from insurance.
32. Therefore insurers will only pay for costs associated with the strengthening to the legal requirement of 33% or the pre-earthquake strength of the building (whichever is the higher). In addition insurers will not pay costs associated with strengthening to undamaged portions of buildings.

Do the Recommendations of this Report Align with LTCCP budgets?

33. No. The work was not contemplated within the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

34. Not applicable.

Have you considered the legal implications of the issue under consideration?

35. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

36. Not applicable.

Do the recommendations of this report support a level of service or project in the LTCCP?

37. Not applicable.

ALIGNMENT WITH STRATEGIES

38. Not applicable.

Do the recommendations align with the Council's strategies?

39. As above.

CONSULTATION FULFILMENT

40. Not applicable.

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4 Cont'd**STAFF RECOMMENDATION**

That the Council receive the information contained within this report.

COMMITTEE CONSIDERATION

The Committee thanked staff for the information contained within the update report, and discussed the report requested by the Council for December 2012. The Committee noted that this would contain more detailed information on each of the projects listed.

COMMITTEE RECOMMENDATION

- (a) That the staff recommendation be adopted.
- (b) That the Council develop a Council social housing repair and rebuild plan as a priority.

Councillor Corbett requested that his vote against recommendation (b) be recorded.

(5.) BROADCASTING COUNCIL MEETINGS

General Manager responsible:	General Manager Public Affairs, Lydia Aydon, DDI 941-8982
Officer responsible:	Amanda Healy, Acting Communications Manager
Author:	Lydia Aydon and Colin Klenner

PURPOSE OF REPORT

1. To look at options for broadcasting Council meetings and approve the staff recommendation to initiate an Request for Proposal (RFP) for a provider of the preferred option of live streaming and video on demand and bring back a report to the Community, Recreation and Culture Committee.

EXECUTIVE SUMMARY

2. The recent Communications Audit recommended broadcasting Council meetings live online to better connect residents with information about council decision making. On 27 September 2012 the Council resolved that staff should bring back a recommendation for web-streaming Council meetings to the Communications, Recreation and Culture Committee.
3. Enabling ratepayers to be able to watch Council meetings live and to view previous (on demand) Council meetings online would increase the level of public communication and deliver a greater level of transparency of council meetings to the public.
4. This report outlines several options for providing broadcast coverage of Council meetings either live or on demand.
5. It is recommended that council engage with an external vendor who will have the staff and technical expertise to provide this service and that we offer both live streaming and video on demand. However it should be noted that this would be an additional cost to the Council and is not currently budgeted for.

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5 Cont'd**BACKGROUND**

6. Online media is typically delivered either live (viewers can watch the event as it happens) or on demand (viewers can watch later, at a time to suit them). The three most common methods for providing content are:
 - Streaming – instant playback which only downloads the content that is played. This requires a continuous connection to the server. But content cannot be copied or stored by the user.
 - Progressive download – the ability to start playback of content shortly after download starts (e.g. YouTube). The whole content may be downloaded even if not watched.
 - Download – users must download the file to a computer before playback (e.g. video podcasts). A copy can be stored and played back at a later time when the user is not connected to the internet. The quality of video can be higher and it's easier to watch the event multiple times, but there will be a longer delay to download the entire content.
7. The existing Council Chamber technology including the four video cameras and Polycom video conferencing equipment, is sufficient to meet the key features and capacity requirements of all options.
8. The end user's experience and quality of service is dependent on factors outside the Council's control, including the user's network connection and specific hardware and software that they use.
9. The Council staff do not at present have the skills and training to handle the complexity of this operation from end to end. An external vendor would provide staff and technical expertise to manage the capture and display of audio and video recordings of Council meetings. And would also be able to host an external website capable of live streaming.
10. There are at least five different Christchurch based companies who could offer this service and staff recommend that if that option is chosen that Council puts the contract for service out to tender.

OPTIONS**Option 1 - Live streaming option**

11. The Council's website is not currently capable of hosting live streaming and the multiple connections could impact on current council services. The option below includes tender procurement process, additional hardware and software, installation, configuration, testing and training and staff time.

Option 1a – Live streaming with outsourced provider

12. The combined video and audio data would be streamed to a New Zealand media provider who encodes the stream to provide for multiple formats and quality to support different devices and network connections.
13. The media provider hosts the stream for users to connect to from a dedicated media distribution server. The link to the steam is provided from the Council website. The live stream can be viewed in an embedded video player on the page or launched in the user's preferred player (e.g. QuickTime or Windows media player). The user can select the preferred quality based on their internet connection.
14. An example of this would be Taupo District Council <http://taupo.yourcouncil.co.nz> (refer to the live stream section at top of page).

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15. Costs would be approximately \$16,000 - \$25,000 for set up and \$23,000 - \$27,500 annual operating costs for two council meetings a month.

Option 2 - Video on demand options

16. It is expected that on demand content would be available within two business days after the finish of the meeting while the content is produced, edited and published. For a Council meeting held on a Thursday the on-demand content may not be available until Tuesday morning.
17. The editing would remove natural breaks, like the lunch break, and break the content into shorter sections by agenda item.
18. The three options available are listed below. Costs and timelines are for two Council meetings a month, of approximately six hours each, and include tender procurement process, additional hardware and software, installation, configuration, testing and training. They are based on a maximum of 500 users at a time. These costs reflect a very rough order of magnitude and more detailed costs for the solution may differ.
19. If the Council wanted to provide both a live and on-demand service, some of the activities and set-up costs would be shared across both solutions. However there may not be any savings for the annual operating cost.

Option 2a – In-house production with embedded video on free hosting site

20. Video content would be accessed via the Council website and the media delivered from a free hosting site (e.g. uStream, YouTube, Vimeo, and Daily Motion). The Council staff would be responsible for post production editing of the video content into smaller segments that relate to one or more agenda items. And then each video clip is uploaded to the external free hosting site.
21. A webpage would need to be created for each meeting, including details of the agenda items and the corresponding link to the audio files that are to be downloaded.
22. The user follows a link from the Council website and would see a page for the meeting showing each of the segment clips as embedded videos, and corresponding text describing the agenda items.
23. Depending on the free hosting site selected, the media clips may be presented as larger streamed video, where users can navigate to a specific time in meeting, or as a series of 15-minute clips.
24. The risks to this option are that many organisations block access to various free media hosting providers (e.g. uStream, YouTube, Vimeo, and Daily Motion). Some content delivery providers also restrict the individual file size or duration to small clips – eg 15 minutes, and the user may find the fragmented viewing experience unacceptable.
25. Sites hosted overseas may have service maintenance downtime during business hours for New Zealand, which may affect uploading of content or users viewing content. There may be advertising displayed on these sites or within the media clip itself, that the Council could not control.
26. The Council currently does not have the production editing capability in-house and additional staff would be required to perform this function. The Council also does not have the technology or workflow in place for production editing and would need to design, acquire and implement new process and tools.

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27. This option would also require further development to the existing website to manage the pages that present meeting information and video segments.
28. An example of this would be New Plymouth District Council which demonstrates external hosting from U-stream but is not embedded in the page.
<http://www.newplymouthnz.com/TheCouncilAndItsPeople/Meetings/MeetingsOnVideo.htm>
29. Costs would be approximately \$74,000-\$95,000 set up and \$73,000-\$117,000 annual operating costs (including additional staff).

Option 2b – outsource production and embed video from NZ hosting provider or free hosting site

30. Video content would be accessed via an externally provided website.
31. The Council staff would record Council meetings (combined audio and video) using video conference equipment and upload the raw media to an external media company along with agenda and timings from meeting. The Media company would perform post production editing to break content into smaller segments and tag them with agenda items, time and speaker.
32. The content could be served and hosted from the media company's site but the page would have Council branding and users would access it from a link on the Council site. The site would contain description of meetings and agenda items and video clips are embedded. The site would also show a list of previous meetings with embedded windows for media.
33. The risk with this is that embedded video play may not be compatible with mobile devices (e.g. iPhone, iPad) and costs could rise should demand for the service be greater than expected, or for peak events.
34. Or the content could be available on a Council branded website containing description of meetings and agenda items linked to from the Council website. Video clips would be embedded from an external free site like YouTube, Vimeo, or uStream.
35. The risks to this option are that many organisations block access to various free media hosting providers (e.g. uStream, YouTube, Vimeo, and Daily Motion). Some content delivery providers also restrict the individual file size or duration to small clips – e.g. 15 minutes, and the user may find the fragmented viewing experience unacceptable.
36. Sites hosted overseas may have service maintenance downtime during business hours for New Zealand, which may affect uploading of content or users viewing content. There may be advertising displayed on these sites or within the media clip itself, that the Council could not control.
37. An example of this would be Taupo District Council <http://taupo.yourcouncil.co.nz/>
38. Costs for both the media company's site or the free hosting site would be very similar at approximately \$28,000-\$39,000 for set up and \$38,000-\$48,000 annual operating costs. There will also be the Council staff time needed.
39. The option of using the media company's site would be the Council staff's preferred option as it would be more cost effective to use an external provider and there would be fewer risks using the provider's website rather than a free website. Staff also recommend including a live streaming option for users so they can watch the Council meeting in real time.

FINANCIAL IMPLICATIONS

40. There is no budget allocated for this service.

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5 Cont'd**Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?**

41. No.

LEGAL CONSIDERATIONS

42. Not applicable.

Have you considered the legal implications of the issue under consideration?

43. Not applicable.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

44. 4.0.1 Percentage of residents that understand how the Council makes decisions

4.0.9 Proportion of residents that are satisfied with the opportunities to access information about the Council decisions.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

45. Yes.

ALIGNMENT WITH STRATEGIES

46. Not applicable.

Do the recommendations align with the Council's strategies?

47. Yes.

CONSULTATION FULFILMENT

48. No consultation was required.

STAFF RECOMMENDATION

That the Council adopt Options 1a and 2b (live streaming and video on demand), and approve that staff initiate an Request for Proposal (RFP) for a provider of these services, and report back to the Community, Recreation and Culture Committee.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

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Community, Recreation and Culture Committee 31. 10. 2012

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PART B - REPORTS FOR INFORMATION

(6.) DEPUTATIONS BY APPOINTMENT

- 6.1 Martin Meehan (Save Hagley Park) was in attendance and spoke to Clause 1 – Facilities for International Cricket at Hagley Oval. Mr Meehan asked the Committee not to support the granting of the lease to allow the expansion of the Hagley Oval Cricket Ground.
- 6.2 David Thornley and Therese Minnehan (ICON) were in attendance and spoke to Clause 1 – Facilities for International Cricket at Hagley Oval. Mr Thornley and Ms Minnehan asked the Committee not to support the granting of the lease to allow the expansion of the Hagley Oval Cricket Ground.
- 6.3 Neil Roberts and Anne Dingwall (Christchurch Civic Trust) were in attendance and spoke to Clause 1 – Facilities for International Cricket at Hagley Oval. Mr Roberts asked the Committee not to support the granting of the lease to allow the expansion of the Hagley Oval Cricket Ground.
- 6.4 David Towns and Peter Barton (Friends of the Christchurch Town Hall Organ Trust) were in attendance and spoke to Clause 2, Town Hall – Retain Auditorium and New Entry Options. MR Towns and Mr Barton asked the Committee to recommend that the Council repair the Town Hall in its entirety.
- 6.5 Margaret Austin and Graeme Wallis (Voices of Music) were in attendance and spoke to Clause 2, Town Hall – Retain Auditorium and New Entry Options. Ms Austin and Mr Wallis asked the Committee to recommend that the Council repair the Town Hall in its entirety.
- 6.6 Jessica Halliday and Sir Miles Warren (Keep our Town Hall Group (KOTH) were in attendance and spoke to Clause 2, Town Hall – Retain Auditorium and New Entry Options. Ms Halliday and Sir Warren asked the Committee to recommend that the Council repair the Town Hall in its entirety.

PART C – DELEGATED DECISIONS

7. MEETING VENUE

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Carter, that the Committee adjourn, and relocate the meeting to the Council Chamber.

The Committee adjourned from 9.20am to 9.28am.

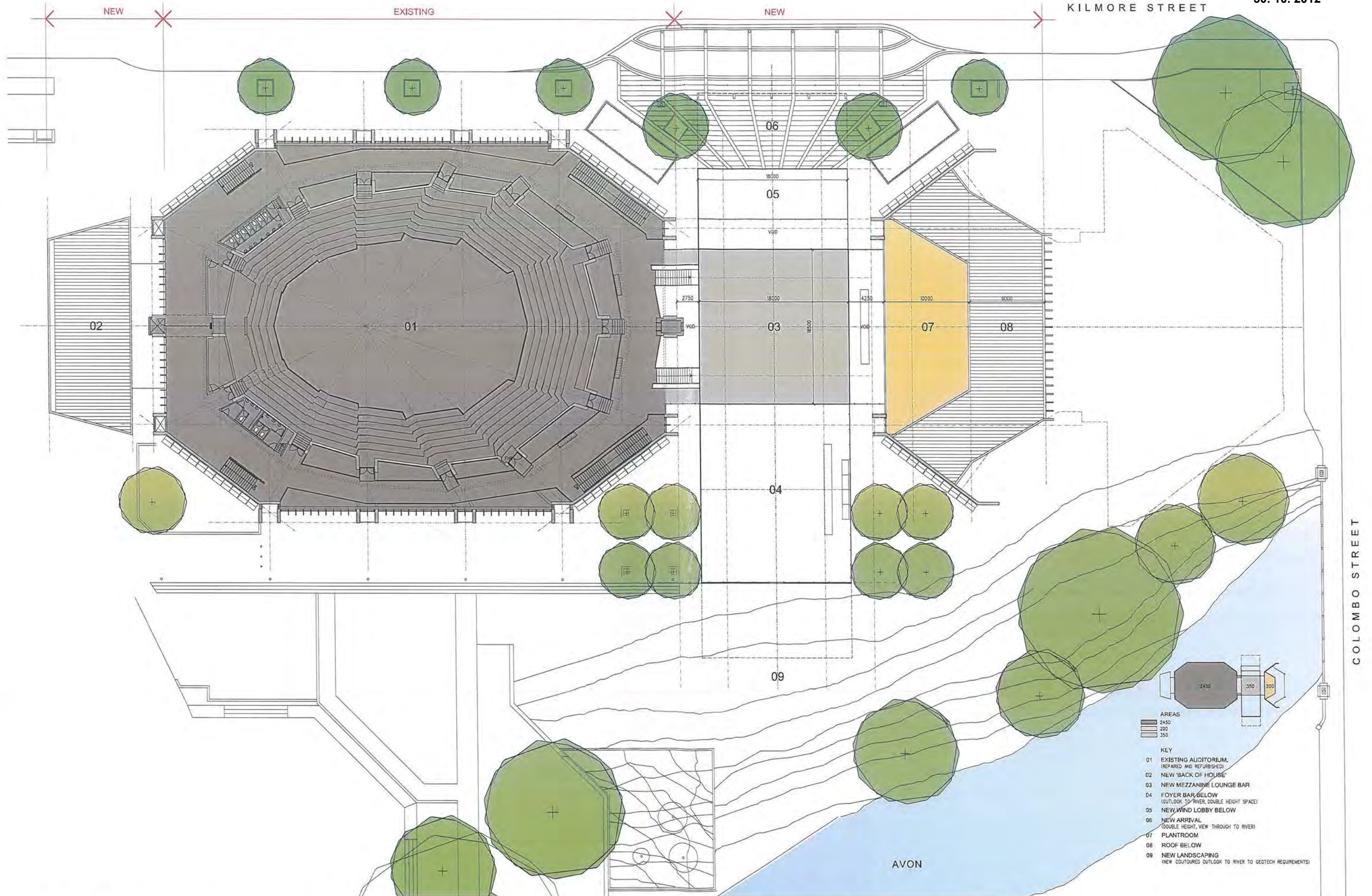
8. RESOLUTION TO EXCLUDE THE PUBLIC

The Committee **resolved** that the resolution set out on page 81 of the agenda be adopted.

At 2.58pm the public were readmitted to the meeting, at which point the meeting concluded.

CONSIDERED THIS 22ND DAY OF NOVEMBER 2012

MAYOR



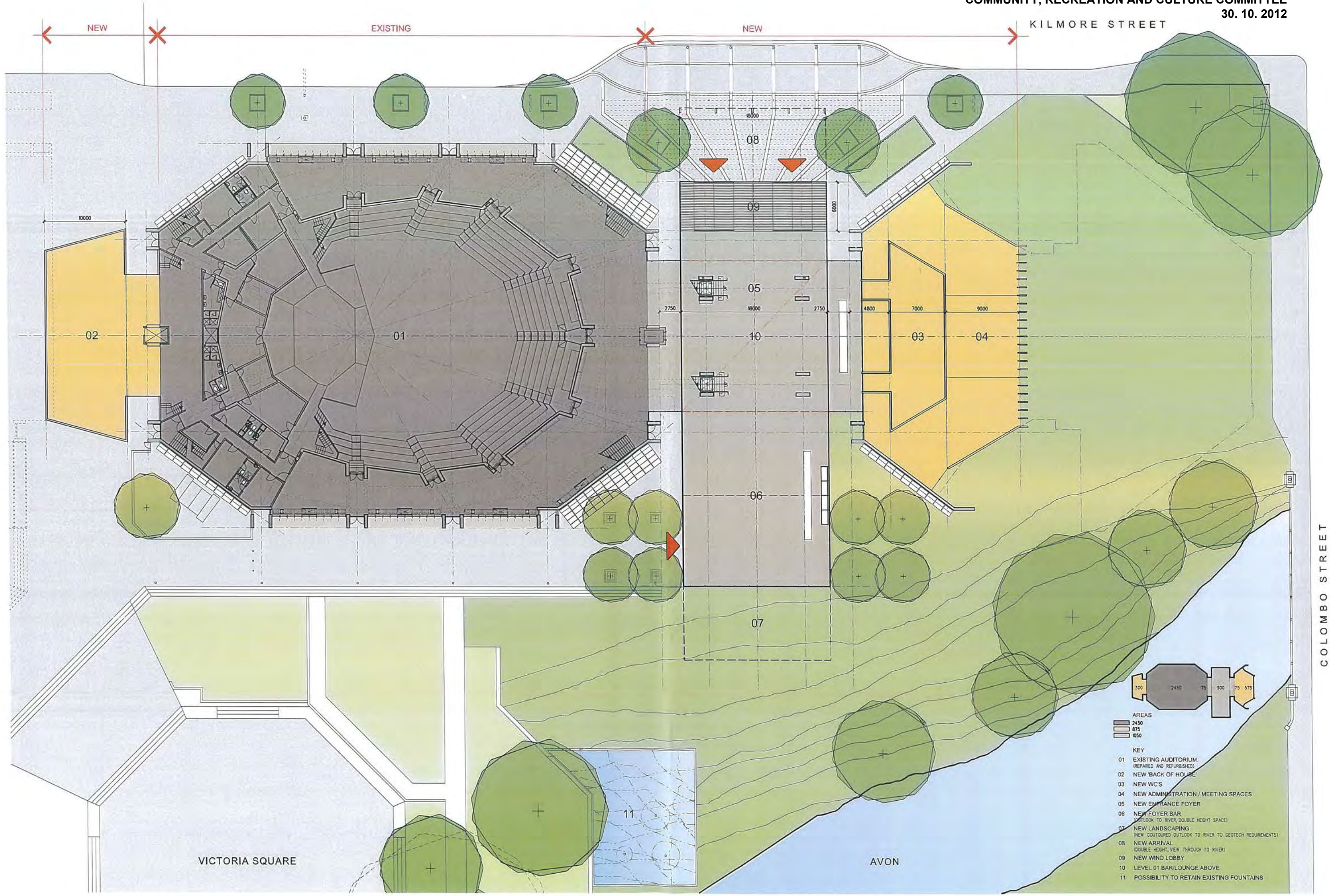
- AREAS**
- 2450
 - 200
 - 350
- KEY**
- 01 EXISTING AUDITORIUM, (REPAIRED AND REFURBISHED)
 - 02 NEW 'BACK OF HOUSE'
 - 03 NEW MEZZANINE LOUNGE BAR
 - 04 FOYER BAR, BELOW (OUTLOOK TO RIVER, DOUBLE HEIGHT SPACE)
 - 05 NEW WIND LOBBY BELOW
 - 06 NEW ARRIVAL (DOUBLE HEIGHT, VIEW THROUGH TO RIVER)
 - 07 PLANTROOM
 - 08 ROOF BELOW
 - 09 NEW LANDSCAPING (NEW COLOURED OUTLOOK TO RIVER TO GEOTECH REQUIREMENTS)

CHRISTCHURCH TOWN HALL REFURBISHMENT - POST EARTHQUAKE

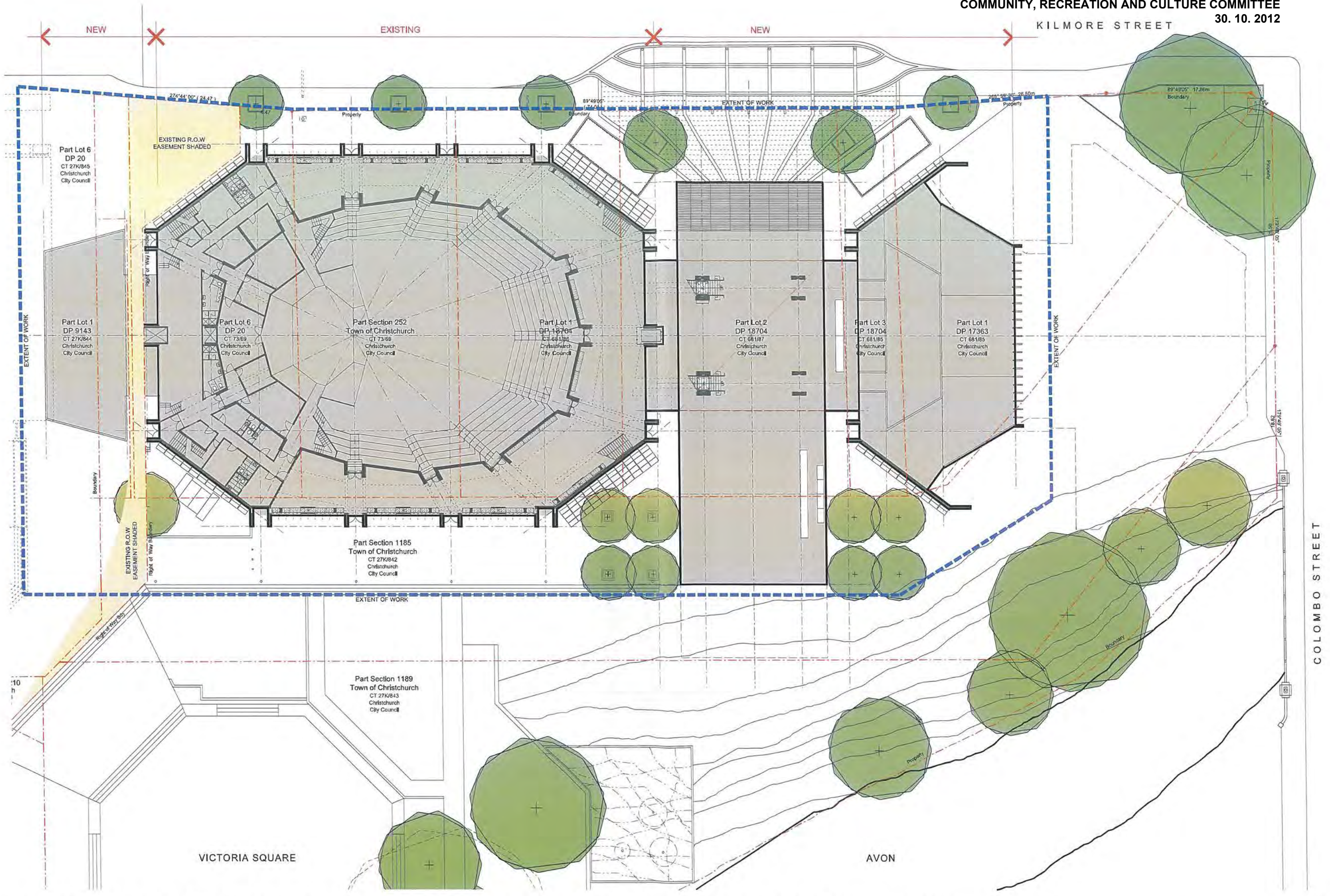
6361 SK012 - POST EARTHQUAKE - PRELIMINARY PROPOSAL - LEVEL 01 OPTION 03

SCALE 1:200&A1/1:400&A3

9/10/2012 Warren and Mahoney®



- AREAS**
- 2450
 - 875
 - 1050
- KEY**
- 01 EXISTING AUDITORIUM. (REPAIRED AND REFURBISHED)
 - 02 NEW 'BACK OF HOUSE'
 - 03 NEW W.C'S
 - 04 NEW ADMINISTRATION / MEETING SPACES
 - 05 NEW ENTRANCE FOYER
 - 06 NEW FOYER BAR (OUTLOOK TO RIVER, DOUBLE HEIGHT SPACE)
 - 07 NEW LANDSCAPING (NEW OUTDOORED OUTLOOK TO RIVER TO GEOTECH REQUIREMENTS)
 - 08 NEW ARRIVAL (DOUBLE HEIGHT, VIEW THROUGH TO RIVER)
 - 09 NEW WIND LOBBY
 - 10 LEVEL 01 BAR/LOUNGE ABOVE
 - 11 POSSIBILITY TO RETAIN EXISTING FOUNTAINS



CHRISTCHURCH TOWN HALL REFURBISHMENT - POST EARTHQUAKE

Warren and Mahoney

report

RP

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Auckland	Wellington	Christchurch	Queenstown	Melbourne
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rp no. 0001
project 6361 Christchurch Town Hall EQ
date 21 September 2012
subject Architectural Statement - Auditorium
prepared on behalf of Warren and Mahoney Architects Ltd
distribution David Perry, Pro-Directions

The Town Hall is an iconic Christchurch building that has served as a gathering place for performances, cultural events and meetings since 1972. The building is an exemplar of modernist architecture, where forms follow the function, and importantly is still regarded as a world class facility for acoustics "in the round".

The siting of the Town Hall followed significant town planning evaluation that recognized Victoria Park as an important civic square, both historically and as part of the future of the city.

The building is registered under the Historic Places Act as a Category 1 historic places status, and is a Group 1 heritage building under the CCC City Plan.

The main auditorium is regarded as one of the more significant internal public spaces in New Zealand, and in conjunction with the associated James Hay Theatre and Limes Room has provided the city with a complex to be proud of.

The complex was in the midst of a refurbishment when the earthquake events occurred. The work included refining the acoustics of the James Hay to recognize the mixed usage of the space and adding additional food and beverage facilities, together with a structural and fire upgrade.

There are serious issues with the building following the earthquakes of September 2010 and February 2011. Lateral spread adjacent to the river and a significant liquefiable layer under the building have caused serious damage to the ground floor and foundations, requiring land remediation and full replacement of the ground floor including the basement. The Limes Room has lifted up towards the river and separated from the rest of the complex. There is also a 400mm difference of level across the auditorium concourse, north to south.

The recently released Blueprint plan indicated a preference for a Performing Arts Precinct and the Town Hall has the potential for still being part of that precinct. Whilst the complex as a whole can be retained it does involve a significant amount of land remediation and new structural intervention, to the extent that expenditure has been estimated to be well over \$100M. We have been asked to consider retention of a lesser portion of the existing complex in order to ascertain its merits.

Initial thinking had indicated that the removal of the Limes Room and Restaurant removed the most damaged and significant element with respect to costs of remediation, whilst allowing retention of the Auditorium and James Hay Theatre. This had the advantage of retaining the major performing arts spaces both from an architectural and a functional perspective.

The current proposal moves one further step whereby consideration is now given to retaining the Auditorium only. It is clear that from a functional perspective that additional space for the complex to function as a performing arts space and civic building is required. The proposal is to thus create a new foyer, ticketing area, public toilets, back of house areas and small function and bar spaces. These are shown on the accompanying plans.

Warren and Mahoney

report

RP

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Architecturally we believe it important to maintain the existing entrance and foyer locations as per the current complex. A sense of arrival in conjunction with the memory of existing is afforded by the placement of the foyer at the east end of the auditorium. This is reinforced by new back of house areas being contained between two angled flanking walls that would mimic the original James Hay walls both in height and plan location.

A visual connection with Victoria Square and the Avon River is important and thus maintained.

A small back of house addition, which would include storage and additional changing areas, is afforded by the small extension to the west. There is a recognition that this extension would require realignment of the current Town Hall's property boundary.

The extension to the east would still allow a further venue to be built at some point in the future if felt desirable, but we recognise that the outcome of the Performing Arts precinct may negate this need.

With respect to the site wide aspects we would anticipate a very simple landscaping proposal of lawn and trees to the south and east of the complex, gently sloping towards the river taking into account the land remediation that is necessary. An important element of the proposal would be to retain the existing fountains as these provide an important heritage link with the current complex and an iconic focus for this part of the river.

Nolan, Liam

From: Peter Marshall [peter.marshall@wam.co.nz]
Sent: Friday, 5 October 2012 4:53 PM
To: Nolan, Liam
Subject: ChCh Town Hall

Liam,

We have considered the proposal to keep only the Auditorium and the James Hay parts of the complex, and would agree with Jenny May that this would give a far greater sense of place and space compared to retaining the Auditorium only.

However we are also of the opinion that the Auditorium could function alone, with modifications that we have suggested previously, and still have a strong architectural and urban presence. This opinion is shared by Sir Miles Warren.

You have asked us to comment on how the James Hay might be best utilised as a space. We have considered this briefly and believe the issue can best be considered as a series of options:

- 1) Mothball the James Hay until a firm decision is made on other venues being proposed as part of the Convention Centre and Performing Arts precinct.
- 2) Keep the James Hay as a space for which it was designed for; ie speech and drama. This has the advantage of requiring no upgrade to the acoustic elements of the venue and thus takes away some of the perceived disadvantages that vbase were experiencing.
- 3) Keep all the major external walls that form the essential form and space of the James Hay and consider a re-adaptive usage approach. We believe that the splayed exposed aggregate walls that bound the seating area (north and south) could be removed and glazed to provide some natural light. Equally some consideration could be made to open out onto Colombo Street with glazing. The space could be used as a function room for example, with the addition of a lower ceiling and removal of the upper tiered seating. A restaurant could be considered, particularly with an aspect towards the river, although we need to recognise the difficulties the previous restaurant offerings had..

We would be happy to sketch up some planning options on Mon day if that would help further considerations on Option 3.

Regards,

Peter

Peter Marshall
BArch, FNZIA Reg Arch
Managing Director

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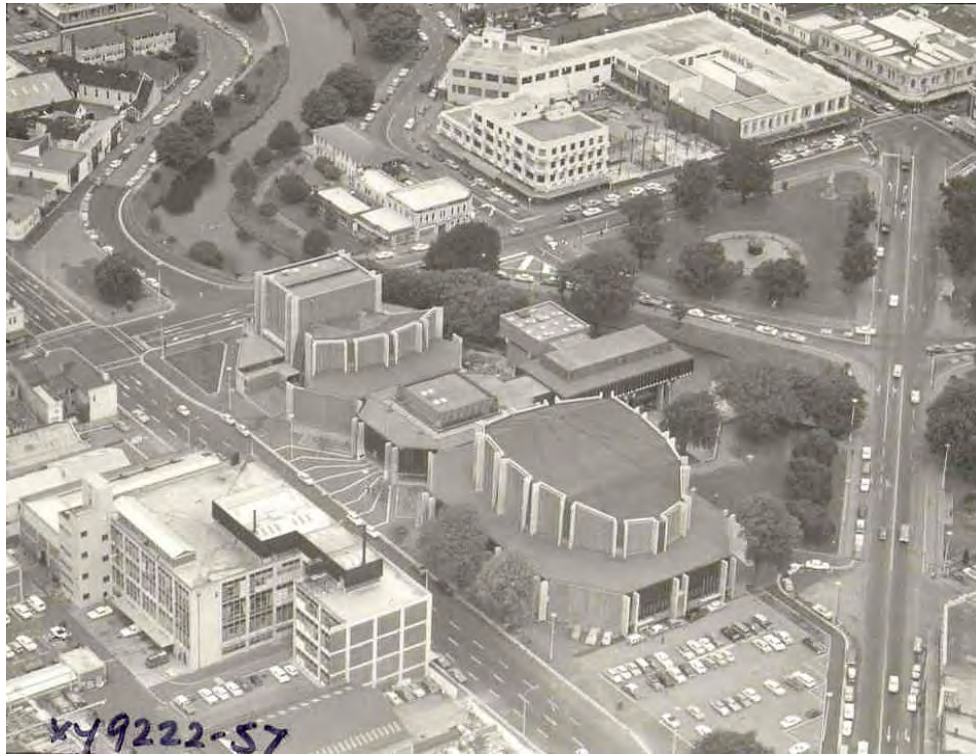
Electronic data files are provided by Warren and Mahoney subject to [conditions](#).

08/10/2012

PO Box 54
Christchurch
Mble: 0275937310
e-mail: jenny@hms.net.nz

Heritage
Management
Services

CHRISTCHURCH TOWN HALL: REPORT FOR COUNCIL



Aerial View c1973 Collection VBase

1. Executive Summary

The purpose of this report is to provide a response to a request by the Council with regard to the future of the Christchurch Town Hall :*"...to evaluate the merits of retaining the main auditorium, and developing a new entrance and gathering space, provided the overall acoustic quality, and sense of place associated with the Town Hall can be retained."*

1.1. Evaluating sense of place cannot be confined to one element alone – it is a complex issue. A sense of place is developed through both the tangible and intangible; is bound by the feelings, associations, perceptions, identity and character that a place holds for citizens and visitors alike – it is not simply something that is held by the place itself. A sense of place forms around the characteristics that make a place special or unique, as well as those feelings or perceptions that foster a sense of human attachment and belonging.

The Town Hall is a carefully conceived and integrated complex that has had a multiplicity of civic and community and regional uses and the sense of architectural, historical, social and

cultural space that have led overtime to the development of a very special and specific sense of place that encompasses the whole of the place and its immediate surroundings. That sense of place would be confused should only the auditorium remain.

1.2. What distinguishes the Town Hall as an entire complex and within the history of Brutalist architecture is the fact that the Brutalist principles of truth to function, structure and materials did not mean architecture became mundane; instead, the full aesthetic potential of this approach was exploited in a way that combines both architectural drama and subtlety. The main components of the complex are legible from the exterior – with the functions of theatre, auditorium and social wings comprehensible due to their distinct shapes, the literal way in which their forms strictly follow the functional requirements they house and the clarity of the biaxial plan allow the separate components of the complex to be read as fully realised and interrelated single design. While there was no formal landscape plan of the immediate area the relationship to the river was emphasised by the stepping down of surfaces on the south west to incorporate the Ferrier Fountain and riverside as part of the initial development. The later upgrade of Victoria Square to tie it contextually into the Town Hall complex had been recommended in the early stages of the consultation to build a Town Hall on that site.

1.3. The Town Hall could function as a complex and retain a major part of its unified design if only the east and west axis was retained; that is the main auditorium, the entry foyer, mezzanine level and the James Hay Theatre. Such an option would indeed almost fully retain the sense of place as an integrated and related architectural complex within a wider urban environment.

1.4. While it might be feasible to conceive that once inside the principal auditorium that sense of place is present both in a tangible and intangible sense. Any decision to retain the auditorium alone would need to be part of a carefully considered design to draw that sense of place from an internal one to one that related to a new but historically related sense of space and place once you stepped from the familiarities that are evoked by the auditorium only.

2. Overview of the Town Hall

2.1. As noted in the executive summary the purpose of this report is to provide a response to a request by the Council with regard to the future of the Christchurch Town Hall :“...to evaluate the merits of retaining the main auditorium, and developing a new entrance and gathering space, provided the overall acoustic quality, and sense of place associated with

the Town Hall can be retained." This report will consider the effects of any physical change to the Town Hall principally on the heritage values only.

2.2. The Christchurch Town Hall is a Group 1 listed heritage item in the Christchurch City Plan, a listing that recognizes its national and international significance. The listing at this level stemmed from consideration not only of its heritage integrity and intactness, but also the social, cultural and historical associations with the establishment of the complex and its functionality as a comprehensive civic building and town hall. The City Plan notes that Group 1 heritage items: *"...include buildings, places and objects of international or national significance, the protection of which is considered essential."*¹ Any alteration or change to this building complex is subject to the rules and heritage provisions of the Christchurch City Plan.

2.3. The Town Hall was designed in 1965 by Sir Miles Warren and Maurice Mahoney of the architectural firm Warren and Mahoney. The Christchurch Town Hall was one of the largest civic projects to be undertaken by the Christchurch City Council. It was officially opened on 30 September 1972 by His Excellency Governor General, Sir Denis Blundell.

2.4. The Christchurch Town Hall reflects the technology and architectural aesthetics of the time in its extensive use of concrete and in the manner in which the forms of the internal spaces are reflected in exterior forms. It is still recognised internationally today as a model example of concert-hall design. In addition to its architectural merit, the Town Hall is of considerable social, historical, cultural, architectural and technological value.

2.5. The Town Hall has played a pivotal role in the civic and artistic cultural life of the city and over the past 40 plus years has become an iconic feature of Christchurch's urban landscape, until the recent seismic activity closed it. It is recognised as the premier and primary venue in Christchurch for a wide variety of arts and cultural events, local, national and international, as well as being the site for important educational, political and civic events, including university graduations and citizenship ceremonies. A civic and cultural gathering point for the city, it is seen as a secular and artistic echo to the spiritual centre of the Anglican Cathedral two and half blocks to the south. Having served the city as the principal centre of regional, national and international civic and cultural events for nearly 40 years it is without doubt a significant part of the cultural/spiritual life that defines a strong sense of place and community identity within the Christchurch community.

¹ *Christchurch City Plan Volume 3 : Part 10 Heritage and Amenities : 1.1 Statement*

2.6. As a result of the seismic activity of 2010-2011, the Town Hall has suffered damage in particular to the southern side comprising the Cambridge and Limes Rooms and the Boaters Restaurant area. This two storey section has been affected by liquefaction and lateral spread causing movement toward the river. The auditorium areas and entrance have also been affected to varying degrees by the seismic activity.

2.7. A conservation plan was prepared for the Christchurch Town Hall in June 2010 to assist with the major refurbishment and change proposed for the Town Hall. Resource and building consents had been issued following extensive planning for this work which had begun prior to the events of 2010-2011. The work proposed was to address a much needed upgrade of back of house facilities, upgrade of the James Hay, office space, restaurant/café space and services such as new ablution areas which had just been completed. Given that some two years of planning had taken place to address matters at the Town Hall, this report has taken the various assessments of heritage values within that conservation plan into account for the purposes of evaluating the sense of place in this report.

2.8. While the New Zealand Historic Places Trust does not currently register the Town Hall, it must be noted that the potential for archaeological remains may still exist in particular within the river bank area. Thus with respect to any future development of the Town Hall area if ground works are involved particular regard should be afforded to the relevant sections of the Historic Places Act with regard to archaeological matters.

3. Discussion on the development of the Town Hall and a sense of place

3.1. The brief for this report requires an evaluation of the effects on heritage values of retaining a single element, the principal auditorium, of the original Town Hall complex and then building new elements to create an entrance and gathering space. As noted above the report is :*"...to evaluate the merits of retaining the main auditorium, and developing a new entrance and gathering space, provided the overall acoustic quality, and sense of place associated with the Town Hall can be retained."* This is a complex question with no straightforward or simple conclusion. In order to put some context around this statement it is essential to understand what is meant in heritage terms by a sense of place and relate that to the development of the Town Hall including the rationale behind the selection of the site.

3.2. To understand the specific 'sense of place' the Town Hall and its immediate surrounds provides to the values that the community places on this area would require a detailed and focused study. There is not a body of literature or study at a local or regional level that

focuses on this aspect of heritage values, however overseas studies have been undertaken around the issue of a sense of place. English Heritage have undertaken a number of studies around this issue which culminated in a report in 2009 focussing solely on the issues around a sense of place and what that means.² The report notes that *"Aspects of the historic environment can contribute towards people's sense of place, with place identity and attachment key to the process....The local environment is of course more than buildings because it is the setting for people's daily lives. These less conscious ways in which people experience places can still find a role for more historic and attractive places by, for example, offering locations where people meet."* At the beginning of my report I note that a sense of place is bound by the feelings, associations, perceptions, identity and character that a place holds for citizens and visitors alike – it is not simply something that is held by the place itself. A sense of place is developed overtime and also develops through associations with particular events, occasions, and the feelings of both the tangible and intangible that evokes. A sense of place is essentially about a communities relationship with its environment: natural or constructed and this may be a private or public place.

While the Town Hall is a very public space it will, by the very nature of its use and site, also invoke a private sense of space. That this would occur overtime was very much part of the background study undertaken when considering the Town hall site and the brief for its design.

3.3. In order to select the site the Council, in 1962, consulted Professor Gordon Stephenson, FRIBA, MTPI, a highly-regarded British architect and town planner who had planned the cities of Perth and Freemantle and was in the early 1960s working in Western Australia planning buildings for the state university.³ Stephenson accepted the Council's invitation and he was given complete freedom to examine and propose a site. He considered 13 possible sites according to 10 criteria: distance from Cathedral Square; visibility from Cathedral Square; access by public transport; access by cyclists and pedestrians; access by private car; proximity to parking areas; a site area of 3-5 acres; the possibility of related public building development; future growth and extensions; and civic design. Stephenson followed the rationale of pioneering Scottish town planner Sir Patrick Geddes that "...one cannot plan for the future growth of a city region without understanding the past as well as the present."⁴ Stephenson also acknowledged that, "...in many historic towns there are two main squares; one containing the cathedral, the other a market place with contiguous civic and commercial buildings."⁵ From this theoretical platform, and with a clear consideration of the

² http://hc.english-heritage.org.uk/content/pub/sense_of_place_web.pdf

³ Gordon Stephenson. <http://www.west.com.au/stephenson/> Accessed 20 September 2009.

⁴ Gordon Stephenson, 'Town Hall Site, City of Christchurch' a report prepared for the City Council, September 1962, p. 1, copy held in the City Council Town Hall Heritage File.

⁵ Stephenson, September 1962, p. 5.

understandings of the theory behind a sense of the historic environment and the sense of place that evoked, Stephenson selected the site overlooking Victoria Square because of the possibilities of the park setting and in virtue of its history. Thus it was on this recommendation by Stephenson that the town hall was to be sited between the Avon River and Kilmore Street.

3.3. The Town Hall design was the result of the largest and most significant design competition seen in New Zealand until the competition to design a national museum (Te Papa) in Wellington in the 1990s. The competition was won in 1966 by Sir Miles Warren and Maurice Mahoney and is one of the key buildings in the architectural oeuvre of the firm of Warren and Mahoney and was the first purpose-built Town Hall constructed in New Zealand for 50 years. The assessors of the competition commented that "...the quality of the design throughout, with its simplicity of form and repetition of well-proportioned elements, should evoke the highest praise from discerning critics from both the functional and aesthetic aspects."⁶ In conclusion they felt that: "This group of buildings will become the heart of Christchurch and its environs. As such it should reflect the pride and enterprise of citizens and be worthy of the quite magnificent park setting. Undoubtedly the selected scheme meets these requirements with remarkable distinction. The opportunity of creating a dignified, comprehensive civic group has been brilliantly exploited and the result will bear comparison with the best overseas civic buildings."⁷

3.4. The Town Hall was initially a joint project by the six former metropolitan territorial local authorities - the Christchurch City Council, Paparua and Heathcote County Councils, Riccarton and Lyttelton Borough Councils, and Waimairi District Council - and received wide community support being built using significant financial contributions from the public.



Competition sketch for the Christchurch Town Hall North perspective to Kilmore Street

⁶ Quoted in *Christchurch New Town Hall and Civic Centre Competition*, *New Zealand Institute of Architects Journal*, vol.33 no.10, October 1966, pp. 294.

⁷ *Report of Assessors on Architectural Competition for New Town Hall and Civic Centre*, 16 June 1966, p. 13. Held CCC.

Miles Warren: An Autobiography CUP 2008 pp.80-81

3.5. The layout of the Town Hall has been organised according to a biaxial plan. The main functions are laid out on the principal axis, with the 1000-seat James Hay theatre and 2600-seat auditorium connected by an open multilevel entrance block/gathering space. This space also provides concourses to the upper and lower entry doors to the auditorium, conference rooms which are suspended above the main ground floor foyer space in a single volume, bar areas and entry to the James Hay Theatre. This area is bisected by a secondary, perpendicular axis through the main entrance from Kilmore Street extending through to the main social wing which extends out over the Avon with the Limes Room on first floor and restaurant on the ground floor. A smaller block extending perpendicularly from the social wing to the east contained the service areas. This area, including offices and the Cambridge Room, later additions and alterations, were undergoing a major alteration at the time of the earthquakes. It must be noted that considerable consultation with the original architects, Sir Miles Warren and Maurice Mahoney, had taken place and detailed engineering and architectural planning had been developed over a two year period. The work, as noted above, had received the required consents and was to be a staged implementation plan that comprised a carefully and fully detailed and budgeted refurbishment of the complex.

The two auditoria (that is the main auditorium and the James Hay Theatre) are each expressed with their own distinct, but inextricably linked and related, geometric forms. A tall, rectangular fly-tower and fan-shaped wedge of raked seating encircled by a lowered fan shape for the interior foyer form the James Hay Theatre; an octagonal lozenge for the entrance block with a square projecting out of the roof for the paired conference rooms sits in between the two; the elliptical auditorium with its slanted roofline and encircling promenade then sits to the west. The spaces between the exterior paired piers of the promenade contain secondary exits and correspond in a non-axial way to the paired columns of the auditorium drum which provides access to the interior of the auditorium. This is then offset by the long horizontal rectangular social wing.

3.6. The materials of the interior of the Town Hall are of high-quality, including meranti timber, white-painted and fair-faced concrete (which allows you to read the relationship of the exterior materials and their form with the interior), laminated timber beams hand blown sculptural glass lighting formations and marble are all principal factors in creating a sense of place as well as acting as a unifying design factor. The twined balusters and roof trusses in meranti timbers echoed the visual theme of paired units dictated by the concrete structural members. Textiles (leather and cloth) for furniture and wall panels decorated with an abstract pattern of timber slats are a rich red.

On the first floor concourse area there is a specially designed carpet with a geometric motif based on the form of the auditorium which emphasises the sense of the place and space. Marimekko patterned curtains are used to protect the north-facing glazed wall of the entrance block and signage is cast in brass. On the interior, the soffit or whole units of horizontal concrete elements (for example the rib floor slabs) are generally painted white, while vertical structural members are in fair-faced concrete. Carrara marble is used as a revetment at the base of interior vertical structural members and marble slabs line the main ground floor spaces.

Sir Miles Warren and Maurice Mahoney also designed the long timber benches, globe lighting and the geometric, stalactite-like fibrous plaster ceiling panels in the main foyer to create which ensured that the town hall was a complete design with a fully interrelated and integrated aesthetic that provided a very specific sense of both occasion within the individual spaces and a strong sense of related place. That is the foyer and entrance clearly express their purpose as meeting and assembly spaces; the unifying concourse at the upper and lower levels between the two auditoria provide an area for social occasion before and during performances as well as break out areas from the conference rooms. These areas are tied together by the extensive use of meranti and the encircling Pat Hanly mural commissioned for this space.

3.7. However, while the forms are clear and direct, the sense of space in the Town Hall is complex and varied, with the layered walkways, mezzanine floors and circulation options creating an exciting multifaceted experience of space, sharply contrasted with the enormous and more immediately comprehensible experience of space generated in the volumes of the James Hay Theatre and the auditorium.

3.8. Each performance space is distinct in its layout and performance function but united in the extensive use of timber and brutalist principles the core idea being that architecture had to be truthful. Truthful architecture meant the reality of a building - its planning, structure, materials and manner of construction were laid bare, were made visible.

The James Hay Theatre has been designed as a small performance space for a variety of uses ranging from theatre to opera to conventions and lecture and debating spaces. It is in many ways a clever and careful conceived contrasting foil in its more slightly muted colour schemes and finish to the grandeur and sense of space of the main auditorium. The main auditorium was designed as the consummate concert hall and grand performance space which culminates at its western end with the grand Rieger organ. The vibrant red interior and use of timber, high almost star studded ceiling combine that important sense of grandeur

with the sense of occasion. Its purpose however was to be wider than a consummate performance space and it has been carefully conceived to provide an important space and sense of occasion for civic functions such as university graduations and citizenship ceremonies.

The interrelation of these spaces with the north south axis of the building complex then provided spaces such as the Limes Room and lower restaurant area to be used for a variety of civic and community functions. The whole complex has thus been the principal regional centre for several decades of regional, national and international cultural events and as a Civic building was until the seismic events of 2010-2011 a significant part of the cultural/spiritual life of the Canterbury community.

4. Conclusions⁸

4.1. In summary of the above discussion, the Christchurch Town Hall:

- is the most significant, internationally recognised civic building in New Zealand, which is emphasised by its Group 1 City Plan heritage listing which reflects the significance of the historical, cultural, architectural and contextual qualities of the Town Hall complex to Christchurch;
- is the most important secular built landmark in Christchurch (the Anglican cathedral being the most significant spiritual landmark);
- has an exceptional sense of place associated internally and externally, the significance of this relates to the whole of the complex;
- has heritage, architectural and urban design qualities that are associated with the interrelationship of every built element, in a very complex design which is completely integrated not only between every individual built elements but also with the broader urban design context;
- would, with the loss of any major design element, result in a significant diminution of the significance of the whole complex;
- represents an ensemble of interrelated civic functions mirrored by individual built components which are fully integrated into the overall design of the complex - including spatial linkages with Kilmore Street, Colombo Street, Victoria Square and the Avon River.

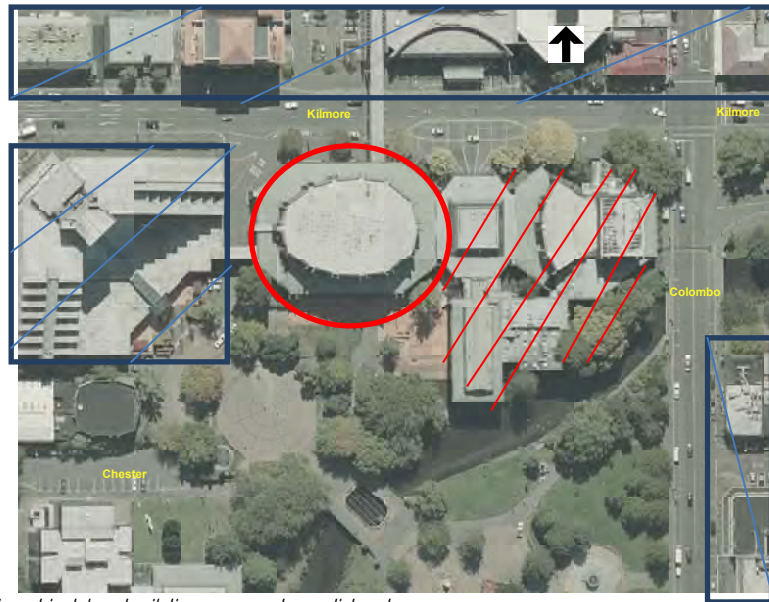
4.2. The integration of all functions and built spaces in the building complex is achieved through:-

⁸ See Appendix one for a more full summary of significance.

- the use of two dominant spatial axes linking individual building elements and functions internally and externally;
- the use of individual building elements to define both internal and external spaces: for example, the main external public entry space is defined by Kilmore Street and the facades of the Auditorium, the Entry foyer and the James Hay Theatre. The fully glazed restaurant defines the spatial connections to the Avon River and Victoria Square by the continuation of the principal north/south axis of the complex;
- the use of linking multi-level circulation routes throughout the complex;
- the consistent use of related architectural features, including materials, structures, details, finishes and colours throughout the whole complex.

4.3. The question asked of this report to evaluate the merits of retaining the main auditorium, and developing a new entrance and gathering space leads to the reality of what the Town Hall would look like if only the main auditorium was retained. It is therefore a wider question than simply the effects on the sense of place when considering the impact on heritage values. Consideration therefore must include any loss of the reason for its listing as a group one heritage item which includes evaluation of its architectural, technology and craftsmanship, social historical, cultural and contextual significance. This has been well outlined in the background information provided above and evaluated in the 2010 conservation plan. It is recommended that consideration of the conservation plan, which was adopted to guide any future work or change to the Town Hall, be given before a final decision on the future of the Town Hall is made.

4.4. The image below clearly shows what would remain should only the principal auditorium be retained. It could be argued that given the nature of the design of this complex as a series of interrelated and integrated components on a biaxial plan it could act as a stand-alone structure with a new entry/gathering space and services wing. It could also be argued that it could function as a complex and retain a major part of its unified design if only the east and west axis was retained; that is the main auditorium, the entry foyer, mezzanine level and the James Hay. Such an option would indeed almost fully retain the sense of place as an integrated and related complex.



- Areas outlined in blue buildings now demolished;
- Areas hatched in red would not be retained in the terms of this brief;
- Area circled in red, principal auditorium would be retained.

4.5. A sense of place as a social phenomenon relies totally on human engagement for its existence; it may be interpreted by our individual feelings and associations but these feelings and associations derive from the collective community memory that develops overtime through human occupation and use. It is therefore important that a wholistic approach is taken to analyse the question of a sense of place and this therefore requires consideration of the wider urban planning involved in the retention on part or whole of the Town Hall.

4.6. It could be argued that to retain the principal auditorium alone would retain the sense of place associated with the Town Hall, as once inside this space, a sense of place, both tangible and intangible, would be fully evident; **but it would only relate to this one area.** As discussed above the Town Hall is a carefully conceived and integrated complex that has had a multiplicity of civic, community and regional uses and the sense of architectural, historical, social and cultural sense of space and place would be confused once you left the principal auditorium. It would be a highly complex exercise to retain the special sense of place this complex invokes through the retention of one area only.

*Jenny May ONZM BA Hons MICOMOS
12 October 2012*

APPENDIX ONE:

Christchurch Town Hall: Summary of Significance

- The Town Hall complex is the most significant, internationally recognised civic building in New Zealand, which is emphasised by its Group 1 City Plan heritage listing. The heritage listing reflects the significance of the civic, historical, cultural, spiritual, architectural and contextual qualities of the Town Hall complex to Christchurch.
- The Town Hall complex is the most important secular built landmark in Christchurch.
- The Town Hall complex received a Gold Medal from the New Zealand Institute of Architects (NZIA) in 1972-3. The Gold Medal Award is the highest recognition by the NZIA for an outstanding contribution to the practice of architecture. The Town Hall complex received the New Zealand Architecture Award for Enduring Architecture in 2000.
- The Town Hall complex has been utilised as the premier and primary venue in Christchurch for a wide variety of arts and cultural events, local, national and international, as well as being the site for important educational, political and civic events and personal events such as family celebrations and weddings
- The exceptional sense of place and the significance of the Town Hall internally and externally relates to the whole of the complex and its civic functions.
- The heritage, architectural and urban design qualities are associated with the interrelationship of every built element, in a very complex design which is completely integrated not only between individual built elements but also within the broader urban design context.
- The Town Hall complex represents an ensemble of interrelated civic functions mirrored by individual built components which are fully integrated into the overall design of the complex - including spatial linkages with Kilmore Street, Colombo Street, Victoria Square and the Avon River.
- The integration of all functions and built spaces in the building complex is achieved through:-
 - the use of two dominant spatial axes linking individual building elements and functions internally and externally;
 - the use of individual building elements to define both internal and external spaces. For example, the main external public entry space is defined by Kilmore Street and the facades of the auditorium, the entry foyer and the James Hay Theatre; the fully glazed restaurant defines the spatial connections to the Avon River and Victoria Square by the continuation of the principal north/south axis of the complex;
 - the use of linking multi-level circulation routes and promenades throughout the complex;
 - the consistent use of related architectural features including materials, structures, details, finishes and colours throughout the whole complex - for example the doubled concrete external columns, external aggregate precast panels, copper fins and roofing, marble foyer floor and meranti internal timber trusses, panels and stairway details;

- the ground floor service areas and the later addition of the Cambridge Room are not major design elements. The loss of these spaces and forms will not have a significant effect on the architectural and heritage qualities of the Town Hall complex – noting that these areas are part of a pre earthquake consent to undertake alterations some of which were already well underway at the time of the February earthquake.
- The retention of the original major design elements of the Town Hall complex are essential if the strong sense of place is to be maintained. This requires the retention of the visual and physical weight of the consistent Brutalist architectural treatment of the external forms and internal spaces of the complex.
- Any proposal to retain only the main auditorium with new, limited ancillary spaces would be contrary to maintaining the sense of place, the sense of solidity, continuity of architectural style, visual weight, spatial axes and the landmark presence of the existing Town Hall complex.
- The loss of any major design element in the Town Hall complex will result in a significant diminution of the sense of place and the significance of the whole complex as it is recognised and understood by the community.

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Christchurch Town Hall: Report for Council

Peer review of report prepared by Heritage Management Services

1 Introduction

This peer review was commissioned by Liam Nolan, Project Director, Major Facilities Rebuild Unit, Capital Programme Group of the Christchurch City Council in an email of 10 September. The brief was to review the HMS report and also to indicate whether there was agreement with conclusions of the report.

2 Report

The HMS report discusses the concept of 'sense of place', the proposal to demolish all but the main auditorium, the history and heritage values of the building. It concludes that there will be a confused sense of place should only the auditorium be retained. The report proposes that, should the James Hay theatre, the entry foyer and the main auditorium all be retained instead, there would be sufficient remaining of the building to retain a sense of place.

3 Discussion

3.1 Information contained in the report

It is clear that the author has a deep understanding of the history of the Town Hall and its architectural, technological, cultural and spiritual values, all of which are fully described and analysed. The statutory recognition is explained, as is the development history of the building, its architectural design and reason for its location. While there is information in the report to form the conclusions reached, it would be possible to restructure the report so that the arguments made follow more logically. Some suggested additions to the report are made below:

3.2 Definition of a sense of place

A key object the report is to assess whether the sense of place is retained should only the main auditorium be kept and a new entry built. The definition of sense of place is therefore an important first step as the report is focussed around this concept. HMS has defined sense of place as forming "around the characteristics that make a place special or unique, as well as those perceptions that foster a sense of human attachment and belonging". This definition is described in the Executive summary but not explored further within the body of the report.

This definition is consistent with most literature on the subject with the generally accepted definition being identification with, attachment to and dependence on a

building or area. However first reviewing different ideas and definitions of sense of place would be useful to establish the acceptability of the definition used. A review of these definitions used by heritage organisations is included as an appendix to this review to assist this process.

The interior design of the building is thoroughly explored so that the quality of the architecture and its detailing is unquestioned. The exterior and setting are, perhaps, less explored with the selection of the location and its park setting discussed in section 3.2 of the report. As described, the setting was a significant determinant of the original design, and it is likely that many people identify with the building through its highly visible location on the corner of Kilmore and Colombo Streets as well as its picturesque setting on the banks of the Avon and across from Victoria Square. Looking from the Square through the trees to the Ferrier fountain has always been a popular view with the well-known sketch by Sir Miles Warren, which is included in the conservation plan prepared before the earthquakes. It would be possible to enhance the existing description of sense of place of the building by including the experience of the exterior of the building, including approaching and walking around the building from different points, its landmark contribution to the central city urban form, views from and to, and vistas of it.

A further area for consideration would be how the sense of place may have changed following the earthquakes. Has the sense of place been diminished with the demolition of most buildings around it, or is it now even more of an icon as one of the few familiar landmarks that has survived and by which people can still navigate the central city.

With a fuller description of the significance of the exterior of the building accompanying the interior architectural description, a definitive description of the sense of place of the building can then be presented and an assessment made of how the proposed partial demolition would affect the defined sense of place.

3.3 Suggested headings for the report

To more clearly illustrate the logic of the arguments presented by HMS, a list of headings is suggested below:

- 1 An introduction describing the commission including the statutory recognition of the building
- 2 A literature review on 'sense of place', which will then lead to a definition of sense of place of the building used in this report
- 3 description of the building and an outline history
- 4 description of the sense of place of the buildings prior to the earthquakes and currently (if different)
- 5 an analysis of how the proposal to retain only the main auditorium would affect the sense of place.
- 6 conclusions or summary
- 7 Recommendations

References

3.4 Comment

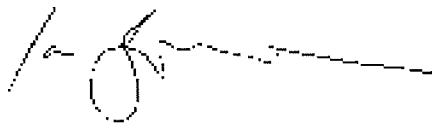
The HMS report states that the Town Hall was the first purpose-built town hall in New Zealand for 50 years. This statement could be clarified. The Lower Hutt Town Hall was constructed in 1953 and was one of a complex of buildings with Town Hall, Little Theatre and Agricultural Hall all built in the 1950s.

4 Opinion on conclusions of the report

It is highly likely that the sense of place of the Christchurch Town Hall relates to its iconic landmark status within the CBD as a highly visible, substantial, extensively articulated, and an exemplar of New Zealand's modern architecture. The attachment and identification of the building with Christchurch is also likely to arise from its corner location, juxtaposition with a picturesque and archetypal Christchurch setting and its cultural functions. Following the earthquake and the demolition of many of the other cultural icons in Christchurch, the dependence on the building to retain a sense of place is likely to be even greater.

Removal of all but the main auditorium will lose a substantial section of the building. It would no longer occupy its corner site, the view and appreciation of the building from Victoria Park would be altered considerably and the stepped terraces and fountains would be gone. Removal of all these elements would significantly diminish its landmark status, its contribution to the Kilmore and Colombo streetscapes and to the landscape qualities of the Avon and Victoria Park. The number of functions accommodated within the building would also be reduced to just the auditorium. Therefore the sense of place would be significantly diminished. As the HMS report concludes, retention of the auditorium, the foyer and James Hay theatre would balance the need for some demolition and retention of the greatest level of sense of place. A possible option that would comply with the need to demolish the wing facing the Avon but retain an understanding of the original architectural composition would be to retain the concrete frames only of the Cambridge and Lime rooms with the remainder of the building.

Only in the extreme case, as a last resort, and where there are severely limited funds, could the retention only of the auditorium be considered. If this were the case, the sense of place would be even further reduced, as would its heritage values. However, this scenario would be better than total loss of all sections of the building.



Ian Bowman
28 September 2012

APPENDIX 1

Web-based literature review of 'sense of place'

1 Mapping the sense of place (Preservation, 2001)

Sense of place is important in any discussion of land conservation and growth management because sprawl development tends to eliminate unique features of the landscape. This is clearly recognized by proponents of smart growth. As Daniels writes, "Community design is about place making. The physical layout of the community can and should connect people with each other, with the community, and with the surrounding countryside." (1)

Sense of place may appear a fuzzy or purely subjective concept, but there are clear definitions that begin to narrow its focus. The National Trust for Historic Preservation offers a straightforward approach, calling sense of place:

Those things that add up to a feeling that a community is a special place, distinct from anywhere else. (2)

Kent Ryden provides a more textured response that recognizes the necessity of inhabiting place:

A sense of place results gradually and unconsciously from inhabiting a landscape over time, becoming familiar with its physical properties, accruing history within its confines. (3)

Finally, the well-known geographer J. B. Jackson offers this elaboration:

It is place, permanent position in both the social and topographical sense, that gives us our identity. (4)

From these slightly different definitions, it can be seen that sense of place is primarily about the human landscape, our legacy of impact on the land, and, perhaps most importantly, memory. A number of other characteristics about sense of place might also be enumerated. Sense of place is:

- **Difficult to quantify and abstract** — place is frequently referred to as "fuzzy" or difficult to locate geographically. (5) In addition, one definition of place may not transfer across political or geographic borders.
- **Comprised of natural features, patterns of human settlement, and social relationships** — the connection between people is a key component of place.
- **Determined by local knowledge** — while it may be possible to broadly describe place as an outsider, intimate understandings of place are best expressed by natives.
- **Embodied in folklore, personal narrative, and amateur history** — intimate descriptions of place rarely show up in "official" documents, that is, those prepared by government or bureaucratic agencies.

**2 Research report for English Heritage publication Heritage Counts 2009,
(Bradley, Bradley, & Coombes, 2009)**

Executive summary

This research considers evidence for the view that the historic built environment contributes positively towards a sense of place, perhaps particularly in reinforcing local identity. A sense of place may be defined in part as identification with an area, among other aspects. The study involved collecting robust evidence to assess the strength of relationship between historic built environment and both sense of place and the level of social capital. A background hypothesis, not explored by the study, is that stronger sense of place and social capital can bring wider beneficial social outcomes.

The concept of sense of place has been viewed as a mix of place identity, attachment and dependence. Social capital has been divided into bonding, bonding and linking forms. The literature is nearly all on adult attitudes. Much of the literature uses qualitative evidence, whereas this research needs to compile robust quantitative evidence. The attitudes of people to the places where they live and their sense of place and social capital are shaped by a wide range of personal, social and environmental factors. The size of area that people think of as 'their place' also varies between the people and groups who live in the same part of the country.

The literature offers moderate support for the hypothesis that a historic built environment can foster sense of place, perhaps mostly through place identity and attachment. There is little literature suggesting raised social capital for people living in more historic built environments; some people may get raised social capital benefits from becoming personally engaged with their environment, and this may be an example of the links with sense of place providing an indirect link between the built environment and social capital.

A substantial literature review has been conducted: it is presented in a separate volume _ The review centres on links between the historic built environment, sense of place and

social capital; most of the relevant literature is on sense of place linking to social capital. _ The concept of sense of place can be viewed as a mix of place identity, attachment and dependence while social capital can be divided into bonding, bonding and linking forms.

_ Both a stronger sense of place and/or a higher level of social capital are generally seen as being beneficial, though academic studies note that this is not true in all cases.

_ The literature is nearly all on adult attitudes, but this research has been set the challenge of considering the views of teenagers too.

_ Much of the literature uses qualitative evidence, whereas this research needs to compile robust quantitative evidence.

_ The attitudes of people to the places where they live and their sense of place and social capital are shaped by a wide range of personal, social and environmental factors.

_ The size of area that people think of as 'their place' also varies between the people and groups who live in the same part of the country.

_ The literature offers moderate support for the hypothesis that a historic built environment can foster sense of place, perhaps mostly through place identity and attachment.

_ There is little literature suggesting raised social capital for people living in more historic built environments; some people may get raised social capital benefits from

becoming personally engaged with their environment, and this may be an example of the links with sense of place providing an indirect link between the built environment and social capital.

3 Sense of Place and social capital and the historic built environment (Graham, Mason, & Newman, 2009)

Traces links between relationship between place attachment and outcomes, such as higher levels of self-esteem or pride in a place.

Conclusions:

Historic environment and sense of place

- That the historic environment contributes towards a distinctive sense of place and a sense of continuity which can support a greater sense of people's self-esteem and place attachment. However, the values attached by people to what might be termed 'historic environment' will be multiple, changeable and will not necessarily map onto those identified by official bodies. The historic environment should also be understood as a setting for people's daily lives, giving rise to a less conscious experience of place.
- There are a range of factors – not linked to the built environment – which affect place attachment including relationships with other people, crime and social mix in an area.
- 'Sense of place' as place attachment and social networks seem linked in a virtuous cycle (though there is disagreement about which comes first and which is more important).
- Social networks may be more important than the built environment in generating place attachment and some forms of social capital. Certain types of historic environment may help to support social activities and enable personal motivations by providing safe and attractive public spaces.

Sense of place and social capital

- A key way of understanding the relationship between 'sense of place' and 'social capital' is through the relationship between 'place attachment', 'self-esteem' and shared pride.
- Heritage has been linked to offering opportunities for the development of both a stronger sense of place and social capital. The more actively people are involved in heritage or place- shaping activities the greater the social capital developed.
- Social capital could also be linked to 'place dependency', as people meet others through shared interests and activities.
- Not all social capital is necessarily 'good' – a fact that also relates to 'sense of place' and place attachment. Thinking about social capital alongside place makes visible a tension between, on the one hand, 'bonding' social capital and stability and 'bridging' and 'linking' forms of social capital and mobility.
- This tension can also be traced across the forms which social capital interactions take and their relationship to class. Bonding capital is often associated with working class communities and linked to socialising, local and community-level participation whereas 'bridging'/'linking' capital is often linked to the more mobile middle classes and more formal civil participation (Lewicka 2005). One question revolves around how heritage agencies might generate links between these two pathways.

4 Local Heritage, global context, Cultural perspectives on Sense of Place
(Schofield & Szymanski, 2010)

'Sense of place' has become a familiar phrase, used to describe emotional attachment to a particular location. As heritage management policy and practices increasingly attempt to draw on the views and expressions of interest amongst local communities, it is important to have a better grasp of what people mean by this concept, and to assess its uses and implications.

5 Community Engagement, Heritage and Rediscovering a Sense of Place in Northbridge, Perth, Australia(Morel-EdnieBrown, 2011)

In 1999, the Burra Charter highlighted a new awareness of the importance of intangible heritage and its pluralities in its definition of meanings:

Meanings denote what a *place* signifies, indicates, evokes or expresses. Meanings generally relate to intangible aspects such as symbolic qualities and memories.

The Burra model of interpretation of a place was underpinned by the tacit assumption that the interpretation was knowable—that it was able to be determined and articulated—and whilst differing interpretations were legitimate—there was an assumption that the interpretations were intrinsically embedded within the parameters of the *physical fabric*—that they were supporting of it and supported by it—that the referencing was if not circular at least ovate, encompassing some slight stretching here and there to accommodate *isms* as they arose—post industrialism, multiculturalism, indigenism, feminism, post-modernism and more recently, post-colonialism.

Since 1999, there has been considerable movement in the understanding of community based cultural heritage and intangible heritage and the value that non-place based cultural heritage can have and how this can, in turn, nourish and support our understanding and interpretation of places. In 2003, the UNESCO Convention proposed 'the recognition of less tangible aspects of cultural significance including those embodied in the use of heritage places, associations with a place and the meanings that places have for people'.

There evolved an understanding that the very fluidity of understandings that a community embodies, can enrich and strengthen traditional scholarship in heritage.

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10 August 2012

Christchurch City Council
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Christchurch 8154

Attention: Liam Nolan

Dear Liam,

TOWN HALL ACOUSTIC REVIEW FEASIBILITY

Thank you for arranging this afternoons site visit. It was extremely informative.

Fundamentally, the auditorium is in an acceptable state for us to perform our tests. The lighting is just adequate, but we can make do with that and supplement with head torches. Similarly the power provided by Mainzeal looks sufficient; they may need to run some additional extension leads for us.

We do require access to the stage, which is currently taped off and covered in seats etc. This would need to be cleared of obstructions. To get the most useful set of results we will also need access to the seating behind the stage, which is also taped off. We understand that the structural engineers are concerned about access to these two areas. Should you wish us to proceed I suggest that a way forward would be to meet with the relevant parties to detail the work we intend to do and the duration of that access. We would require on the order of 4 hours spread over two days.

The good news is that, on the basis of todays brief visit at least, there is no visible major damage to the auditoriums acoustic fabric. There is no doubt that remedial work will be required, but he extent of this will not be known until our testing is completed.

Having been through the access process and moved about the site we are happy with the proposal submitted. It is likely that our cost estimate will be more likely to end up at the mid to upper end of the range given, rather than the lower end of the range. However we will do our utmost to contain costs.

If we can help clarify any matters further please let us know.

Yours faithfully

MARSHALL DAY ACOUSTICS LTD

A handwritten signature in black ink, appearing to read 'Rob Hay', written over a horizontal line.

Rob Hay
Senior Consultant

	Building Name	Work Stream	Status	DEE Status	% of New NBS	Current Status
Commercial Programme						
1	Sydenham Pre School aka Sydenham Community Creche .	Community Facilities	CLOSED	L5 Received	8%	Further EQ damage assesment/surveys required to determine economics of repair option vs demolition. Option available to re-site relocatable units from disused Tuam St or QEII Early learning Centre. Currently no date is available for targeting re-establishment of service.
2	Fendalton Community Centre	Community Facilities	CLOSED	Requested	24% Indicative only	Further EQ damage assesment/survey required to determine scope of works following receipt of DEE.
3	Riccarton Community Centre (ref #10 below - Riccarton Volunteer Library)	Community Facilities	CLOSED	Quantitative DEE	2% Orig Bld 5% (1960) 100% for service centre (1968)	Further EQ damage assesment/surveys required to determine economics of repair option.
4	South Brighton Community Centre	Community Facilities	CLOSED	L3 Complete	N/A	Building is deemed to be uneconomic to repair. A total loss scenario "write -off" has been agreed with the Loss Adjuster. Council approval for demolition will be sought. Strategic decision required as to future demand.
5	Risingholm Community Centre Craft Rooms (non heritage)	Community Facilities (in Heritage Programme)	CLOSED	L4 Received	17.50%	Further EQ damage assesment/surveys required to determine economics of repair option. Significant geotechnical issues on this site may determine economics of repair option.
6	Sumner Library, Museum and Community Hub	Hub	CLOSED	L5 Received, under review	11%	Review of all available information underway. Meetings held with Places and Spaces Manager and further meetings being arranged. Key information being gathered to enable strategy formulation to progress. Insured sum only for Library. Draft Sumner Village Master Plan will be integral to decision making.
7	Bishopdale Library and Community Centre	Hub	CLOSED	Final L5 Received	4%	Review of all available information underway. Meetings held with Places and Spaces Manager and further meetings being arranged. Key information being gathered to enable strategy formulation to progress. Quantitative Assessment Aug 2012 = 4%NBS
8	Linwood Library, Service Centre, and Community Hub	Hub	CLOSED	Quantitative L5 Received	18%	Review of all available information underway. Meetings held with Places and Spaces Manager and further meetings being arranged. Key information requirements being issued to enable strategy formulation to progress.
9	South Library/Service Centre/Learning Centre (incl Distribution Centre)	Library	CLOSED	L5 Received	10-20% NBS	Building consent application for temporary works submitted. On track to complete temporary construction works by Christmas to allow opening in the New Year. Investigations into the Long term solution for this building are ongoing.
10	Riccarton Volunteer Library	Library	CLOSED	Quantitative DEE	5%	Included within the community facility. Reviewing economics of the repair option.
11	Mairehau Volunteer Library	Library	OPEN	Qualitative DEE	85%	Minor EQ Damage. Currently reviewing Citycare EQ outlined scope to allow work to begin on site.
12	Upper Riccarton War Memorial Volunteer Library (ref # 3 above Riccarton Community Centre)	Library	OPEN	No DEE	73%	Minor EQ Damage. Building Owned by URWM Trust (ie: not Council owned building) and land by CCC.
13	St Martins Volunteer Library	Library	CLOSED	N/A	TBC	Partially Demolished by CERA . Reviewing strengthening options/feasibility along with strategic options assesment required.
14	Opawa Volunteer Library	Library	CLOSED	Qualitative DEE	Main Bld 30% Gables 0%	Quantitative DEE required along with further EQ damage assesment to determine full scope.
15	Opawa Childrens Library	Library	OPEN	No DEE	TBC	Further EQ damage assesment/survey required to determine scope of works following receipt of DEE.
16	Hoon Hay Volunteer Library	Library	OPEN	Quantitative DEE	42%	Minor EQ Damage. Currently reviewing Citycare EQ outlined scope.
17	Heathcote Volunteer Library	Library	CLOSED	Quantitative DEE	N/A	Further EQ damage assesment/surveys required to determine economic viability of a repair option.
18	Redcliffs Volunteer Library	Library	CLOSED	N/A	N/A	Demolished. Rebuild/strategic options assesment required. Temporary option being actively progressed.
19	Woolston Volunteer Library	Library	CLOSED	N/A	N/A	Demolished. Insured sum includes public toilets. Rebuild costs/strategic options assesment required.
20	Waltham Pool	Sport and Recreation	CLOSED	Main Building Complex L4 Received Staff Room L4 Received, Under Review Lido Pool Plant Room- L4 received Pool Tank - L4 Received, Under review Lido Pool BBQ Shelter - L4 Received Lido Pool Water Slide - L4 Received	all EQ Prone <34%	Buildings are all eq prone, no assessment of pool water services has been completed, fee proposals for pipework survey, geotechnical investigation, and repair scope and costing has been requested. This facility WILL NOT OPEN for the 12/13 summer season.
21	Lyttelton Pool (Norman Kirk Memorial Pool)	Sport and Recreation	CLOSED	Main Plant Room L4 Underway Ladies Change Room - L4 Underway Mens Change Room - L4 Underway Swimming Pool Tank - L4 Underway Nursery & Bldg - L4 Underway	TBC	L5 DEE assesment due to be submitted late October. Assesment will then be followed by engagement wioth the community, repair strategy development and costing. This facility WILL NOT OPEN for the 12/13 summer season.
22	Whale Paddling Pool New Brighton	Sport and Recreation	CLOSED	SKM Damage assesment received on Pool tank and associated buildings and structures.	NA	Repair work underway. Proposed opening date - cup weekend. Awaiting response on updated insurance information. This facility WILL OPEN for the 12/13 summer season.
23	Botanic Gardens Paddling Pool	Sport and Recreation	Partially CLOSED	Not required for paddling pool tanks. Plant Shed Toilets and Change -	Changing/ Toilets - 34%	Repair work commencing mid-October. This facility WILL OPEN for 12/13 summer. Proposed re-opening date for the small pool - cup weekend. Large pool was open last year. There will be future work required to releve the main pool. Insurance claim therefore not final.

	Building Name	Work Stream	Status	DEE Status	% of New NBS	Current Status
24	Scarborough Paddling Pool	Sport and Recreation	CLOSED	Not required for paddling pool tanks. Damage Assessment & Repair Options Requested	N/A	Paddling Pool and associated buildings badly damaged and unusable. Awaiting response on updated insurance information. Clarity on functional locations and insurance positions on each component. Initial damage assessment and repair estimate requested. This facility WILL NOT OPEN for the 12/13 summer season.
25	Lyttelton Recreation Centre and Trinity Hall (interconnected facilities)	Sport and Recreation	CLOSED	L4 Received, L5 Requested	15% & 11% respectively	Geotech and structural needs clarification, unknown as to whether foundations will support the building up to and over 67% NBS. Design and costing for repair required, RFP out with consultant.
26	Lyttelton Service Centre	Corporate Accommodation	CLOSED	L5 received	<10%	Building closed, no 33% repair case was costed by engineer/QS, insurer unclear as to position on payout. 67% and 100% NBS repairs have been costed which both exceed the insured amount. Works to clarify 33% cost to be commissioned prior to a decision on the building can be made.
27	Sumner Jet Boat Building	Greenspace	CLOSED	Qualitative DEE	24% (indicative)	Further EQ damage assessment/surveys required to determine full scope of work and economics of any repair option.
28	Sumner Life Boat Building	Greenspace	OPEN			Requires review/agreement with Loss Adjuster. Reviewing further options/cost to bring upto 67% NBS parallel with above works.
29	Sumner Surf Club Toilets	Greenspace	CLOSED	No DEE required. Dangerous Building - Demolished		CCC demo approval requested. Liasing with SSLSC regarding rebuild options either separate or with SSLSC.
30	Lyttelton Visitors Centre and Toilet	Greenspace	CLOSED	L5 Received - under review L5 Requested	63%	Shed (heritage) transferring load from a retaining wall to the building, removal of the shed will allow reopening of the building. This has been agreed and work can now commence on repairs to visitor centre. Programme for opening date to be advised.

	Building Name	Work Stream	Status	DEE Status	% of New NBS	Current Status
Heritage Programme						
29	Akaroa Galety Hall	Community Facilities/Heritage	CLOSED	No land damage noted. L4 = 24%NBS. Fire report requires some upgrades. Electrical report identifies EQ damage.	24%NBS	The hall requires significant repair works - this facility WILL NOT OPEN for 2012-2013 summer. Project team focussing on opening for 2013-2014 summer.
30a	Akaroa Museum (modern building)	Heritage/Greenspace	CLOSED	No land damage noted. L4 Received, L5 Underway.	7%-44%NBS (various structures)	Made up of a number of individual structures of different ages and constructions which are of different strengths. Temporary propping may be possible but permanant repair / strengthening may be complicated. Opening date unknown, although unlikely this will open for 12/13 summer season.
30b	Akaroa LE Cottage	Heritage/Greenspace	CLOSED	No land damage noted. L5 Underway.	tbc	Building is viewed from exterior. Repairs complicated by sensitive construction materials.
30c	Akaroa Customs House	Heritage/Greenspace	CLOSED	No land damage noted. L5 Underway.	tbc	Building is being viewed from exterior. Repairs complicated by sensitive construction materials.
30d	Akaroa Court House	Heritage/Greenspace	CLOSED	No land damage noted. L5 Underway.	tbc	Project team working on short and long term solutions for opening.
30e	Akaroa Coronation Library	Heritage/Greenspace	CLOSED	No land damage noted. L5 Complete. Conceptual Strengthening Design Complete.	44%NBS	Although not in the Top 30 this property may be quick to open and it may be possible to use this building as an alternative museum venue. Community & user group consultation required.
31	Akaroa Service Centre	Heritage/Greenspace	CLOSED	No land damage noted. L4 Complete. Conceptual Strengthening Design Complete.	26%NBS	The service centre requires structural repair works.. This facility WILL NOT OPEN for 2012-2013 summer. Project team focussing on opening for 2013-2014 summer.
32	Sign of the Kiwi	Heritage/Greenspace	CLOSED	No land damage noted. L4 Received. Conceptual Strengthening Design Complete.	9.5%NBS	Intrusive investigations underway to confirm suitability of repair solution. Programme information available once review completed.
33	Canterbury Provincial Chambers	Heritage/Greenspace	CLOSED			Stabilisation works expected to be complete in first quarter 2013. Future repair strategy requires detailed consideration and consultation with CCC, DOC and NZHPT.
34	Sign of the Takaha	Heritage/Greenspace	CLOSED	L4 Received	15%NBS	Intrusive investigations underway to confirm suitability of repair solution. Programme information available once review completed.
35	Our City O-Tautahi	Heritage/Greenspace	CLOSED		too damaged for inspection	Building is stabilised but severely damaged. Rebuild of significant portions of the building necessary. Likely cost to be well in excess of insured amount.
36	Botanic Gardens Glasshouses - Foweraker	Heritage/Greenspace	CLOSED		<33%NBS	Significant structural repair and strenghtening options being investigated.
37	Botanic Gardens Glasshouses - Townend,	Heritage/Greenspace	CLOSED		<33%NBS	Significant structural repair and strenghtening options being investigated.
38	Botanic Gardens Glasshouses - Garrick/Gilpin	Heritage/Greenspace	CLOSED		<33%NBS	Significant structural repair and strenghtening options being investigated.
39	Botanic Gardens Glasshouses - Cuninghame	Heritage/Greenspace	CLOSED		17%NBS	Significant structural repair and strenghtening options being investigated.
Social Housing Programme						
41	Andrews Crescent	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 6 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by Davis Langdon in August 2012.
42	Berwick Courts	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 18 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by CPG Delivery in August 2012.
43	Knightsbridge Lane	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 18 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by CPG Delivery in August 2012.
44	Dundee Place, Spreydon (Maurice Carter Courts)	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 6 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by Davis Langdon in August 2012.
45	Harman Courts	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 7 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by Davis Langdon in August 2012.
46	Elm Grove Social Housing	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 18 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by CPG Delivery in August 2012.
47	Repairs Programme	Social Housing	Repair	42 DEEs complete, 151 being progressed, 471 not yet started (as of 11 Oct 2012). Planned completion of all Social Housing DEEs remains 31 March 2014.	N/A	Trial EQC Joint Damage Assessment Process being managed by Opus International Consultants on Louisson Courts, Brougham Village, Concord Place & Avonheath Courts. First damage assessment (Louisson Courts) expected to be completed by mid Nov 2012.

Attachment 2

Facilities Rebuild Project – Monthly Update, current as of 16 October 2012 (CRAC Committee – 30 October 2012)

DEE Results above 67%			
% NBS	Asset Group	Asset Type	Occupancy Status
133	Civic Offices on Hereford	Civic Offices on Hereford	Open
110	Woodham Park	Aviary - Woodham Park	Open
100	Police Kisok - Cathedral Sq	Police Kiosk - Cathedral Sq	Closed
100	Horseshoe Lake Reserve	Toilet - Horseshoe Lake Reserve	Closed
100	Coronation Hill Reserve	Pantry Storage Shed - Sign of The Kiwi	Closed
100	Spencer Park Camping Ground	Spencer Park - Storage Shed/Workshop	Open
100	Spencer Park Camping Ground	Spencer Park - Homestead	Open
100	Avice Hill Arts & Crafts Centre Hall	Avice Hill Arts & Crafts Centre Hall	Open
100	Linwood Resource Centre	Linwood Toy Library - 322 Linwood Ave	Open
100	Cuthberts Green Softball Complex	Cuthberts Green - Light Pylons	Open
100	Woolston Community Centre	Community Centre - Woolston	Open
100	Sydenham Community Centre	Community Centre - Sydenham	Open
100	Hoon Hay Community Creche	Hoon Hay Community Creche	Open
100	Sir John McKenzie Memorial Library (Toy)	Sir John McKenzie Memorial Library (Toy)	Open
100	New Bus Exchange Facility Site	Retail Building (Katmandu/Rexel)	Open
100	Kaituna Hall	Kaituna Hall	Open
100	Bottle Lake Forest	Bottle Lake - Vehicle Shed	Open
100	Bottle Lake Forest	Bottle Lake - Meeting Room	Open
100	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toilets (Brick)	Open
100	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Portacom Office	Open
100	Linwood Nursery	Linwood Nursery - Shade House (large)	Open
100	Linwood Nursery	Linwood Nursery - Cold Frames (X 3)	Open
100	Harewood Park	Harewood Nursery - Pumphouse (X2)	Open
100	Bottle Lake Forest	Bottle Lake - Old Woolshed	Open
100	Bottle Lake Forest	Bottle Lake - Bulldozer Shed	Open

100	Bottle Lake Forest	Bottle Lake - Rangers House (74 Waitikir	Open
100	Bottle Lake Forest	Shed	Open
100	Bottle Lake Forest	Chemical shed located in Bottle Lake com	Open
100	Bottle Lake Forest	Flammable shed located in Bottle Lake co	Open
100	Spencer Park	Spencer Park - Garages	Open
100	Upper Riccarton Domain	Toilets - Riccarton Domain	Open
100	Kidsfirst Aranui Creche (Ex Rainbow)	Kidsfirst Aranui Creche (Ex Rainbow)	Open
100	Botanic Gardens	Petrol store	Open
100	Victoria Park	Victoria Park - Garage	Open
100	Victoria Park	Victoria Park - Toilets (disabled)	Open
100	Victoria Park	Victoria Park - Shed 10 x 9	Open
100	Victoria Park	Old Ranger office-Victoria Parkcompound	Open
100	Duvauchelle Reserve and Campground	Office	Open
100	Duvauchelle Reserve and Campground	Shed	Open
100	Spencer Park	Spencer Park - Dwelling 105 Heyders Road	Open
100	Spencer Park	Spencer Park - Toilets	Open
100	Paddling Pool Grounds - Sockburn Rec	Sockburn Recreation Ctr - Bbq Shelter	Open
100	Templeton Pool	Templeton Pool - Toddlers Pool Plant Rm	Open
100	Fendalton Library	Fendalton Library - Cycle Shed	Open
100	Bottle Lake Forest	Bottle Lake - Toilets	Open
100	Cass Bay Playground	Cass Bay Toilets	Open
100	Seafield Park	Stores Shed: Animal Park SW end (photo a	Open
100	Brooklands Domain	Toilets - Brooklands Domain	Open
100	Spencer Park	Spencer Park - Shop/Dwelling	Open
100	Spencer Park	Spencer Park - Implement Shed (4 bay)	Open
100	Spencer Park	Main reserve workshops compound middle b	Open
100	Groynes	Groynes - Toilets No 1 Ground West	Open
100	Groynes	Groynes - Kiosk	Open
100	Groynes	Groynes - Workshop & Garage	Open
100	Groynes	Groynes - Storage Shed	Open
100	Groynes	Groynes - Toilets Lake area	Open

100	Groynes	Groynes Kimihia Toilet block	Open
100	Englefield Reserve	Toilet - Englefield Reserve	Open
100	Sheldon Park	Toilets - Sheldon Park	Open
100	Belfast Cemetery	Belfast Cemetery - Toilets	Open
100	Ouruhia Reserve	Toilets - Ouruhia Domain	Open
100	Tulett Park	Toilet - Tulett Park	Open
100	Murchison Park	Toilet	Open
100	Mona Vale	Fendalton Rd Gatehouse garage	Open
100	Papanui Domain	Toilets - Papanui Domain	Open
100	St James Park	Toilets - St James Park	Open
100	Elmwood Park	Toilets - Elmwood Park	Open
100	Walter Park	Pavilion/Toilet - Walter Park	Open
100	Macfarlane Park	Toilet - Macfarlane Park (Jebson St)	Open
100	Woodham Park	Toilets - Woodham Park	Open
100	Bromley Cemetery	Bromley Cemetery - Toilets	Open
100	Beverley Park	Toilets - Beverley Park	Open
100	Linwood Park	Pavilion / Toilets - Linwood Park	Open
100	Cypress Garden Reserve	Toilet	Open
100	Waltham Park	Toilets - Waltham Park	Open
100	Addington Park	Pavilion / Toilets - Addington Park	Open
100	Selwyn Reserve	Toilets - Selwyn St	Open
100	Bradford Park	Toilets - Bradford Park	Open
100	Hagley Park North	North Hagley - Toilets (Near Tennis Ctr)	Open
100	Thomson Park	Toilets - Thompson Park (Bowhill Rd)	Open
100	Edmonds Factory Garden	Marquee - Edmonds Gardens	Open
100	Scott Park Ferrymead	Storage Shed north corner of bowls lawn	Open
100	Old School Reserve	Toilets - Old School Reserve	Open
100	St Leonards Park	Toilets - St Leonards Sq	Open
100	Nicholson Park	Toilets - Nicholson Park	Open
100	Victoria Park	Victoria Park - Rangers Office	Open
100	Victoria Park	Victoria Park - Rangers House	Open

100	Washington Way Reserve	Toilet	Open
100	Travis Wetland	Information Kiosk - 280 Beach Rd	Open
100	Travis Wetland	Bird Hide - 280 Beach Rd	Open
100	New Brighton Creche	Play Staff Room - New Brighton Creche	Open
100	New Brighton Creche	Storage Shed - New Brighton Creche	Open
100	Woolston Creche (Glenroy St)	Woolston Creche	Open
98	Linwood Nursery	Linwood Nursery - Portacom Office	Open
98	Taylor's Mistake Beach	Changing Shed / Toilets - Taylor's Mistake	Open
98	Victoria Park	Victoria Park - Shearing Shed	Open
96	Paddling Pool - Avebury Park	Plant Shed - Avebury Park	Open
94	Templeton Domain	Toilets - Templeton Domain	Open
93	Styx Mill Conservation Reserve	Toilets - Styx Mill Basin Reserve	Open
92	Groynes	Groynes - Toilets - Yacht Club	Open
92	Groynes	Groynes - Toilets No 3 Ground	Open
92	Groynes	Groynes - Toilets Block No 2 Ground	Open
92	Groynes	Toilets Ground 1 East	Open
90	Botanic Gardens	Botanic Gardens - Chemical Store	Open
90	Victoria Park	Victoria Park - Toilets (Stone)	Open
89	Victoria Park	Victoria Park - Shearing Shed	Open
87	Beachcomber/Poseidon	Beachcomber/Poseidon - Sumner	Closed
86	Botanic Gardens	Botanic Gardens - Pumphouse Nursery Area	Open
86	Styx Mill Conservation Reserve	Rangers House - Styx Mill Basin Reserve	Open
86	Coronation Hill Reserve	Dwelling (Lockwood) - Sign Of The Kiwi	Open
86	Cracroft Reserve	Toilets - Cracroft Hill Reserve	Open
85	Mairehau Public Library	Library - Mairehau	Open
85	Bottle Lake Forest	Bottle Lake - Office & Mess Room	Open
85	Templeton Pool	Templeton Pool - Covered BBQ Area	Open
85	Styx Mill Conservation Reserve	Equipment Shed - Styx Mill Basin Reserve	Open
85	Groynes	Groynes - Main Shop and Mobile Shop	Open
85	Scott Park Ferrymead	Shed	Open
84	Pioneer Early Learning Centre	Pioneer Early Learning Centre	Open

84	Hagley Park North	North Hagley - Pump House	Open
83	Thorrington Reserve	Pump Shed	Closed
83	Mona Vale	Mona Vale - Implement Shed / Staff Rooms	Closed
83	Botanic Gardens	Botanic Gardens - Cycle Shelter	Open
83	Botanic Gardens	Peacock Fountain pumphouse	Open
82	Bridge Reserve	Shed	Closed
82	Spit Reserve	Toilet - Spit Reserve	Open
82	Travis Wetland	Cottage located at 280 Beach Road	Open
81	Duvauchelle Reserve and Campground	Garage	Open
80	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toolshed (Board & Batten)	Open
79	Hornby Library excl C/Care	Hornby Library	Open
79	Styx River Reserve Living Laboratory	Aviary - 51 Lower Styx Road	Open
77	Little River Service Centre / Store	Service Centre / Store Little River	Open
77	Gravel Pit - surplus land	Soil Store - 711 Johns Rd	Open
76	Spreydon Domain	Pavilion/Toilet - Spreydon Domain	Closed
76	Hansen Park	Toilets	Open
76	Wainoni Community Facilities	Wainoni Park Youth Activity Centre	Open
75	Coronation Hill Reserve	Garage - Sign of The Kiwi	Open
73	Halswell Aquatic Centre	Halswell Pool - Swimming Club	Closed
73	Allandale Domain	Toilet	Closed
73	Pioneer Leisure Centre	Pioneer Stadium - Sports Hall Squash	Open
73	Spencer Park Camping Ground	Spencer Park - Office Block	Open
73	Denton Oval	Lighting Towers (4 No) - Denton Park	Open
73	Sumner/Redcliffs Creche - Barnett Park	Sumner/Redcliffs Creche - Barnett Park	Open
73	Dog Pound	Portacom - 10 Metro Place	Open
73	English Park	English Park Stadium	Open
73	Upper Riccarton Library	Upper Riccarton Library	Part Open
72	Bottle Lake Forest	Bottle Lake - Information Centre	Open
71	Waltham Pool	Waltham Pool Tank	Closed
71	Paddling Pool - Edgar MacIntosh Park	Plant Shed - Edgar McIntosh Park	Open
71	Roading House - 347 Ferry Road	Roading House - 347 Ferry Road	Open

71	Avonhead Cemetery	Toilets (mens) - Avonhead Cemetery	Open
71	Avonhead Cemetery	Toilets (womens) - Avonhead Cemetery	Open
70	Spencer Park Camping Ground	Spencer Park - Lodge	Open
70	Belfast Pool	Belfast Pool - Main Building Complex	Open
70	Redwood Library	Library/Creche - Redwood (Main North Rd)	Open
70	Duvauchelle Reserve and Campground	Toilet Block No 2	Open
70	Duvauchelle Reserve and Campground	Toilet Block No 1	Open
69	Mona Vale	SUMMERHOUSE - rose gdn	Closed
69	Victoria Park	Victoria Park - Dangerous Good Store	Open
69	Victoria Park	Victoria Park - Shed for Fire Appliance	Open
68	Spencer Park	Spencer Park - Pavillion	Open
68	Spencer Park	Spencer Park - Picnic Shelters	Open
68	Spencer Park	Fuel shed located in Spencer Park by the	Open
68	New Brighton Beach Developed	Changing Shed / Toilets - Brighton Centr	Open
67	Te Whare O Nga Whitu - Multicultural Hal	Hornby Multicultural Centre - Hall	Open
67	New Brighton Creche	New Brighton Creche	Open
67	Richmond Community Centre	Richmond Neighbourhood Cottage	Open
67	Little River Community Facilities	Little River Works Yard Workshop	Open
67	Hagley Park South	South Hagley - Toilets (Near Netball Cou	Open
67	Packe Reserve	Shed	Open
DEE Results between 34% and 67% NBS			
% NBS	Asset Group	Asset Type	Occupancy Status
66	Spencer Park Beach	Surf Club	Open
65	Little River Fire Station Comm Centre	Little River Fire Station Comm Centre	Open
65	Christchurch Convention Centre	Offices - 82 Peterborough Street	Open
65	Christchurch Convention Centre	Offices - 84 Peterborough Street	Open
64	Abberley Park	Toilets - Abberley Park	Open
64	Jellie Park	Pavilion / Toilets - Jellie Park	Open
64	Rawhiti Domain	Toilets - Rawhiti Domain (East)	Open
63	Seafarers Union	Housing Canterbury Street	Closed

63	Sumner Road Gardens	Lyttelton Visitor Information Centre	Closed
63	Holliss Reserve	Toilet - Hollis Reserve actually located	Open
63	CWTP	Operations Buildings Treatment Works	Open
62	Te Whare O Nga Whitu - Multicultural Hal	Hornby Multicultural Centre - Admin	Open
62	Community Board Room - Burwood/Pegasus	Community Board Room - Burwood/Pegasus	Open
62	Burwood Playcentre	Burwood Playcentre	Open
61	Groynes	Groynes - Girl Guide Building	Open
61	Edgar MacIntosh Park	Toilets - Edgar McIntosh Park	Open
61	Bromley Park	Pavilion / Toilets - Bromley Park	Open
61	Hillsborough Park	Pavilion - Hillsborough Domain	Open
61	Hillsborough Park	Toilets - Hillsborough Domain	Open
61	Centennial Park	Pavilion / Toilets - Centennial Park	Open
61	Sydenham Park	Toilets - Sydenham Park	Open
61	North Beach	Toilets attached to Surf Club	Open
61	Edmonds Factory Garden	Toilets - Edmonds Gardens	Open
61	Scott Park Ferrymead	Double Garage	Open
61	Styx River Reserve No. 2	Shed	Open
60	St Albans Creche	St Albans Creche	Closed
60	Shirley Library	Shirley Library	Open
60	Akaroa Sports Complex	Akaroa Sports Complex	Open
59	Rawhiti Domain	Toilets - Rawhiti Golf Course (No 6 Fair	Closed
59	Halswell Aquatic Centre	Halswell Pool - Waterslide	Open
59	Scarborough Beach	Lifeboat Shed - Scarborough	Open
59	Upper Riccarton Domain	Toilets - Riccarton Domain	Open
59	Westlake Reserve	Toilet - Westlake Park	Open
59	Denton Park	Toilets - Denton Park	Open
58	Parklands Community Centre	Parklands Community Centre	Open
58	Linwood Nursery	Linwood Nursery - Shrubbery Frame	Open
58	Old School Reserve	Shed	Open
58	Yaldhurst Domain	Pavilion (Tennis) - Yaldhurst Domain	Open
57	Templeton Community Centre	Community Centre - Templeton	Open

57	North New Brighton Community Centre	Community Centre - North New Brighton	Part Open
56	Hagley Park North	Rugby Memorial	Closed
56	Pages Road Sewage Treatment	Pages Road Depot - Office & Cafeteria	Open
56	Linwood Park	Pavilion - Linwood Park	Open
55	Dog Pound	Dog Shelter	Open
55	Rawhiti Golf Course	Impl.Shed L/Room - Rawhiti Domain	Open
55	Halswell Library	Halswell Library	Open
55	Groynes	Groynes - Office	Open
55	Groynes	Groynes - Boat Shed	Open
55	Redwood Park	Toilets - Redwood Park (Main Nth Rd)	Open
53	Botanic Gardens	Botanic Gardens - Potting Facility & Gla	Open
53	Botanic Gardens	Botanic Gardens - Information Kiosk	Open
53	Hagley Park South	South Hagley - Pavilion/Toilets (Blenhei	Open
53	Scarborough Fare Tearooms	Scarborough Tearooms - Sumner	Open
52	Duvauchelle Reserve and Campground	Community Building	Open
51	Spreydon Library	Spreydon Library	Open
51	Mona Vale	Mona Vale - Lodge	Open
51	Hoon Hay Park	Shed - Hoon Hay Domain	Open
50	Styx River Reserve Living Laboratory	Barn - Iron Clad - 51 Lower Styx Road	Closed
50	Botanic Gardens	Botanic Gardens - Fernery	Closed
50	Bromley Community Centre	Community Centre - Bromley	Open
50	Pages Road Sewage Treatment	Operations Buildings Treatment Works	Open
50	Groynes	Groynes - Dwelling No 2	Open
50	Paddling Pool - Spencer Park	Paddling Pool Tank - Spencer Park	Open
49	Spencer Park Camping Ground	Spencer Park - Holiday Cabins	Open
47	Styx River Esplanade Reserve	Haybarn - 75 Lower Styx Rd	Closed
47	Somerfield Playcentre	Somerfield Playcentre	Open
46	Sockburn Creche	Sockburn Creche	Open
46	Le Bons Bay Community Hall	Le Bons Bay Community Hall	Open
46	Linwood Nursery	Linwood Nursery - Glasshouses (X 5)	Open
45	Avebury House	Avebury House	Closed

45	Robbies on Riccarton	Robbies on Riccarton	Open
45	Ferrymead Park	Pavilion/Toilet - Ferrymead Park	Open
45	Broad Park	Toilet/Changing Rooms - Broad Park	Open
44	Tram Barn - Tramway Lane	Tram Barn	Closed
44	Parklands Library - Queenspark	Parklands Library	Open
44	Spencer Park Camping Ground	Spencer Park - Tourist Flats	Open
43	Styx River Reserve Living Laboratory	Single Garage - 51 Lower Styx Road	Closed
43	Wigram Gym	Wigram Gynasium - Wigram Aerodrome	Open
43	Burwood Park	Pavilion / Toilets - Burwood Park North	Open
43	Beckenham Park	Toilets - Beckenham Park	Open
43	Styx River Esplanade Reserve	Garage - 75 Lower Styx Rd	Open
42	Milton Street Depot	Milton St Depot-Vehicle Garage	Open
42	Sockburn Service Centre/Depot	Sockburn Depot - Amenities	Open
42	Rawhiti Domain	Community Building - Ex Bowls Club	Open
42	Harvard Lounge - Wigram Aerodrome	Harvard Lounge - Wigram Aerodrome	Open
42	Hoon Hay Childrens Library	Library - Hoon Hay	Open
42	Travis Wetland	Barn & Dairy Unit - 280 Beach Rd	Open
42	Fendalton Library	Fendalton Library - Caged Fuel Tank	Open
42	Malvern Park	Toilets and Rugby Pavilion	Open
42	Paddling Pool - Woodham Park	Plant Shed - Woodham Park	Open
42	Queenspark Reserve	Pavilion/Toilet	Open
42	Nunweek Park	Toilets - Nunweek Park	Open
42	Somerfield Park	Pavilion / Toilets - Somerfield Park	Open
41	Waltham Pool	Waltham Lido Pool - BBQ Shelter	Closed
41	Landsdowne Community Centre	Community Centre / Toilets - Landsdowne	Open
41	Owen Mitchell Park	Toilets - Owen Mitchell Reserve	Open
41	Memorial Park Cemetery	Shed Memorial Park Cemetery - 31 Ruru Rd	Open
40	Curators House Botanic Gardens	Botanic Curators House - 7 Rolleston Ave	Closed
40	Styx River Reserve No. 2	Shed	Closed
40	Papanui Library	Papanui Library	Open
40	CBS Arena	CBS Arena	Open

40	Milton Street Depot	Milton St Depot - Truck Shelter	Open
40	Milton Street Depot	Milton St Depot - Store No 3.	Open
40	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toilets	Open
40	Linwood Community Creche	Linwood Community Creche	Open
39	Norman Kirk Memorial Pool Lyttelton	Main Plant Room - Norman Kirk Memorial	Closed
39	Waltham Pool	Waltham Lido Pool - Water slide	Closed
39	Waimairi Community Centre	Waimairi Community Centre	Open
39	Linwood Service Centre / Lib	Library Support Services - Smith Street	Open
39	Cuthberts Green Softball Complex	Cuthberts Green - Softball Complex	Open
39	Duvauchelle Works Yard	Duvauchelle Works Yard Shelter	Open
39	Rawhiti Domain	Toilets - by tennis courts	Open
38	Waterworks MPS - Workshop	Waterworks MPS - Workshop	Closed
38	Barbadoes Cemetery	Dwelling - 357 Cambridge Tce (Cemetery)	Open
38	Lyttelton Library	Lyttelton Library	Open
37	Birdsey Reserve	Lock up shed - concrete block - iron roof	Closed
37	Dwelling 42 Exeter Street	Dwelling 42 Exeter Street	Closed
37	Botanic Gardens	Botanic Gardens - Rangers Office	Open
37	Groynes	Groynes - Dwelling No 1	Open
37	Styx River Reserve No. 2	Barn	Open
37	Styx River Reserve No. 2	Barn	Open
37	Marshland Domain	Toilets - Marshland Reserve	Open
37	Pages Road Sewage Treatment	Pages Road Depot - Vehicle Garage office Supershed	Open
36	New Brighton Library/Pier Terminus	New Brighton Library/Pier Terminus	Open
36	Spencer Park Camping Ground	Spencer Park - Amenity Block/Laundry	Open
36	Spencer Park Camping Ground	Spencer Park - Amenity Building	Open
36	Milton Street Depot	Milton St Depot-Tradesmen Workshop	Open
36	Milton Street Depot	Milton St Depot-Plant Maint Workshops	Open
36	Milton Street Depot	Milton St Depot - Tyre Bay	Open
36	Ascot Community Centre	Ascot Community Centre	Open
36	Takamatua School	Takamatua School	Open

36	Pages Road Sewage Treatment	Pages Road Depot -Main Store City Care	Open
36	Rawhiti Golf Course	Pumphouse - Rawhiti Golf Course (West)	Open
36	Woolston Park	Toilets - Woolston Park	Open
36	Cressy Terrace Tennis Courts	Community Building	Open
35	Jellie Park Recreation and Sports Centre	Jellie Park - Water Slide	Closed
35	Norman Kirk Memorial Pool Lyttelton	Nursery & Bldg - Norman Kirk Mem Pool	Closed
35	Milton Street Depot	Milton St Depot-Works Op Admin Building	Open
35	Rawhiti Domain	Community Building - Ex Bowls Club	Open
35	Abberley Park Hall	Abberley Park Hall (55 Abberley Cres)	Open
35	Wharenui Pool	Wharenui Pool Building (ex Pool)	Open
34	Rolleston Ave Youth Hostel	Rolleston Ave Youth Hostel-5Worcester St	Closed
34	Governors Bay Pool	Governors Bay - Pool Plant Room/womenns changing	Closed
34	Governors Bay Pool	Governors Bay - Men's changing shed	Closed
34	Jellie Park Recreation and Sports Centre	Jellie Park - Main Plant Room	Open
34	Jellie Park Recreation and Sports Centre	Jellie Park - Administration Pool Gym	Open
34	Botanic Gardens	Botanic Gardens - Playground Amenities	Open
34	Waltham Community Cottage	Waltham Community Cottage	Open
DEE Results below 34% NBS / Earthquake Prone Buildings			
% NBS	Asset Group	Asset Type	Occupancy Status
33	Little Akaloa Community Hall	Little Akaloa Club Rooms	Closed
32	Central Library	Central Library	Closed
31	Duvauchelle Works Yard	Duvauchelle Works Yard Store	Closed
31	Botanic Gardens	Botanic Gardens - Townsend House	Closed
31	Botanic Gardens	Botanic Gardens - Garrick / Gilpin House	Closed
30	Opawa Public Library	Library - Opawa	Closed
30	Okains Bay Hall	Okains Bay Hall	Closed
29	Lyttelton Recreation Centre	Lyttelton Recreation Centre	Closed
29	Pigeon Bay Hall	Pigeon Bay Hall	Closed
28	Mona Vale	Mona Vale - Fernery	Closed
27	Christchurch Hospital Car Park	Christchurch Hospital Car Park	Closed

27	Sumnervale Reserve	House	Closed
27	Coronation Library Akaroa	Library - Coronation Akaroa	Closed
26	Akaroa Service Centre	Akaroa Service Centre / Info Centre	Closed
25	Duvauchelle Community Hall	Duvauchelle Community Hall	Closed
25	Sockburn Service Centre/Depot	Sockburn Depot - Store Ntheast End	Closed
25	Victoria Park	Victoria Park - Information Kiosk	Closed
25	Oxford Street Reserve	Clocktower	Closed
25	Victoria Triangles	Clock Tower - Victoria St	Closed
24	Linwood Library	Linwood Library (Cranley St)	Closed
24	Gaiety Hall	Gaiety Hall	Closed
24	Styx River Reserve Living Laboratory	Double Garage & Carport - 51 Lower Styx	Closed
24	Scarborough Beach	Jet Boat Shed - Scarborough	Closed
22	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Pumphouse	Closed
22	Botanic Gardens	Botanic Gardens - Foweraker House	Closed
20	Rose Historic Chapel	Rose Historic Chapel	Closed
20	Porritt Park	Porritt Park - Garage	Closed
20	Lichfield Parking Building	Parking Building - Lichfield (part of)	Closed
20	Tuam Ltd Service Delivery Bldgs	Covered Council Car Pool Parking-Tuam St	Closed
20	Sockburn Service Centre/Depot	Service Centre - Sockburn	Closed
20	Centennial Hall	Community Centre - Spreydon	Closed
20	Rugby League Park	Grandstand No 1 Rugby League Grounds	Demolished
18	Linwood Service Centre / Lib	Service Centre-Linwood & Library Support	Closed
18	Norman Kirk Memorial Pool Lyttelton	Ladies Change Rm - Norman Kirk Mem Pool	Closed
18	Norman Kirk Memorial Pool Lyttelton	Mens Change Rm - Norman Kirk Mem Pool	Closed
18	Awa-iti Domain	Little River Coronation Library	Closed
17.5	Risingholme Community Centre	Risingholme Community Centre - Homestead	Closed
17	Hagley Park North	Hagley Park North - Band Rotunda	Closed
17	Botanic Gardens	Botanic Gardens - Cunningham House	Closed
16	Barnett Park Sports Grounds	Pavilion/Toilet - Barnett Park	Closed
16	Denton Oval	Grandstand & Amenities - Denton Oval	Closed
15	Halswell Quarry Park	Singlemens Quarters - Halswell Quarry Park	Closed

15	Sign of the Takahe	Sign Of The Takahe - 200 Hackthorne Rd	Closed
14	Sockburn Testing Station	Sockburn Testing Station	Closed
13	Risingholme Community Centre	Risingholme Community Centre - Hall	Closed
13	Risingholme Community Centre	Risingholme Comm Centre-Craft Workshops	Closed
13	Bishopdale Creche	Bishopdale Creche	Closed
12	Akaroa Museum Facilities	Akaroa Museum	Closed
12	New Bus Exchange Facility Site	Retail Building (Cloudbase)	Closed
12	Manchester St Parking Building	Parking Building - Manchester St	Closed
11	Wharenui Recreation Centre	Wharenui Recreation Centre	Closed
11	Sumner Library	Sumner Library	Closed
11	Hagley Park North	North Hagley - RSA Bowling Club	Closed
10	Old Stone House (Cracroft)	Community Centre - Cracroft	Closed
10	Cathedral Square Toilets	Cathedral Square Toilets	Closed
10	Old Port Levy School	Old Port Levy School	Closed
10	Westminster Park	Community Building	Closed
10	Riccarton Bush	Riccarton House	Closed
10	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toolshed / Leanto (Brick)	Closed
10	Norman Kirk Memorial Pool Lyttelton	Lean-To Shelter - Norman Kirk Mem Pool	Closed
10	Penny Cycles - 113-125 Manchester Street	Penny Cycles - 113-125 Manchester Street	Closed
10	New Bus Exchange Facility Site	Commercial Building (Restaurants / Bar)	Closed
10	Bus Exchange	The Bus Exchange / Carpark (Xchange)	Closed
10	Lyttelton Service Centre	Lyttelton Service Centre	Closed
10	Cowles Stadium	Cuthberts Green - Cowles Stadium	Closed
9.5	Sign Of The Kiwi	Tearooms - Sign Of The Kiwi	Closed
9	Porritt Park	Porritt Park - Complex/Caretakers	Closed
9	Wainoni Community Facilities	Community Centre -Wainoni (Hampshire St)	Closed
8	St Martins / Opawa Toy Library	St Martins / Opawa Toy Library	Closed
8	Sydenham Creche	Sydenham Creche	Closed
7	South Library	South Library	Closed
7	Styx River Esplanade Reserve	Dairy Unit - 75 Lower Styx Rd	Closed
6	Waltham Pool	Waltham Pool - Main Building Complex	Closed

6	Yaldhurst Hall	Yaldhurst Hall	Closed
5	Mona Vale	Mona Vale - Homestead	Closed
5	Cashmere Valley Reserve	Toilets - Cashmere Rd / Valley Rd Reserv	Closed
5	Waltham Pool	Waltham Lido Pool - Plant Room	Closed
4	Westminster Park	Community Building	Closed
4	Botanic Gardens	Botanic Gardens - Tea Kiosk	Closed
4	Bishopdale Community Centre	Bishopdale Community Centre / Library	Closed
3	Heathcote Domain	Former Tennis Club Shed	Closed
3	Waltham Pool	Waltham Pool - Staff Room	Closed

COUNCIL 22. 11. 2012

PLANNING COMMITTEE
31.10.2012

**A meeting of the Planning Committee
 was held in the No.1 Committee Room
 on 31 October 2012 at 9.15am.**

PRESENT: Councillor Sue Wells (Chairperson)
 Councillors Peter Beck, Sally Buck, Jimmy Chen, Aaron Keown and Glenn Livingstone.

APOLOGIES: Councillor Claudia Reid.
 An apology was received from Councillor Sally Buck from 10.35 am onwards who was absent for items 1, 6, 7 and the vote for item 2.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

(1.) BUILDING RATING SYSTEM

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8462
Officer responsible:	Resource Consents & Building Policy Unit Manager
Author:	Steve McCarthy

PURPOSE OF REPORT

1. This report is in response to a Notice of Motion to the 27 September 2012 Council meeting. The Council resolved that staff prepare a report on the introduction of a public displayed rating system based on a building's current per cent of the new building code.

EXECUTIVE SUMMARY

2. There has been concern for some time that the strength of a building is not known by the public when they enter a building. Accordingly, a building rating system has been proposed and this is currently the subject of consideration by the Royal Commission and the Ministry of Business Innovation and Employment (MBIE).
3. The Council has previously made submissions to the Royal Commission, endorsing a building rating system based broadly on the QuakeStar proposed methodology (see **Attachment 1**).
4. A QuakeStar type system is currently being developed internationally by Federal Emergency Management Agency (FEMA) in the United States. This is likely to be the genesis of a similar system proposed for New Zealand.
5. At present the Council holds 390 detailed engineering evaluations (DEE) which have been obtained from the Canterbury Earthquake Recovery Authority (CERA) and building owners in respect of individual buildings in the city. There are approximately 7500 commercial buildings that would need a rating system applied to them and currently we are unaware of the per cent New Building Standard (NBS) of most of these buildings.
6. It is likely that a structural survey of buildings would be required in the future, at predetermined times in the building's life. This is likely to be linked to the building warrant of fitness system and the Council's submissions on this matter has suggested up to 20 years, 40 years and 50 years and every 10 years after the 50 year point.

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FINANCIAL IMPLICATIONS

7. There is no funding currently provided in the Long Term Plan (LTP) to initiate a project related to a building rating system. The likely costs of such a project are \$150,000 in years one and two, to set up to get going and then it could be incorporated into the building warrant of fitness system, with a likely cost of approximately \$50,000 per year.
8. There will be an economic impact on building owners for the costs of strengthening buildings. The timeframes provided in the Policy provide for them to plan and schedule the building works.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

9. At present no project funding is available as explained in paragraph 7. above.

LEGAL CONSIDERATIONS

10. A scheme would need to be voluntary until it is incorporated into necessary legislation.

Have you considered the legal implications of the issue under consideration?

11. There is currently no legislative mandate for introducing a building rating system and building owners cannot be compelled to display a building rating system.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. A project to review and implement the Earthquake Prone, Dangerous and Insanitary Building Policy is proposed in the 2013-22 LTP. This project could be extended to include a Building Rating System, based on the expected legislative changes that are likely to be consulted upon in early 2013.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

13. Yes, the proposed review of the Earthquake Prone, Dangerous and Insanitary Building Policy.

ALIGNMENT WITH STRATEGIES

14. Yes. Aligns with page 89 LTCCP, administration of laws around building and development leading to safe buildings and reduction in environmental hazards plus page 187 LTCCP, developing our urban environment, sustainable use of buildings and our heritage is protected.

Do the recommendations align with the Council's strategies?

15. As above.

CONSULTATION FULFILMENT

16. There appears to be general support for a public displayed rating system. Prior to any legislative change on an integrated approach to resolving the issues related to earthquake prone and dangerous buildings, it is likely that the Government would undertake nationwide public consultation. This reflects the importance of decisions related to our national building stock and the weighing up of public safety and economic factors.
17. A project to review and implement the Earthquake Prone, Dangerous and Insanitary Building Policy is proposed in the 2013-22 LTP. The special consultative procedure provides that all affected parties are notified and this would be the most appropriate way to initiate a building rating scheme, as part of an integrated package, dealing with earthquake prone buildings and including other commercial buildings.

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STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Note that it has previously made resolutions on the subject matter of a building rating system by making submissions to the Royal Commission, which is intending to produce its final report in mid-November 2012.
- (b) Note that there is general support for a public displayed rating system and draft policy proposals have been prepared by a Sector Reference Group, working with the Ministry of Business Innovation and Employment (MBIE). This work is awaiting the Royal Commission recommendations before proceeding.
- (c) Note that a QuakeStar methodology is proposed and this is the subject of a pilot being run by Wellington City Council.
- (d) Note that there is currently no legislative power to require building owners to display a rating system on their buildings.
- (e) Await legislative direction from the Government in respect of introducing a building rating system based on the recommendations of the Royal Commission.

COMMITTEE RECOMMENDATION

That the Council note that the report lay on the table to be considered at the Planning Committee's meeting of 20 November 2012, due to the impending public release of the Royal Commission report, which is relevant to the Building Rating System.

BACKGROUND (THE ISSUES)

18. The earthquake prone and dangerous building provisions of the Building Act 2004 (Section 122) would need to be reviewed to provide for structural assessments and rating of all commercial and public use buildings in New Zealand.
19. Clearly, the public display of the rating of a building would give users, owners and other stakeholders in buildings an immediate clear concise and relevant understanding of a building's ability to withstand earthquake damage.
20. The Royal Commission hearings into the collapse of buildings in the February 2011 earthquake have identified this as an issue and it is likely that their report, due for release in mid-November 2012 will make recommendations that will:
 - Seek to reduce harm from the collapse or partial collapse of buildings in earthquakes.
 - Provide for effective and well informed decisions by building owners, tenants, occupiers and users of buildings above a regulated life safety bottom line.
21. The MBIE (incorporating the previous Department Building and Housing) has been developing proposals with a Sector Reference Group, to be put to Cabinet regarding these matters. The Council is represented on the Sector Group by Steve McCarthy, Resource Consents and Building Policy Manager. Clearly the final proposals will be further influenced by the Royal Commission's findings and recommendations in its report.
22. The proposals that will be put to Cabinet would provide for amendments to the Building Act that will cover all of the aspects a rating system including assessment, rating and public disclosure of information on the seismic resilience of:
 - commercial and industrial use buildings;
 - public use buildings; and
 - multi storey residential buildings.

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23. Following a workshop, the Council made a submission dated 20 February 2012 to the Royal Commission on the setting of timeframes for strengthening works on earthquake prone buildings and associated with that, has been consistent in its endorsement of a need for structural surveys of all buildings and a linked "star rating" system. This rating to be publically displayed on buildings.

The text of Council's submission follows:

"3.3 However, Council has reached the view that all non-residential buildings, and residential buildings that comprise 2 or more storeys and contain 3 or more household units, should be required to undergo a regular structural survey, every 20 years for the first 20 years after their construction and then every 10 years for a building older than 40 years. This would align with the minimum 50 year life for a building.

3.4 Linked to a requirement for structural surveys should be a "star rating" system for buildings. The New Zealand Society of Earthquake Engineering is promoting a "QuakeStar" project, which is a concept under development in California. It would provide the public, users of a building, insurers, banks, and other interested parties with a better idea of how safe a building is in an earthquake. It is suggested that a "star" system for the earthquake strength of buildings would provide an additional incentive for owners to strengthen their buildings."

24. A proposed rating "QuakeStar" system has been proposed by various parties including Don Holden and Bob Burnett, who have been working with Dr David Hopkins (previously Department of Building and Housing, now MBIE). QuakeStar was introduced at a workshop on 21 February 2012. The material presented outlined that work to date had progressed through the QuakeStar concept for New Zealand based on a proposed system developed by the Structural Engineers Association of Northern California and subsequent input from Dr David Hopkins, a leading New Zealand specialist consultant in structural and earthquake engineering.
25. Since the workshop, Wellington City Council has agreed to initiate and pilot a study - working with a Wellington building owner/developer with a large portfolio of buildings. The pilot is only now commencing and is based on the building owner voluntarily posting the ratings on his buildings, after the necessary DEE assessments. Apparently the Minister (Hon Maurice Williamson) supports the concept of a rating system for buildings and is awaiting the results of the pilot study, the Royal Commission report and proposals by Ministry officials.
26. The Christchurch situation is unique insofar as CERA already have a legislative mandate under the Canterbury Earthquake Recovery Act, to require a structural survey of buildings. They have been requiring these surveys since October 2011 and have so far accepted 390 for buildings fit for occupation or reoccupation. The Council has received copies of these surveys so has a record of some (390) of the 7500 buildings, described in paragraph 19 above which would require a rating to be displayed.
27. The success of a system for the public disclosure of information on the structural integrity/seismic resilience of buildings will depend on a number of factors that will need to be carefully managed and integrated. They include:
- Agreement on an appropriate rating system, example attached (see **Attachment 2**).
 - The legislative mandate to require building owners to provide the required information (per cent NBS and critical structural weaknesses/vulnerabilities), based on a structural survey.
 - A legal requirement for all building owners to publically display information on their buildings structural/seismic capacity.
 - It would be desirable to have a centrally managed and publically accessible register on buildings in New Zealand.

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- Effective prioritisation of buildings so that a start can be made on those buildings that have the highest importance levels, i.e. post disaster emergency buildings, hospitals, schools, public buildings. Also buildings close to critical transport routes or life lines.
- Agreement on action to be taken to strengthen or demolish buildings that fall below a life safety bottom line.

28. As Christchurch is in a seismically active area, the need for a rating system indicating the strength of a building is seen as a priority. This need has been identified and all parties, central Government, the Royal Commission and local government have been actively working on a system that will ultimately be applied nationwide.

THE OBJECTIVES

29. The introduction of a public displayed rating system based on the building's current percent of new build code.

THE OPTIONS

30. Work with MBIE to pilot or introduce a voluntary scheme whereby those building owners who know the relative strength of their buildings are encouraged to display a rating system based on the QuakeStar methodology, or

31. Await legislative direction from the Government in respect of introducing a building rating system based on the recommendations of the Royal Commission.

THE PREFERRED OPTION

32. Await legislative direction from the Government in respect of introducing a building rating system based on the recommendations of the Royal Commission.

(2.) GREENFIELDS RESIDENTIAL LAND AVAILABILITY UPDATE

General Manager responsible:	General Manager Strategy & Planning, DDI 941-8281
Officer responsible:	Programme Manager District Planning
Author:	Peter Eman, Principal Adviser Planning

PURPOSE OF REPORT

1. The purpose of this report is to update the Council on the availability of Greenfield residential land in the Christchurch City area.

BACKGROUND

2. At the Council meeting on the 28 June 2012, the Council resolved that the Greenfields Land Availability schedule, reported to it at that meeting, be updated quarterly and placed on a Council agenda. This reflects the two goals of the Built Environment Recovery Programme of zoning sufficient land for recovery needs, and coordinating and prioritising infrastructure investment during recovery. The Council also resolved that the information in the spread sheet tables attached to the original report, which included infrastructure availability, be added to the Council Land Availability webpage.

3. Attached to this report is a schedule (**Attachment 1**) updating the status of Greenfield land availability in Christchurch, as at 3 September 2012.

4. The schedule identifies changes (highlighted in red) to plan change status, numbers of sections with subdivision consent, balance remaining potential sections, and infrastructure availability.

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SUMMARY OF CHANGES

5. A total pool of some 22,000 potential sections was identified within the Christchurch City area following the earthquakes, including future greenfield areas and the development of some of the available land within the existing urban area. Since the earthquakes began, some 9,000 of the potential sections in future greenfield areas have been rezoned from rural to residential. Of those greenfield areas that were going through the rezoning process at the time of the previous report, the Highfield Park Plan Change, Plan Change 67, (2,100 sections) has been notified and the submission and further submission periods have closed. A hearing is expected to be set for around late November. No other plan changes have yet been notified. It is understood that the Langdons Road development (190 sections) identified in the previous report is not proceeding at this stage, so has been removed.
6. The total number of sections in large (greater than five sections) subdivisions with consent issued at and after February 2011 has increased from 1,767 in the previous report to 2,773. There are 362 sections subject to applications for subdivision consent in greenfield areas identified in Proposed Change 1 that have not yet been consented (down from 1,020). A balance of 19,351 potential sections remain in greenfield areas (as provided for through the UDS and Proposed Change 1 to the Regional Policy Statement as agreed by the UDS Partners).
7. There have been no significant changes in infrastructure availability. Infrastructure is available for all potential sections that have received subdivision consent and for an additional 3,495 sections that have not yet received subdivision consent (either no consent has been applied for or the subdivision applications are still being processed).
8. The programme for infrastructure delivery remains unchanged. In the original report it was indicated that infrastructure was expected to be available for 2,000 sections by December 2012, subject to Environment Canterbury (ECan) approval concerning wastewater overflows. That approval has since been achieved. The Styx Catchment Management Plan that was previously expected to be lodged with ECan in July 2012 was lodged in early October. The completion of wastewater Pump Station and Rising Main 105, expected in July next year, is the main Council infrastructure project that will next result in a significant increase in the potential number of sections serviced with infrastructure.
9. The upgraded interactive webpage identifying current and future subdivisions, including infrastructure availability, is expected to be live by the time of the Council meeting.

STAFF RECOMMENDATION

It is recommended that the Council receive the report.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

(3.) TRAM OPERATION AND DEVELOPMENT

General Manager responsible:	General Manager Strategy & Planning, DDI 941 8281
Officer responsible:	Unit Manager Urban Design and Regeneration
Author:	Dave Hinman

PURPOSE OF REPORT

1. To advise on the impact of the earthquakes on the tram operation and to consider and recommend on the options for infrastructure repair and reinstatement of tram operations on the existing tram loop. Consideration of completion of the tram extensions will be the subject of a future report.

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EXECUTIVE SUMMARY

2. This report is in response to a resolution of the Council at its June 2012 Annual Plan meeting to *“get a report back on the Tram and its future operations/development”*. It reviews the development and operation of the city tramway prior to its abrupt suspension of operations on 22 February 2011 and reports on the damage and other impacts caused by that earthquake event, including insurance issues. It acknowledges the strong desire of the tram operator and the tram supplier, with the support of the visitor industry to get the tram infrastructure repaired and the tram back in operation, including the almost completed extensions, as soon as practicable. It then recommends that the Council authorise the undertaking of repairs to the original tram loop so that tram operation, staged if necessary, can resume.

3. It had been proposed for the report to also consider the completion of the approved and funded tram extensions but it has become apparent there are a number of outstanding issues relating to the Christchurch Central Recovery Plan and the role and location of the tram service being extended. These need to be further discussed and considered in conjunction with the Christchurch Central Development Unit (CCDU) of CERA and Environment Canterbury and the further work on transport issues currently in preparation. Rather than further delay progress on repairing and reopening the existing line, this report focuses on the current operation, with the tram extensions to be the subject of a future report once sufficient information becomes available. **Attachment 1** shows the existing loop and the extensions as proposed and partially built.

Effects of the earthquake

4. There was virtually no damage to the tram infrastructure (i.e. track, overhead power reticulation and support, and tram shed) or the trams in the 4 September or Boxing Day 2010 earthquakes and the tram operation was able to resume after inspection following each event. But on 22 February 2011 the damage was considerable and this together with the general damage around the route and the subsequent red zoning and cordoning of much of the central city caused the immediate and on-going cessation of tram operations and the disappearance of a significant visitor attraction to the city. **Attachment 2** is a letter from Christchurch and Canterbury Tourism in support of the tramway and its early reinstatement. The loss of income to the operator, Christchurch Tramway Ltd (CTL) necessitated downsizing of staff, cessation of payment of licence fees to the Council and rental to the tram supplier (Heritage Tramways Trust (HTT)), jeopardising the Trust's viability. Work on the almost completed first stage of the tram extension (intended to be open in time for the Rugby World cup) also ceased and has not been resumed.

The damage

5. Significant track damage occurred in Armagh Street, with seven breaks in the track and some structural damage to the Armagh Street Bridge. This included some areas of liquefaction with some slumping of the tram track base. There was less significant damage in Rolleston Avenue and New Regent Street and almost none in Worcester Boulevard and Cathedral Square and the completed parts of the extension, other than some surface damage from consequent building demolition work.

6. There was relatively little damage to the overhead reticulation system, other than in a few isolated areas where adjacent buildings collapsed. In a number of areas the overhead wires were supported from adjacent buildings, many of which have since been (or are to be) demolished and in some instances temporary wooden poles have been erected. Elsewhere the wire has been removed to avoid further damage and to facilitate building removal.

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7. Damage also occurred to the tram shed in Tramway Lane, but is relatively minor, with the main damage being to one side wall and some slumping of part of the floor. A Quantitative Detailed Engineering Evaluation (DEE) has just been completed and has assessed the seismic capacity of the building to be in excess of 67% NBS. Privately owned Cathedral Junction, through which the tram passes, was also damaged and is currently being repaired by its owner. Other than the need for some pavement resurfacing, the re-erection of the overhead wires (temporarily removed) and the refurbishment of the wheelchair hoist, the tram element in Cathedral Junction is in good condition.
8. The tram vehicles suffered only minor damage. Four trams were in service at the time and apart from debris and dust issues have suffered some subsequent deterioration while stored outside at Ferrymead Heritage Park awaiting the erection of a storage facility (completed by end 2011). Some damage due to falling objects occurred to the remaining trams in the tram shed.

Work required

9. Because of the breaks in the rail, the slumping and some track misalignment, some sections will require removal and relaying of the track and foundation. Approximately 250 metres of the track in Armagh Street will require this work. Elsewhere minor repairs to track joints and some relaying of pavers and drainage repairs in conjunction with other street works (e.g. New Regent Street) will be necessary.
10. The overhead repair work will require 39 additional poles to be installed to replace, at least in the interim, the former fixings to adjacent buildings. This could be with temporary (and less expensive) wooden poles (there are already some in place), until new buildings are erected, or could be a permanent replacement with the appropriately designed and more aesthetically pleasing steel poles as used elsewhere around the system. The resolution of this has some potential insurance ramifications, which need to be worked through.
11. The DEE just completed for the tram shed, and the repair solutions (including both temporary - to allow re-occupation and permanent), now being worked through will inform the extent of work required to the building and confirm costs.
12. Although it is not intended at this stage to generally resume work on the extensions, there would be future operational advantages if the special castings and rails for the point work joining the extension to the existing line behind the Cathedral and at Oxford Terrace were installed as part of the repair work programme. This would avoid future disruption to operations which would be inevitable if the work was done at a later date. The required materials are in storage ready for installation, which had been due to occur in March-April last year.

Timeframes

13. It is anticipated that track repairs can be completed within three months of having a contract in place. However for some areas, timing of the works will depend on access being available, and co-ordination with the SCIRT work programme, as well as the sourcing of replacement rail where needed. The situation is similar for the overhead system repairs, including production time for additional steel poles. The tram works are outside the scope of works of SCIRT and there is on-going discussion with the SCIRT team to ensure the schedule for tram works and SCIRT roading and underground works are coordinated where the tram base needs to be rebuilt. With the tram base there are no services under the foundation that require major works. The tram track alignment was designed to avoid having services directly below, and in some instances they were relocated at the time of construction. While some services cross under the foundation, any works at those particular sites will not be of a major nature as the cross section is only two metres wide and is easily bridged. The preferred option, for both track and overhead repairs is to use a phased work schedule, in conjunction with SCIRT and CERA. This will allow

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works to commence outside the cordon and works within the cordon to be completed once building demolitions along the route are completed and any other issues within the cordon resolved. The timing of recommencement of tram operations will also be determined in liaison with CERA and SCIRT, to minimise the risk of future shutdowns.

14. Preliminary strengthening options for the tram shed are expected by late October, and CTL are hoping to be able to re-occupy part of the building (offices and some tram repair work) once the report has been received and during the repair phase. Tram shed repairs will need to be completed before the trams at Ferrymead return to the city, but it is also anticipated that those trams still in the shed will be repaired on site. CTL has been negotiating with its insurers and HTT and a start has been made on tram repair and refurbishment. The availability of funding to complete this work is dependent on CTL's insurers and financiers being satisfied that the infrastructure repairs are also going to be carried out. CTL (and the visitor industry) are also anxious to have some indication of when the tram service will reopen so that they can begin work on appropriate marketing strategies.
15. Dependent on the SCIRT infrastructure repair schedule, at this stage, the earliest likely date for re-opening the existing city loop would seem to be June 2013, as Cathedral Junction is not scheduled to be completed until then. There may still be issues in Armagh Street relating to building demolition which could mean a partial reopening rather than the full loop. CTL are also investigating an earlier start for the restaurant tram, initially as a static operation.

FINANCIAL IMPLICATIONS

16. The tram base, the overhead electrical supply system, and the tram shed are all insured. Discussions with insurers are ongoing. At this stage it is anticipated that there will be little dispute in respect of the repair to the tram base (estimated value of work \$630,000), or the reinstatement of the overhead electrical system (\$400-\$700,000), though there is some likely debate yet to occur over the manner of retrofitting poles, where the wires were previously attached to buildings. Discussions are also underway over the extent of repair required to the tram shed, (circa \$330,000) which is also subject to insurance agreement. In this respect, no commitment to works should be made by Council, until a final settlement with the Council's insurers is confirmed and any cost differentials identified, and resolved.
17. One identified area of work which is beyond the insurance discussion relates to the installation of special pointwork castings, which will form a key part of any future extension. These amendments to the current route should be completed as part of the reinstatement programme and can legitimately be funded (estimated cost of \$170,000), from the current tram extension budget.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

18. The recommendation is mainly for repair work, largely met by insurance. The LTCCP provides for funding the extensions with \$707,394 currently included in the 2012/13 Annual Plan. The costs of the point work installation (estimated as above at \$170,000) would be funded from this source. Any funding required, or identified that may not be covered by insurance settlements, but which is outside of the scope of the tram extension funds will need to be further considered by the Council.
19. When the tram resumes operation, the Council will again receive income from licence fees from the tram operator, not paid since tram operation was suspended on 22 Feb 2011.

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LEGAL CONSIDERATIONS

20. CTL operated the tramway under a licence agreement dated 19 April 2005. In addition CTL subleased the trams leased by HTT to the Council.
21. By Heads of Agreement, dated 12 August 2009, the Council and CTL agreed to extend the original tramway in 2 stages, both stages conditional on certain matters being complied with. The Council's obligation to construct Stage 1 remained conditional at the time of the 22 February 2011 earthquake on the Council obtaining all the necessary regulatory consents required, to enable Stage 1 to be completed. The outstanding consents required related to the trimming of certain protected trees, the affixing of tram related wires to heritage buildings and New Zealand Transport Authority approval to the operation of the tram on the Stage 1 extension.
22. Clause 7.18.1 (a) of the CTL licence requires the Council to expend any insurance money received by the Council on effecting repairs to the damaged tramway.
23. There will be a need to renegotiate the current Tramway Licence and Heads of Agreement (CTL) and Tram Lease (HTT) arrangements to reflect the changed circumstances brought about by the earthquakes. The tram operation on all (or part of) the existing loop is likely to be at a smaller scale, at least initially, than prior to the earthquakes, and this may need to be recognised in the licence fees to be charged and in the number of tram vehicles required.
24. It is expected that any renegotiation of the Tramway Licence, Heads of Agreement and Tram Lease would occur in the period leading up to re-opening, as the parties gain a better understanding of the patronage which might be expected by that time. In the meantime, in order to protect the Council's negotiating position, the Legal Services Unit has recommended that the agreement of CTL be obtained subject to the Council undertaking the proposed repair works, on the basis that completing the works will not prejudice the Council's legal position under the existing legal documentation.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

25. See below.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

26. Yes, existing operation and tram extension, but the timing of completing the extension has been affected by earthquakes.

ALIGNMENT WITH STRATEGIES

27. See below.

Do the recommendations align with the Council's strategies?

28. Yes - Christchurch Central Recovery Plan, Central City Revitalisation Strategy, Tourism Strategy.

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CONSULTATION FULFILMENT

29. There is no requirement for public consultation, as it is considered that this is a repair and reinstatement of an existing asset. Consultation with appropriate council staff, CERA, CCDU, ECan, CTL and HTT has been carried out. With reference to the Christchurch Central Recovery Plan, discussions with CCDU and ECan have confirmed that, subject to timing being co-ordinated with demolition and construction works around the route, there is no issue with having the repairs undertaken to the existing loop and tram service resuming as soon as practicable. There also appears to be agreement that the point castings and rails in Cathedral Square and Oxford Terrace be installed as part of the repair programme.
30. Ongoing consultation will be carried out with appropriate stakeholders as the project progresses.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Confirm its intention to see the current tram loop reinstated and back in operation as soon as practicable.
- (b) Subject to the outcome of ongoing discussions with CCDU on cordon reduction, approve the works to be undertaken including the installation of the tram extension point work behind the Christ Church Cathedral and at the corner of Worcester Boulevard and Oxford Terrace, to avoid future disruption to the tram service.
- (c) Confirm its preference for new steel poles to support the overhead wires where there are no longer any buildings to attach these to in place, or planned in the immediate future, subject to funding being agreed with the insurers and any balance being funded from the Building and Infrastructure Improvements Allowance.
- (d) Confirm that reinstatement works be undertaken once the insurance position on these works has been confirmed.
- (e) Agree that any works undertaken by the Council be subject to Christchurch Tramway Limited agreeing that completion of the above repair works by the Council shall be without prejudice to the Council's rights and powers under the Tramway Licence Agreement and Heads of Agreement and related documents entered into by the Council and that company.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND (THE ISSUES)

31. Tram operation pre-earthquake

The central city tourist tramway (as it was then called) commenced operation on 4 February 1995, following studies and decisions concerning upgrading Worcester Street between Cathedral Square and Rolleston Avenue into an attractive boulevard, and developing further central city attractions for tourism, including linking visitor facilities and attractions. The tram as opened comprised a 2.6km loop, as shown in attachment 1. It was a partnership between the Council (owner and supplier of the infrastructure (track, overhead system, power supply and tram shed), the Heritage Tramways Trust (HTT), Ferrymead (tram supplier) and Christchurch Tramway Ltd (CTL), a company formed by the successful tenderer (Shotover Jet of Queenstown) to operate the line. Cost to the Council: \$5.45M. The operator paid an annual operating licence fee to the Council and also a lease fee to the HTT for the trams. The licence fee met the Council's capital costs of building and maintaining the infrastructure.

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32. Over the years the business has grown to include charter work and a dedicated restaurant tram, and the current owner of CTL (Welcome Aboard Group) also owns and operates a number of other visitor attractions. These include: the Port Hills Gondola (currently out of action because of the earthquakes), the Avon River Punting (now back in operation from two sites), the Grand Tour (full day bus tours within the Christchurch region connecting with tourism attractions), Thrillseekers Adventures Limited in Hanmer Springs and the group has recently taken over the Gardens "Caterpillar Garden Tour" operation in the Botanic Gardens. Prior to the 22 February 2011 earthquakes the Group catered for over 500,000 customers per annum, including an estimated 280,000 passengers on the tram, of which 10% were "locals" using an annual pass coupled with the Gondola. The tram had become a successful operation financially and was meeting its tourism objectives - it was an icon of Christchurch and along with Christ Church Cathedral had become a symbol of the city, appearing for example on many postcards and other souvenirs.

33. Pre-earthquake tram extensions

For the reasons to be explained in paras 40 and 41 below, the extensions to the tramway, approved by the Council in June 2009 will be the subject of a future report to the Council.

34. Impacts of earthquake on tram

The 4 September 2010 earthquake had little impact on the tram operation (although CTL did lose its Marketing office (in the Westende Jewellers building). However, the 22 February 2011 event caused the immediate suspension of operation due to damage to track, overhead wiring and power supply, the tram shed, together with the effects of property and other infrastructure damage along the route. Most of the track damage occurred in Armagh Street and there was damage to the Armagh Street Bridge. There was lesser damage in New Regent Street and Rolleston Avenue and almost none in Worcester Boulevard and Cathedral Square, and on the completed parts of the extension, other than some surface damage from demolition work. In a number of areas the overhead wires were supported from adjacent buildings, many of which have since been (or are to be) demolished and in some instances temporary wooden poles have been erected. Elsewhere the wire has been removed to avoid further damage and to facilitate building removal. Damage also occurred to the tram shed in Tramway Lane but is relatively minor and a repair strategy is being developed. Privately owned Cathedral Junction, through which the tram passes, was also damaged and is currently being repaired by its owner. The tram vehicles suffered only minor damage. Four trams were in service at the time and apart from debris and dust issues have suffered some subsequent deterioration, while stored outside at Ferrymead awaiting the erection of a storage facility (completed by end 2011). Some damage due to falling objects occurred to the remaining trams in the tram shed. A start has been recently made on the repair and refurbishment of the trams so they can return to the city.

35. A detailed assessment of the condition of the tramway has been carried out and the issues noted are:

- (a) The tram base has suffered major failure in four locations, with seven breaks in the track and base along Armagh Street. Some track misalignment has occurred and this means that some sections will require removal and relaying of track and foundation. Up to 250 metres of track and tram base may require removal and replacement, all of which is along Armagh Streets between Rolleston Ave and Colombo Street.
- (b) Four areas have suffered liquefaction, which has resulted in some slumping of the tram base. A Ground Penetrating Radar survey has been carried out on the majority of the tramway and these areas have been identified as requiring further investigation by potholing. It is anticipated that remedial work and compaction of the underlying substrate will be required at these locations.

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(c) The Armagh Street Bridge has suffered major damage, resulting in the tram foundation being displaced from the bridge surface, pushing the tracks upwards. A strategy for bridge and tram track repair is in preparation.

36. The tram route passes some seriously damaged but still standing heritage buildings, but it is not considered that there will be any vibration issues affecting these buildings, due to the resumption of tram operation. Tram vibrations have previously been tested in New Regent Street and were found to be indistinguishable from normal traffic vibration on the adjacent (Gloucester) street. As in the case of other street repairs, care will need to be taken to minimise any impacts of the tram track repair works on adjacent properties.

37. **Current views of operator and tram supplier**

The earthquakes (and suspension of tram operation) have had an impact on both the tram operator (CTL) and tram supplier (HTT) due to loss of earnings and both are anxious to resume operation as soon as possible. CTL staff numbers prior to the earthquake stood at 43, but are currently reduced to 4 and HTT, which had been completing a further tram for the extension, has struggled to retain its small staff of 3 with no tram lease rental income.

38. CTL is keen to see a commitment made by the Council to getting repairs under way. They are also looking forward to having the extension open. The HTT are financially very stretched and also wish to see the recommencement of tram operation, so that tram lease payments can resume. They have now started on some repairs and refurbishment of the city trams, but that programme has limited funding available from CTL and its insurers and financiers, until a track repair programme has been agreed. Both CTL and HTT made submissions to the draft Central City Recovery Plan and CTL appeared at the recent Annual Plan hearings.

39. **Views of other stakeholders**

A letter of support for early reinstatement of the tram has been received from Christchurch and Canterbury Tourism. (**Attachment 2**) The tram is seen as one of the key visitor attractions in the city and still able to perform its original function of linking attractions. Those still extant at present include the Botanic Gardens (including the Caterpillar Garden tour), the Canterbury Museum, the (temporary) Information Centre, Christ's College (heritage buildings), Hagley Park, Casino (walking distance), Avon River punting and soon to be re-opened - New Regent Street, Cathedral Junction (and adjacent hotels), and Cathedral Square. Tram passengers will be able to experience, and be told about, the city rebuild as it occurs. There were no negative comments received about the tram in the Annual Plan submissions.

40. **Relationship to Christchurch Central Recovery Plan**

The plan and blueprint published on 30 July 2012 does not specifically mention the tram, and it is understood a second document due for release later this year will cover all central city transport matters, including the tram. Discussions between CTL and CCDU have indicated support for an early start to the existing tram loop, subject to co-ordination with demolition and access issues along the route, and this has been confirmed in a recent CCC/CCDU/ECan staff discussion. CCDU see Environment Canterbury as being the lead organisation in developing public transport for the central city and beyond, and this could include integrating the tram as part of the public transport network at some time in the future. ECan staff have no concerns about repairs getting under way for a resumption of the tourist tram service. It should be noted that the current CTL licence prevents Council involvement in any comparable or competitive similar activity, other than in conjunction with CTL. There are also some additional issues and questions arising about the almost complete extension (Stage 1) and the yet to be started Stage 2 and this will be the subject of on-going discussion with CCDU and other interested parties.

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41. Options for tram reinstatement

Given the need for further discussion and consideration about the extended tram route, this report has focussed on the current tram loop, with options relating to the extension to be the subject of a future report. Once approval to undertake repairs to the tram infrastructure has been received, details of timing of the re-opening can be progressed. Options include opening the whole of the loop or staging it, if part of the route remains inaccessible. At this stage the tourism focus will remain, but, conditional upon changes to the current CTL licence, this does not foreclose future options for greater local use, including modern trams. There are options for pole replacement - some temporary wooden poles are already in situ, and it is suggested that these should remain in the meantime. Elsewhere the options are to use temporary poles, in the expectation that new buildings will ultimately provide the permanent support, or to provide new steel poles as permanent replacements. The additional cost of this may not be covered by insurance and it is estimated that if all lost building fixings were replaced by new steel poles the cost to Council could be \$305,000. Given that the materials (point work etc) are all on hand for joining the extended line both behind the Cathedral and at Oxford Terrace, it would also make sense to install these as part of the repair work, to avoid later disruption to the tram operation. A decision to include this could be subject to agreement with CCDU.

THE OBJECTIVES

42. The objectives in relation to the tram at this stage include getting repairs under way, so that once any remaining issues relating to public access along the route have been resolved, operation can commence. This would give a boost of confidence to the local visitor industry, would re-connect the central visitor attractions as they reopen and provide an experience for visitors and locals which includes seeing the central city rebuild in action.

THE OPTIONS

43. (a) Authorise repairs to be undertaken to the original tram loop, to allow for the resumption of tram operation as soon as practicable. This may involve reopening the loop in stages. The works to be undertaken to include, if possible, inserting the points ("special work") into the loop for future linking to the extensions. Delay other work on the extension (including Stage 2) pending further discussions with CTL, CCDU and other stakeholders and a further report to the Council.
- (b) As for (a) but defer installing the extension point work as part of the repair work.
- (c) Defer any decision on tram repair and resumption, until the further work by CCDU on transport issues has been completed and announced. This may not comply with the Council's obligations under the CTL licence.

THE PREFERRED OPTION

44. Option a.

PART B - REPORTS FOR INFORMATION

(4.) DEPUTATIONS BY APPOINTMENT

- 4.1 Messrs Michael Esposito and John Smith addressed the Committee on item 3 (Tram Operation and Development) and spoke about the importance of tourism to Christchurch and their view of the tram's integral part in that. They asked the Committee to support the staff recommendation.

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(5.) DIANE TURNER, CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (CERA)

Diane Turner, General Manager Strategy, Planning and Policy, CERA, was present at the invitation of the Chairperson, to discuss informally issues that were of importance to both CERA and the Council. Matters discussed included:

- land availability as a result of the migration of people from the red zone
- the future of the red zoned land
- the length of time various processes were taking
- the opportunity provided for developers to aggregate sections for better design and structure outcomes
- progress with insurance advocacy

(6.) CONSENTING REBUILD MONTHLY REPORT

The Committee was provided with a monthly update on consenting, covering the month of September 2012.

The Planning Committee **decided** to receive the report.

(7.) SUBURBAN CENTRES PROGRAMME TRANSITIONAL PROJECT UPDATE

The Committee was provided with an update on the implementation of the transitional projects for the Suburban Centres Programme.

The Planning Committee **decided** to receive the report.

PART C – DELEGATED DECISIONS

(8.) APOLOGIES

It was **resolved** that the apologies be accepted.

The meeting concluded at 11.30 am.

CONSIDERED THIS 22ND DAY OF NOVEMBER 2012

MAYOR

Earthquake Performance Buildings Rating Systems (“QuakeStar”) project

Simply expressed, QuakeStar is the rating of a building so as to give all users, owners and other stakeholders in buildings an immediate, clear, concise, unambiguous and relevant understanding of a building’s ability to withstand earthquake damage.

Addressing three main issues - safety, cost to recover and business interruption time or time to recover – it draws on existing codes and evaluation tools, and can be displayed on a building, or simply readily available from some other source – online, for example, or a combination of both.

The concept has been mooted by engineers in NZ and California for 20-30 years, and has been thoroughly researched in USA with Federal Government support, for the last 5 years.

The NZ adaption by Dr Hopkins of the proposed USA system propounds a “Delphi” system of review of all relevant information as submitted by a building owner’s engineer in the engineering report on a building, the translation of that by an Earthquake Rating Authority in to a standard template which is then forwarded to a panel of 4-5 experts who report back to the Authority, giving a spread of results which are merged in to one rating.

It is not intended to be a precise measurement requiring lengthy, involved application of complicated design formulae, but a quick, expert assessment allowing public participation in decisions around buildings, and better communication of acceptable standards to owners, insurers, funders and investors.

Advantages of a star system are:

1. It allows a quick assessment of a building’s resilience by stakeholders such as visitors, guests, tenants, employees, owners, builders, banks, insurance companies and investors
2. It is communicated in an easily understood, internationally understandable “symbol” language
3. It can hasten decisions by funders, builders and designers, immediately providing a point of convergence of expert opinion
4. It can potentially give recognition to owners through lower insurance premiums, a wider tenant base, and a higher building value, to those who seek to build to the seismic conditions prevailing,
5. For engineers, it offers the comfort of approval, and possibly advice, from, respected peers, and giving the driver for a central forum or platform, for on-going discussion among engineers as to what is best practice, while communicating to stakeholders and the wider public the true value of good engineering practice,
6. It can be adopted internationally, (adjusted for each countries’ unique building materials and methods) and with the application of on-going peer reviews, good governance of the system, and the total integrity from those entrusted with its application, can give rise to an internationally respected body, or authority, allowing multi-national entities to make decisions on investment, funding and insurance on buildings without the necessity to examine and understand local codes and regulations, and the diligence of their application. The New Zealand Insurance industry relies substantially on offshore funding decision-makers – we need to set up an internationally respected Authority that can take expert advice to the those decision makers, gaining respect for that Authority - then we can secure insurance cover based on accurate information and sound construction best practice.
7. It can be applied to new and existing buildings:
 - a) For new buildings, it offers a set of easily-identifiable goals and aspirations which can give rise security to future generations

- b) Given the current earthquake-prone nature of New Zealand, all existing buildings will be the subject of regular reviews as to soundness, both for insurance, for portfolio value purposes, and for wider on-going worker's, tenants' and visitors' safety reasons – the introduction of the star concept to existing buildings should not therefore, (anticipating the effect of those reviews), unduly prejudice existing owners. On the contrary, it offers a quick and ready set of marketplace –recognised objectives for assisting with designing acceptable retrofits of sub-standard structures.
8. In the process of accumulating data on international best-practice method and materials, and applying best-practice, that expertise, experience and intellectual property can be exported and shared with countries or areas where there are deficiencies in the quality of engineering and design practices. For example, it is understood that NZ Civil Defence's outcomes from a review of their post-quake performance is now being sought by developed nations who now want to know how to plan for what to do after quakes in built-up areas similar to Christchurch.
 9. Overall, it puts a market pressure on building standards – bringing out and valuing excellent engineering best practice and identifying inferior practice - sunlight is the best disinfectant.
 10. It can hasten the rebuild through achieving buy-in from the insurance industry's accepting that such a system can be relied on as a valuable and respected risk assessment tool. The big insurance decisions are made overseas – we need to show that such an eventually international highly respected and credible authority can be relied on to give the best advice to insurers, for better risk assessment processes, and to enable owners to have a more objective comparison of the insurance contract cost and conditions.

In addition, I would like an Earthquake Rating Authority to be looking at:

1. The law around landlord's, owner's and employer's duty to disclose relevant, authoritative information to tenants, workers, visitors and guests immediately it comes to hand, and looking at more permanent changes to the standard ADLS Eighth Edition Sale and Purchase Agreement.
2. Working with insurers, designing insurance products that will be acceptable both cost-wise and condition-wise, in the marketplace, and providing the market with research on those products
3. The Territorial Authority building inspection regimes and how Councils are to cope, particularly in Christchurch, with the expected work volumes. Ensuring compliance with the granted rating in the case of new construction or retrofits is a must – this will affect the integrity and reputation of an Earthquake Rating Authority,
4. How an ERA can involve itself in the encouragement of the design of new methods and materials, and potentially reward innovation through an awards system, endorsement,
5. How best to capitalise on the depth of experience and accumulated expertise and knowledge arising from both *engineering and geotechnical* innovations and developments post Christchurch – a sales, or an international goodwill, opportunity?

Background to establishment of QuakeStar:

Bob Burnett, a well-accoladed Architectural Designer, successful Property Developer and the region's first "Homestar" (Green Building) practitioner designer and assessor, was discussing with Don Holden the problems of obtaining insurance for new housing in Christchurch.

Bob had in mind a new building company, specialising in sustainable, quake resistant housing, and it was realised that they needed to go to the insurance companies with much more relevant and detailed structural information than prior to the quakes. They both saw that an engineering-driven rating system would greatly assist, and so envisioned the "QuakeStar" system, to rate their own buildings.

After contacting Dr Ron Mayes of California, they learnt that there was excellent USA research in to a rating system for all buildings available, and so Bob and Don saw the opportunity to develop the concept in New Zealand for a much wider audience of stakeholders which could potentially be utilised internationally. The concept had been contemplated by New Zealand engineers for at least 20 years, but nobody had taken the initiative to develop the concept – the rest, as they say, is history.

Bob and Don continue with their sustainable, quake-resilient future home concept, while putting a lot of their time in to the QuakeStar project, voluntarily at this stage with others such as Dr David Hopkins, Dr Richard Sharpe, and others, until the project is fully funded

Building Safety Ratings - Proposed System

-	Earthquake Prone
★	33%-67% code
★ ★	67%-100% code
★ ★ ★	Full code compliance – IL2 (regular buildings)
★ ★ ★ ★	Full code compliance – IL3 (1.3 times code – important buildings)
★ ★ ★ ★ ★	Full code compliance – IL4 (1.8 times code – essential facilities)

ATTACHMENT 1

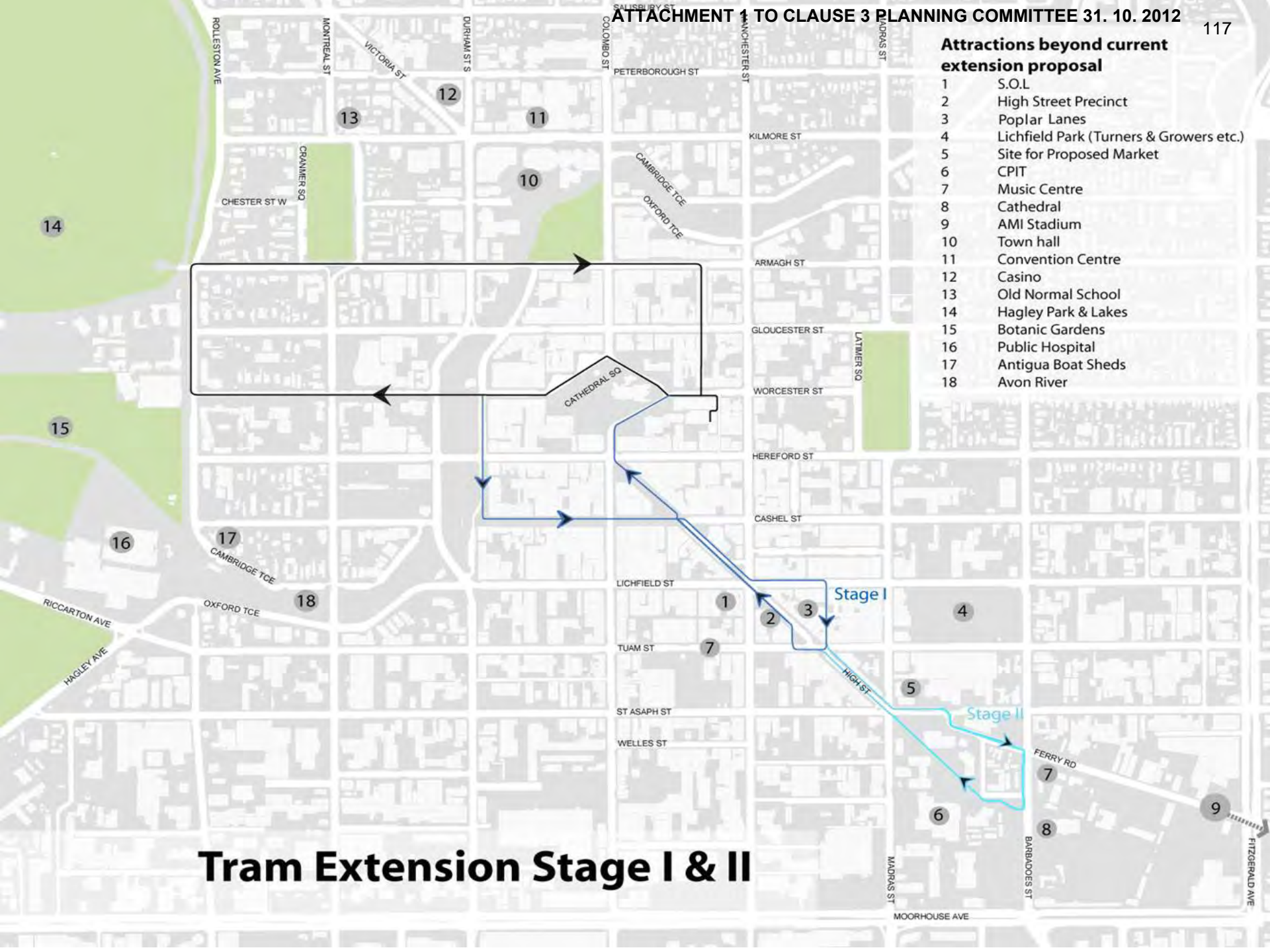
Existing and Potential Land Availability - Christchurch City

Dated - 13 September 2012

Development Area / Name	Plan Change Status	Potential Sections as at Feb 2011	Sections Consented at or after Feb 2011	Sections Applied for but not yet consented	Balance of Sections (no application for subdivision consent received)	Infrastructure Provided		Constraints	Proposed completion of Infrastructure	Additional Notes
						Yes	No			
Large Development Areas										
Aidanfield	Zoning Operative	160	160							
Masham (Enterprise Homes/ Noble/ Delamain)	Zoning Operative	490	358							
					132	132	Planning - development of remaining 132 sections for Enterprise Homes dependant on adjoining Noble Investment development completing road connection			
Wigram Skies	Original subdivision (Stage 1)	247	247							
	Plan Change 62 Operative	1890	200							
				142		40	102	Wastewater - Pump station and pressure main 105 Water supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2013	Project to be delivered by SCIRT Project to be delivered by SCIRT
					1548	1548	Wastewater - Pump station and pressure main 105 Water supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2013	Project to be delivered by SCIRT Project to be delivered by SCIRT	
Fulton Hogan Halswell West (Longhurst and Knights Stream)	Plan Change 60 Operative	1462	240							
						30		Wastewater - Pump station and pressure main 105 Wastewater - Pump station to Fulton Hogan Halswell West development Wastewater - Pressure main from development to Wigram Road sewer Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan Stormwater - council to provide wetland areas	July 2013 July 2013 July 2013 July 2013	Project to be delivered by SCIRT Developer constructing Developer to install (partial funding by CCC) Project to be delivered by SCIRT
				336			886	886	Wastewater - Pump station and pressure main 105 Wastewater - Pump station to Fulton Hogan Halswell West development Wastewater - Pressure main from development to Wigram Road sewer Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan Stormwater - council to provide wetland areas	July 2013 July 2013 July 2013 July 2013
Awatea	North Awatea Plan Change 5 Operative	400			400		400	Wastewater - Pump station and pressure main 105 Wastewater - Pump station to pressure main on Wigram Road Wastewater - Pressure main from Fulton Hogan development to pump station on Wigram Road (shared infrastructure) Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2013 July 2013	Project to be delivered by SCIRT Project to be added to SCIRT programme Fulton Hogan to install (partial funding by CCC)
	South Awatea Plan Change 5 Operative	810			810		810	Wastewater - Pump station and pressure main 105 Wastewater - Pump station to pressure main on Wigram Road Wastewater - Pressure main from Fulton Hogan development to pump station on Wigram Road (shared infrastructure) Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan Planning - Development of the 810 sections subject to relocation / closure of Kart club	July 2013 July 2013 July 2013 July 2013	Project to be delivered by SCIRT Fulton Hogan constructing Fulton Hogan to install (partial funding by CCC) Project to be delivered by SCIRT <i>Council working with organisations to secure new site and plan for relocation. Multiple landowners likely to be constraint to development</i>
Sparks Road	Plan Change 68 for part of Greenfield area - pre-lodgement stage	1810			1810		1810	Wastewater - Pump station and pressure main 105 Wastewater - Trunk sewer connection required from development site to PS 105 Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2014 July 2013	Project to be delivered by SCIRT Separate contract Project to be delivered by SCIRT
South Halswell	No plan change	780						Wastewater - Pump station and pressure main 105 Wastewater - Area is dependent on infrastructure provision for Sparks Road, South East Halswell and Hendersons Basin developments to enable outfall to PS 105 Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2013	Project to be delivered by SCIRT The provision of a wastewater outfall for this development will not be available until infrastructure is in place for the Sparks Road, Henderson Basin and South East Halswell developments as these will provide linkages to the wider trunk sewer system Project to be delivered by SCIRT <i>Application for subdivision consent received for 220 allotments (Oakvale Farm Limited)</i>
						560	560	Wastewater - Pump station and pressure main 105 Wastewater - Area is dependent on infrastructure provision for Sparks Road, South East Halswell and Hendersons Basin developments to enable outfall to PS 105 Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2013	Project to be delivered by SCIRT The provision of a wastewater outfall for this development will not be available until infrastructure is in place for the Sparks Road, Henderson Basin and South East Halswell developments as these will provide linkages to the wider trunk sewer system Project to be delivered by SCIRT
South West Halswell (balance being FH Halswell West)	No plan change	1744			1744		1744	Wastewater - Pump station and pressure main 105 Wastewater - Upgrade of pump station 60 Wastewater - Connections mains to PS 60 and PS 61 catchments Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2013 July 2013	Project to be delivered by SCIRT Project to be delivered by SCIRT Developer to install Project to be delivered by SCIRT
South East Halswell	Existing subdivision (Quarry View)		27					Wastewater - Pump station and pressure main 105 Wastewater - Dependent on infrastructure provision for Sparks Road / Henderson Basin developments	July 2013	Project to be delivered by SCIRT
	No plan change	1060			1033		1033	Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013	The provision of a wastewater outfall for this development will be restricted until infrastructure is in place for the Sparks Road and Henderson Basin developments as these will provide linkages to the wider trunk sewer system Project to be delivered by SCIRT
Hendersons Basin	No plan change	1383			1383		1383	Wastewater - Pump station and pressure main 105 Wastewater - Infrastructure options to service the development have yet to be finalised and will be dependent on infrastructure provision for Sparks Road development Water Supply - Wilmers Road pump station Stormwater - developer to provide facilities as included in South West Catchment Management Plan	July 2013 July 2013	Project to be delivered by SCIRT The provision of a wastewater outfall for this development will be restricted until infrastructure is in place for the Sparks Road development as this will provide linkages to the wider trunk sewer system Project to be delivered by SCIRT

Development Area / Name	Plan Change Status	Potential Sections as at Feb 2011	Sections Consented at or after Feb 2011	Sections Applied for but not yet consented	Balance of Sections (no application for subdivision consent received)	Infrastructure Provided		Constraints	Proposed completion of Infrastructure	Additional Notes
						Yes	No			
			400							
Prestons Road	Plan Change 30 Operative	2300			200		200	Planning / transport - City Plan currently requires upgrading of four intersections 1. Marshland / Mairehau - Developer to provide 2. Marshland / Prestons 3. Mairehau / Burwood - Developer to provide 4. Lower Styx / Marshland	December 2013 December 2013	
					1100		1100	Wastewater - SCIRT has replacement of pumping stations 63 and 36 in its programme. These will be upgraded at time of replacement and cater for Prestons capacity, as an interim measure until final solution for waste water infrastructure is available. Stormwater - Secondary treatment proposed using Clare Park Water Supply - Developer to construct new pump station's (required within development after 600 sections)	July 2014 June 2014	Provision of interim solution until new Northern Trunk Sewer constructed in 2015 May need CERA intervention to assist in purchase of required land
					600		600	Planning - City Plan requirement for works to commence on a number of transport projects before the last 600 sections are created. This includes the Northern Arterial and 4 laning of QEII Drive between Main North Road and Innes Road, together with either the Northern Arterial Extension (NAE) or Hills Road Extension (HRE)	Northern Arterial and associated Links planned for completion by 2020	May need CERA intervention to assist in purchase of required land
Belfast Park	Plan Change 43 Operative	640			640		640			
East Belfast (balance being Belfast Park)	No plan change	510			510		510			Transport - Intersection upgrades may become a requirement as part of the Plan Change,
							650			
Belfast 293	Operative	1300			1300		650	Environment Court requirement - Western part of Belfast 293 cannot process until a Notice of Requirement designating the Western Belfast Bypass alignment is issued by NZTA Stormwater - developer to provide facilities as included in the draft Styx Catchment Management Plan	December 2012	
Highfield Park	Plan Change 67 notified and submissions closed	2100			2100		1100	Stormwater - developer requires Ecan consent, assumption is that developer will provide infrastructure that is included in the Styx Catchment Management Plan Water Supply - new water supply pumping station required to supplement supplies in the North West zone	December 2014 September 2012	Instead of waiting for construction of new Northern Trunk Sewer, existing damaged network could be utilised to meet wastewater requirements. This action would require Ecan approval as it would marginally increase the number of overflows (estimated to be an extra 3-5 times per annum) Permanent new Northern Trunk Sewer planned for completion by December 2015
							1000			
Upper Styx	Plan Change 71 for part of Greenfield area - pre-lodgement stage	1962			1962		300	Wastewater - new Northern Trunk Sewer Stormwater - Developer requires Ecan consent, assumption is that developer will provide infrastructure that will need to align with Styx Catchment Management Plan Water Supply - new water supply pumping station required to supplement supplies in the North West zone.	July 2016 December 2014	Instead of waiting for construction of new Northern Trunk Sewer, existing damaged network could be utilised to meet wastewater requirements. This action would require Ecan approval as it would marginally increase the number of overflows (estimated to be an extra 3-5 times per annum)
							900			
							762			
Russley	No plan change	98			98		98			
South of Masham	No plan change	255			255		255			
Small Development Areas										
Te Repo Oaks - Halswell	Operative zoning	13	13							
288 Kennedys Bush Rd	Operative zoning	11	11							
Quarry Hill - Kennedys Bush	Operative zoning	8	8							
Southwest Motorway	Operative zoning	100			100		100	Pump station and rising main 105	July 2013	
Halswell on Park	Operative zoning	42	42							
Parkridge - Mt Pleasant	Operative zoning	24	24							
158 McGregors Road - Rangers Close	Operative zoning	32	32							
Greenwood Farm - Richmond Hill	Operative zoning	24	24							
Waitikiri	Operative zoning	82	82							
Clearwater	Operative zoning	27	27							
Rostrevor Estate	Operative zoning	29	29							
Philpotts Rd (EPUnits)	Operative zoning	180	180							Elderly Person units
Alpine View (EPUnits)	Operative zoning	40	40							Elderly Person units
9 Pavilion Crescent, Addington	Operative zoning	5	5							
424 Manchester Street, St Albans	Operative zoning	7	7							
172 Fitzgerald Avenue, Linwood	Operative zoning	5	5							
12 Leaver Terrace, North New Brighton	Operative zoning	5	5							
86 St Lukes Street, Woolston	Operative zoning	18	18							
103 Mandeville Street, Riccarton	Operative zoning	12	12							
138 Kerrs Road, Wainoni	Operative zoning	8	8							
5/190 Lincoln Road, Addington	Operative zoning	5	5							
408 Worcester Street	Operative zoning	6	6							
11 Clarence Street, Addington	Operative zoning	8	8							
114 Nursery Road, Linwood	Operative zoning	8	8							
45 Oakhampton Street, Hornby (EPUnits)	Operative zoning	5	5							Elderly Person Units
56 Avonside Drive, Linwood (disabled units)	Operative zoning	7	7							Specifically built disabled units
38 Steadman Road, Masham (unit titles)	Operative zoning	5	5							Unit Titles
421 Wigram Road, Wentworth Park	Operative zoning	17	17							
97 Opawa Road, Opawa	Operative zoning	5	5							
6 Constance Place, Oaklands	Operative zoning	6	6							
Anthony Wilding Oaklands (EPUnits)	Operative zoning	35	35							Elderly Person Units (retirement village)
29 Clarence Street Sth, Addington	Operative zoning	8	8							
152 Holly Road, St Albans	Operative zoning	6	6							
272 Knowles Street, St Albans	Operative zoning	6	6							
126 Nursery Road, Linwood (unit titles)	Operative zoning	18	18							Unit Titles
468 Cashel Street, Linwood (unit titles)	Operative zoning	18	18							Unit Titles
79 Matipo Street, Riccarton	Operative zoning	5	5							
Anthony Wilding Oaklands (EPUnits)	Operative zoning	46	46							Elderly Person Units (retirement village)
50 Roberts Road, Hei Hei	Operative zoning	6	6							
486 Armagh Street, Linwood	Operative zoning	5	5							
18 Goldsmith Place, Waltham	Operative zoning	8	8							
Bridgestone - Langdons Rd, Papanui		0			0		0			Subject to approved Plan Change
Former Maltworks Site - Port Hills Rd, Heathcote Valley	Business 4	180			180		180			Elderly Person units and rest home
TOTALS - Small Developments		22486	2773	362	19351	3485	16564			

- Attractions beyond current extension proposal**
- 1 S.O.L
 - 2 High Street Precinct
 - 3 Poplar Lanes
 - 4 Lichfield Park (Turners & Growers etc.)
 - 5 Site for Proposed Market
 - 6 CPIT
 - 7 Music Centre
 - 8 Cathedral
 - 9 AMI Stadium
 - 10 Town hall
 - 11 Convention Centre
 - 12 Casino
 - 13 Old Normal School
 - 14 Hagley Park & Lakes
 - 15 Botanic Gardens
 - 16 Public Hospital
 - 17 Antigua Boat Sheds
 - 18 Avon River



Tram Extension Stage I & II

12 September 2012

To whom it may concern

Re-instatement of the Christchurch Tramway operation in central Christchurch

Christchurch and Canterbury Tourism has set itself a goal to recover annual visitor guest nights to Christchurch City to the 2010 level of 3.2 million by year end 2016. To achieve this goal we need to hasten progress with the restoration of accommodation, hospitality and visitor activities in the central city.

As it stands international guest nights in Christchurch have fallen by 55% when compared with the pre-earthquake levels. Visitor research completed over the 2011/12 summer period indicated that much of this loss is caused by perceptions that "there is little to do" in the inner city. It is for this reason that we strongly endorse the commitment by The Wood Scenic Line to restore Tramway operations in the inner city.

The restoration of the Tramway operation is important for the following reasons:

1. The Tramway operation is a unique and popular visitor attraction that had very high uptake with international and domestic visitors (280,000 users per year) prior to the February 2011 earthquake. The Tram also provides very good linkages around our inner city visitor activities and hospitality areas.
2. The Tramway has historical and heritage significance which is well appreciated by visitors. It has become an iconic activity that can deliver significant value in terms of the image of the city.
3. The Tramway will provide an excellent vehicle to provide visitor commentary on the post earthquake developments, restorations and tourism services.
4. The Tramway "Dining Car" will provide an additional dining option for visitors in an area of the city that is very short of restaurant options.
5. Travel sellers around the world will see the restoration of the Tramway service as an indication that Christchurch is getting back to "business as usual". The Tram has been a fixed part of many tour programmes for a long time and there is a high desire to have this product available again to attract visitors back into the heart of the city.

Christchurch & Canterbury Tourism
Level 4, Carpark Building
Christchurch Airport, Memorial Avenue
PO Box 2600
Christchurch 8140, New Zealand

Ph +64 3 353 5990

Fax +64 3 365 0787

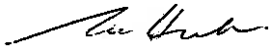
info@christchurchnz.com

christchurchnz.com

6. The return of Tramway will provide confidence to other tourism sector investors that the central city is returning to normal and worth investing in.

CCT would be happy at any stage to provide further insights to the Christchurch City Council on the above commentary and endorse the value of having an early return to service for this iconic visitor attraction.

Yours sincerely



Tim Hunter
Chief Executive

COUNCIL 22. 11. 2012

**ENVIRONMENT AND INFRASTRUCTURE COMMITTEE
1 NOVEMBER 2012**

**A meeting of the Environment and Infrastructure Committee
was held in the No. 1 Committee Room, 53 Hereford Street, Christchurch
on Thursday 1 November 2012 at 9am.**

PRESENT: Aaron Keown (Deputy Chairperson)
Councillors Sally Buck, Jimmy Chen, Barry Corbett, and Sue Wells.

APOLOGIES: Councillor Claudia Reid.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

(1.) INFRASTRUCTURE REBUILD MONTHLY REPORT

General Manager responsible:	General Manager Capital Programme Group, 941-8235
Officer responsible:	Infrastructure Rebuild Client Manager
Author:	Will Doughty

PURPOSE OF REPORT

1. To provide the Council with a monthly update on the infrastructure rebuild.

EXECUTIVE SUMMARY

2. At its April 2011 meeting, Council gave approval for an Alliance to be formed to deliver the reinstatement of the City's damaged infrastructure. It was also agreed that the Chief Executive would report regularly to the Council on progress with regard to the reinstatement work.
3. The report (**Attachment 1**) is the twelfth of what will be a regular monthly report that is provided to the Environment and Infrastructure Committee, the Council and the Canterbury Earthquake Recovery Authority (CERA).

STAFF RECOMMENDATION

That the Council receive the Infrastructure Rebuild Monthly Report for October 2012.

COMMITTEE CONSIDERATION

Committee members asked questions relating to infrastructure matters raised in the report which staff undertook to answer.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

COUNCIL 22. 11. 2012

Environment and Infrastructure Committee 1. 11. 2012

- 2 -

(2.) WEIGHT RESTRICTIONS ON UNDER STRENGTH AND EARTHQUAKE DAMAGED ROAD BRIDGES

General Manager responsible:	General Manager City Environment Group, DDI 941-8608
Officer responsible:	Unit Manager, Transport and Greenspace
Author:	Ryan Rolston, Traffic Engineer - Transport

PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval to adopt weight and speed restrictions on certain Council road bridges that are under strength or have been damaged by earthquakes.

EXECUTIVE SUMMARY

2. Ongoing routine inspections and additional inspections as a result of the earthquakes were undertaken to determine requirements for weight and/or speed restrictions on Council road bridges. Weight and speed restrictions have then been implemented where a need was identified to prevent further damage. Many of the present restrictions expire on 10 November 2012, noting that the Heavy Motor Vehicles Regulations 1974 only enables bridge weight and speed restrictions to be implemented for a maximum of 12 months and the present restrictions were notified on 10 November 2011.
3. Routine inspections have identified a number of additional Council bridges with no current restrictions where weight and speed restrictions are now required.
4. Appendix A (refer **Attachment 1**) lists Council bridges with existing or required weight and speed restrictions. This report recommends the approval of the specified weight and speed restrictions on these bridges for the subsequent 12 month period.
5. Public notification is required to give legal effect to the restrictions. It is proposed to publically notify the restrictions through the public notices in "The Press" newspaper. Following notification, the New Zealand Transport Agency (NZTA) will be informed of the restrictions in accordance with the requirements of the Heavy Motor Vehicles Regulations 1974.

FINANCIAL IMPLICATIONS

6. The cost of these weight and speed restrictions inclusive of engineering, newspaper advertising costs and the manufacturing and installation of signage (where necessary) is approximately \$15,000.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

7. Costs associated with the restrictions primarily relate to new signage and will be funded through the LTCCP budget for bridge renewals. It is noted that signs have previously been installed on bridges where the restriction is a result of earthquake damage

LEGAL CONSIDERATIONS

8. Regulation 11(3) of the New Zealand Government Heavy Motor Vehicles Regulations 1974 empowers the Council to impose weight and speed restrictions on Council road bridges.
9. Regulation 11(13) of the New Zealand Government Heavy Motor Vehicles Regulations 1974 states that any weights or speeds limit fixed on a bridge by the road controlling authority shall remain in place (unless revoked or amended sooner) for no longer than is required and for a maximum period of 12 months.

COUNCIL 22. 11. 2012**Environment and Infrastructure Committee 1. 11. 2012**

- 3 -

2 Cont'd

10. Regulation 11(5) and 11(7) of the New Zealand Government Heavy Motor Vehicles Regulations 1974 require public notification of bridge weight and speed restrictions through a local newspaper, deemed in this instance to be "The Press". The restrictions become effective upon public notification.
11. Regulation 11(13) of the New Zealand Government Heavy Motor Vehicles Regulations 1974 requires that Central Government is informed of restrictions being implemented via the New Zealand Transport Agency (NZTA) the details per a legal gazetting process.

Have you considered the legal implications of the issue under consideration?

12. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

13. Not applicable.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

14. Not applicable.

ALIGNMENT WITH STRATEGIES

15. Not applicable.

Do the recommendations align with the Council's strategies?

16. Not applicable.

CONSULTATION FULFILMENT

17. On approval, the restrictions are required to be notified within a local newspaper to have effect. It is proposed that the restrictions are notified within "The Press" on Saturday 10 November 2012 to align with the lapsing of the current restrictions.
18. Following public notification, Council staff will forward the NZTA a copy of the newspaper containing the notification, together with advice that certificates for the restrictions have been obtained from the appointed engineer.

STAFF RECOMMENDATION

That the Council adopts the weight and speed restrictions to the road bridges as specified within Appendix A of this report.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

It was **agreed** that the Committee record its appreciation for the work of Alan Beuzenberg, Transport and Greenspace Unit Manager, during his time at the Council.

PART B - REPORTS FOR INFORMATION**(3.) DEPUTATIONS BY APPOINTMENT**

Nil.

COUNCIL 22. 11. 2012**Environment and Infrastructure Committee 1. 11. 2012**

- 4 -

PART C – DELEGATED DECISIONS**(4.) RESOLUTION TO EXCLUDE THE PUBLIC**

At 9.30am the Committee **resolved** to exclude the public for Clause 5 on the grounds set out on page 64 of the agenda.

Note: Permission was granted for John Hannah, Ferrymead Bridge Replacement Project Manager, to be present during consideration of this item to assist the Committee in its consideration of Clause 5.

The public was readmitted at 10.40am, at which point the meeting concluded.

CONSIDERED THIS 22ND DAY OF NOVEMBER 2012**MAYOR**



New Zealand Government

**INFRASTRUCTURE REBUILD PROGRESS REPORT
OCTOBER 2012**

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1. INTRODUCTION

The purpose of this report is to provide Council, CERA and NZTA an update on the horizontal infrastructure rebuild. For this month, and going forward, progress on all horizontal infrastructure rebuild work is reported. This includes the work activity being delivered by SCIRT (section 4.1) and work being delivered under business as usual (BAU) mechanisms (section 4.2).

2. ACTIVITIES FOR THE MONTH

Operationally, SCIRT is showing a further increase in work done in September. The total claim for the month for earthquake related work was approximately \$35.2m of which \$20.2m relates to physical work in the field. This is a \$3m increase in work in the field compared to August.

Visits to the Community Boards have continued over the last three weeks, with great feedback from all, around the infrastructure rebuild in general and particularly around the operational level communications from SCIRT. There was also a community meeting regarding the traffic management proposed for the Bridge Street bridge rebuild that went very well and received good feedback from elected officials that attended. SCIRT are working through the forward work schedule to identify key locations where work may create impacts on localized community groups to enable them to be even more proactive in explaining what is being done, why and the planning behind it.

There has been considerable focus in October on updating the overall horizontal infrastructure rebuild estimate from September 2011 for both the work being delivered by SCIRT and the non SCIRT works. There is a greater understanding of the scope of the rebuild required a year further on. This updated estimate will be used to inform the long term plan and also the necessary appropriations from NZTA and CERA. At this stage it is anticipated that the updated estimate will be available in November.

Work is ongoing to address wider strategic issues that could have an impact on the delivery of the SCIRT programme. Close liaison has been established with the Porthills Geotech group, CCDU and CERA. Several briefings have already been held with SCIRT around strategic transport issues for the City relating to the Christchurch Transport Plan and Greater Christchurch Transport Statement. Another key strategic issue of the rebuild is the future of the red zone.

3. FINANCIALS

Below is a summary of the financials for the horizontal infrastructure rebuild. These have been separated into rebuild activities being carried out by SCIRT (including NZTA State Highway rebuild work) and Council infrastructure rebuild activities being undertaken through Council business as usual mechanisms.

This report includes a breakdown for the current financial year to date as per the agreed SCIRT annual target budget and the Council Annual Plan in section 3.1 and actual life to date costs against the overall infrastructure rebuild estimate (plus additional projects) in section 3.2. For the purpose of this report all indirect costs have been allocated based on portion of the programme estimate per activity.

The table below summarises the year to date and life to date of the horizontal infrastructure rebuild activities performed by SCIRT, rebuild activities performed by others and other CCC renewal projects performed by SCIRT.

FINANCE AS AT 30 SEPTEMBER 2012					
Activity	Year to date 2012/2013		Life to date		
	Budget	Actual	Estimate	Actual	
Rebuild activities performed by SCIRT	\$ 440,000,000	\$ 99,089,252	\$ 1,751,095,238		364,624,720
Rebuild activities performed by others	\$ 103,486,521	\$ 6,150,054	\$ 307,306,057		68,590,635
Other activities performed by SCIRT	\$ 47,786,904	\$ 9,897,268	\$ 47,786,904		20,507,326
GRAND TOTAL	\$ 591,273,425	\$ 115,136,574	\$ 2,106,188,199		\$ 453,722,681

3.1 Annual Plan 2012/13 - Actual year to date cost against budget

The Council 2012/13 Annual Plan includes a budget for the infrastructure rebuild of \$543.5m. This relates to Council rebuild activities being delivered by both SCIRT and Council business as usual mechanisms. The SCIRT budget for the year also includes NZTA Highway rebuild budget of \$10.9m.

3.1.2 SCIRT actual year to date costs

The approved annual target budget for SCIRT is \$440m. This includes NZTA State Highway rebuild activities of \$10.9m. Table 1.1 below presents the actual costs for each activity for the year to date reported against the agreed annual target budget for SCIRT. These costs are up to end September 2012.

Table 1.1 Actual costs for year to date of rebuild works by SCIRT

FINANCE AS AT 30 SEPTEMBER 2012						
SCIRT						
Activity	Description	2012/13 SCIRT Target Budget	Actual Cost YTD	Forecast Total Spend This Year	Year End Variance	
Road Network	Roading	\$ 105,410,459	\$ 28,842,591	\$ 119,661,934	-\$	14,251,475
Wastewater Collection		\$ 272,979,266	\$ 59,956,095	\$ 266,012,597	\$	6,966,669
Water Supply	Water Supply	\$ 26,872,162	\$ 7,746,479	\$ 26,325,687	\$	546,475
Waterways & Land Drainage	Stormwater	\$ 23,824,220	\$ 1,879,862	\$ 23,378,280	\$	445,940
NZTA Highways		\$ 10,913,892	\$ 664,225	\$ 11,121,501	-\$	207,609
TOTAL SCIRT INFRASTRUCTURE REBUILD PROGRAMME		\$ 440,000,000	\$ 99,089,252	\$ 446,500,000	-\$	6,500,000

3.1.3 Non-SCIRT actual year to date costs

The balance of the annual plan budget for the infrastructure rebuild (\$103.5m) is being delivered by Council business as usual mechanisms. Table 1.2 below presents the actual costs for the year to date of the infrastructure rebuild performed by Council for each activity against the 2012/13 Annual Plan budget. These costs are up to the end of September 2012.

Table 1.2 Actual costs for year to date of non-SCIRT rebuild works

FINANCE AS AT 30 SEPTEMBER 2012						
Non SCIRT						
Activity	Description	Approved Budget	Actual Cost YTD	Year End Forecast	Year End Variance	
Road Network	Roading	\$ 31,367,190	\$ 401,607	\$ 8,300,043		23,067,147
Wastewater Collection		-\$ 42,779,266	-\$ 12,466	-\$ 12,466	-	42,766,800
Parks & Open Spaces	Greenspace	\$ 13,554,101	\$ 304,712	\$ 13,554,101	-	0
Refuse Minimisation & Disposal	Solid Waste	\$ 5,105,263	\$ 1,344,878	\$ 5,105,263	-	0
Wastewater Treatment & Disposal	WW Treatment Plant	\$ 29,020,147	\$ 1,802,077	\$ 29,020,147		0
Water Supply	Water Supply	\$ 62,553,010	\$ 1,085,750	\$ 34,425,175		28,127,835
Waterways & Land Drainage	Stormwater	\$ 4,666,077	\$ 1,194,464	\$ 7,773,464	-	3,107,387
TOTAL NON-SCIRT INFRASTRUCTURE REBUILD PROGRAMME		\$ 103,486,521	\$ 6,121,022	\$ 98,165,727	\$	5,320,794

3.2 Overall Infrastructure Rebuild estimate - actual life to date costs against current infrastructure rebuild estimate.

The current estimate for the overall rebuild of the City's horizontal infrastructure is \$2.015 billion (including contingency and excluding escalation), plus \$18.163m project budget not included in the horizontal infrastructure cost estimate. In addition to the above there is an estimate of \$25m for NZTA State Highways rebuild. For the purpose of this monthly progress report the current overall estimate reported against is therefore \$2.058 billion.

It is anticipated that a revised programme estimate will be completed in Q4 of calendar year 2012 to help inform the long term planning process.

3.2.1 SCIRT actual life to date against estimate

Table 2.1 includes the overall life to date costs against the current estimate for the SCIRT performed rebuild of the City's infrastructure. SCIRT is performing \$1.7b of Council infrastructure rebuild, plus \$25m NZTA Highways rebuild.

Table 2.1 SCIRT Actual life to date costs against estimate

SCIRT									
Activity	Description	Current Estimate of				Forecast Total			
		Cost	Actual Cost 2010/11	Actual Cost 2011/12	Actual Cost 2012/13	Total Actual Cost	Spend	Programme Variance	
Road Network	Roading	\$ 814,857,143	\$ 11,812,105	\$ 71,944,425	\$ 28,842,591	\$ 112,599,121	\$ 814,857,143	\$ -	
Wastewater Collection		\$ 714,095,238	\$ 10,376,296	\$ 124,477,818	\$ 59,956,095	\$ 194,810,209	\$ 714,095,238	\$ -	
Water Supply	Water Supply	\$ 128,142,857	\$ 1,857,860	\$ 35,385,420	\$ 7,746,479	\$ 44,989,759	\$ 128,142,857	\$ -	
Waterways & Land Drainage	Stormwater	\$ 69,000,000	\$ 999,542	\$ 6,505,956	\$ 1,879,862	\$ 9,385,359	\$ 69,000,000	\$ -	
NZTA Highways Rebuild		\$ 25,000,000		\$ 2,176,046	\$ 664,225	\$ 2,840,271	\$ 25,000,000		
TOTAL		\$ 1,751,095,238	\$ 25,045,803	\$ 240,489,665	\$ 99,089,252	\$ 364,624,720	\$ 1,751,095,238	\$ -	

3.2.2 Non-SCIRT actual life to date against estimate

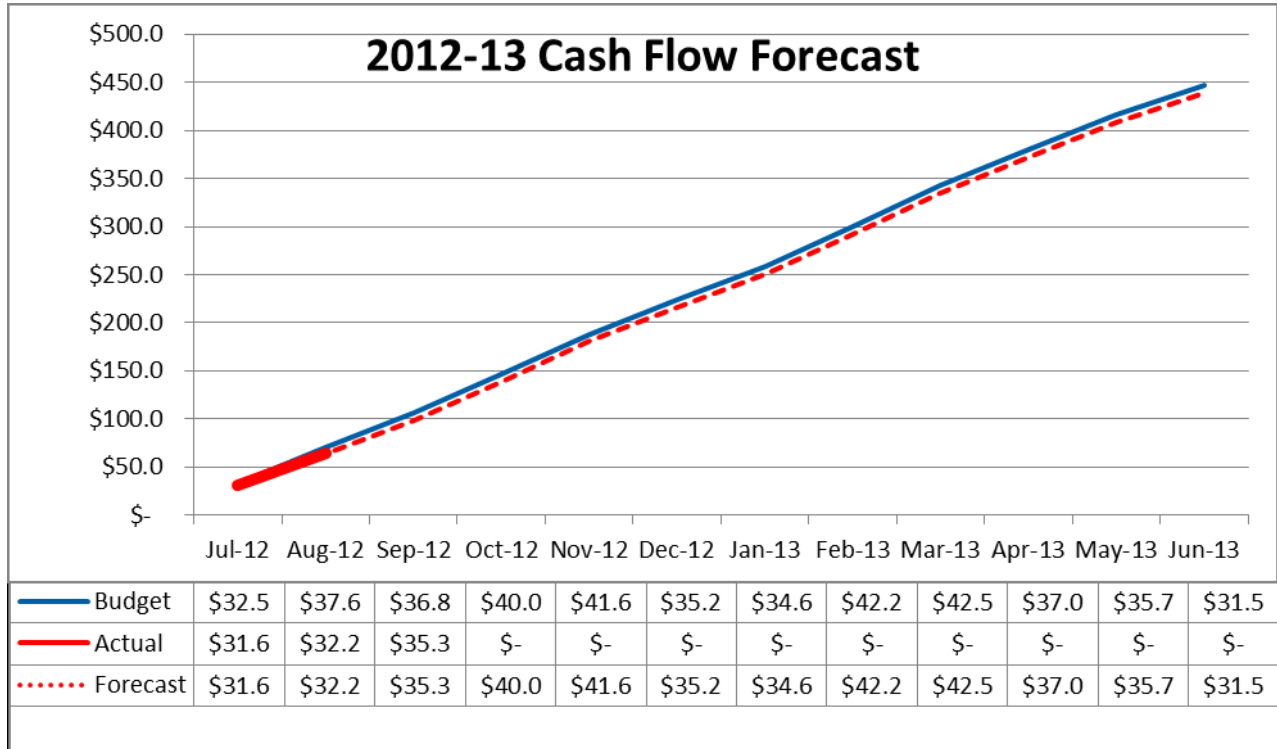
Table 2.2 includes the overall life to date costs against the current estimate for infrastructure rebuild activities being delivered by Council business as usual mechanisms. The table also includes three projects and their budgets, not included in the current cost estimate, totalling of \$18.163m.

Table 2.2 Non-SCIRT actual life to date costs against estimate

NON-SCIRT									
Activity	Description	Current Estimate of Cost	Actual Cost 2010/11	Actual Cost 2011/12	Actual Cost 2012/13	Total Actual Cost	Forecast Total Spend	Programme Variance	
Road Network	Roading	\$ 78,589,305	\$ 848,201	\$ 1,792,740	\$ 401,607	\$ 3,042,548	\$ 78,589,305	\$ -	
Wastewater Collection		\$ -	\$ 1,634,066	\$ 13,757,590	\$ -	\$ 12,466	\$ 15,379,191	\$ -	
Parks & Open Spaces	Greenspace	\$ 57,884,181	\$ 611,310	\$ 1,835,060	\$ 304,712	\$ 2,751,082	\$ 57,884,181	\$ -	
Refuse Minimisation & Disposal	Solid Waste	\$ 8,761,905	\$ 2,076,017	\$ 3,091,587	\$ 1,344,878	\$ 6,512,482	\$ 8,761,905	\$ -	
Wastewater Treatment & Disposal	WW Treatment Plant	\$ 96,356,381	\$ 4,488,038	\$ 13,249,043	\$ 1,802,077	\$ 19,539,158	\$ 96,356,381	\$ -	
Water Supply	Water Supply	\$ 24,095,238	\$ 4,266,124	\$ 830,545	\$ 1,085,750	\$ 6,182,419	\$ 24,095,238	\$ -	
Waterways & Land Drainage	Stormwater	\$ 41,619,048	\$ -	\$ 13,960,259	\$ 1,194,464	\$ 15,154,723	\$ 41,619,048	\$ -	
TOTAL		\$ 307,306,057	\$ 13,923,757	\$ 48,516,824	\$ 6,121,022	\$ 68,561,603	\$ 307,306,057	\$ -	

3.3 Forecast Expenditure

The graph below shows SCIRT programme cash flow forecast and actual expenditure, year to date.



4. PROGRAMME

4.1 SCIRT Work Activity

4.1.1 Achievement Report

The progress report for this month includes an achievement report which outlines progress made by the construction projects against key metrics for each asset type.

Due to the focus on the estimating process it has not been possible to provide the complete updated achievement report for September.

Asset Type	Asset Sub-Type	Unit	August	September	Life To Date
Storm Water Pump Stations	Pump Station	%	0	0	0
Storm Water Reticulation	Drainage	m	675	748	4100
Transport - Roading	Bridges	%	0.2	-	-
	Pavement	m ²	11,809	20,732	97,218
	Retaining Walls	m ²	59	287	580
Waste Water Pump Stations	Pump Station	%	97	0	886
Waste Water Reticulation	Reticulation	m	9,811	15,413	63,652
	Manhole/chamber	#	46	85	197
Water Supply Pump & Reservoir	Pump Station	%	142	-	-
	Reservoir	%	0	-	-
Water Supply Reticulation	Reticulation	m	1,505	555	18,663
	House connections	#	3	22	159

4.1.2 Number of Ongoing SCIRT Projects

The following table is a summary of the programme pipeline as at September 30th 2012. It shows how many projects and the total value at each stage of the project lifecycle.

Project Lifecycle Stage	August Estimate	September Estimate	August Estimated Construction Cost	September Estimated Construction Cost
Investigation (Asset Assessment)	53	30	\$44.2m	\$8.9m
Concept Design	76	101	\$703.9m	\$622.4m
Detailed Design	94	63	\$429.1m	\$414.3m
Construction	87	127	\$207.6m	\$356m
Handover	202	214	\$76.0m	\$81.9m
Grand Total	512	535	\$1,460.8m	\$1,483.5m

In the table above, the previous monthly report totals have also been included to show the change in activity.

4.1.3 Ongoing Projects by Ward

4.1.3.1 Introduction

The progress report this month includes a summary of all SCIRT projects that are currently either in detailed design or construction separated on a Ward basis. A separate table has been included specifically for projects either in detailed design or construction within the central city (within the four avenues). This has been created to assist in the coordination with the Central City Recovery Plan and vertical infrastructure rebuild going forward.

For projects in construction – estimated construction cost (Target Outturn Cost) has been included together with actual Life to Date Costs as at the end of September 2012.

4.1.3.2 Burwood / Pegasus

DETAILED DESIGN		
Reference	Project	Project Description
10415	PS 63 (PS)	New replacement PS63 at Beach Road. This project is linked to 10926 for the approximately 4Km long 700mm pressure main.
10620	Pages Rd Bridge	Repair to Pages Rd Bridge, including road network connecting to roundabout on North end of bridge.
10694	PS36 Renewal (WW)	New PS36 to replace existing PS36. New station capacity approximately 900 L/S. This project covers all design for the project and construction for above ground activities. A related project covers 2M of below ground construction works required.
10796	NZTA Anzac Bridge Repairs	Ground improvements, removal of landward bridge spans, demolish and rebuild abutments, repair piers, approaches and underpasses
10809	PS28 Catchment RD SW and WS Repairs	Design for repair (some full reconstruction) of minor to severe earthquake damage to carriageways, kerbs and channels, and footpaths with some associated stormwater and water supply works in streets situated in the area from Woodham Rd/Pages Rd north to Wainoni Rd/Breezes Rd. This work will follow construction of wastewater repairs/replacement.
10819	Keyes Road Catchment (RD,SW)	Repair and reinstatement of roads and underground services (excluding wastewater).
10840	PS37 Catchment RD SW WS	Linked to Project 10318 WW for the RD WS and SW elements
10861	New Brighton, South New Brighton & Southshore NE1, NE2 & NE3 Area Rebuild (WW)	Overall Catchment scope to link multiple projects and release projects on hold for a full one pass rebuild of the above area. Includes WW elements. Projects for construction to the value of \$15M are expected from this concept study.
10865	Catchment Study - Burwood Rebuild NE8 (WW)	Full One Pass rebuild of the Burwood Catchment Area - WW Element, estimated value of resulting projects in the region of \$15,000,000.
10900	New Brighton NE6&NE7 Catchment Rebuild (WW)	Full, one pass rebuild of the New Brighton Catchment Area (Waste Water Element)
10932	PS36 New Pressure Main (WW)	Construction of an additional Pressure Main from PS36 to provide resilience in the system.
10946	PS25 Replacement VS5001 (WW, PS)	Replacement of the existing wet well pump station that is fed by the existing gravity sewer network with a vacuum pump station that will be fed by the new vacuum sewer network.
10959	Aranui Catchment NE4 Vacuum Pump Station, Pages Road (WW)	Construction of a vacuum pump station to service the Aranui catchment including an above ground, architecturally designed pump station building, biological filter bed, shared generator building with PS36 and an access road. This pump station is located at the same site as PS36 and has some shared facilities.

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DETAILED DESIGN		
Reference	Project	Project Description
10960	Aranui Catchment NE4 Vacuum Arm 1: Rowses Road Subcatchment (WW)	Construction of vacuum sewerage pipes, pits, and laterals (in road reserve only) and connecting up to the new vacuum pump station in Bexley Reserve.
10961	Aranui Catchment NE4 Vacuum Arm 2: Pages Rd West Subcatchment (WW)	Construction of vacuum sewerage pipes, pits, and laterals (in road reserve only) and connecting up to the new vacuum pump station in Bexley Reserve.
10962	Aranui Catchment NE4 Vacuum Arm 3: Shortland Sreet Subcatchment (WW)	Construction of vacuum sewerage pipes, pits, and laterals (in road reserve only) and connecting up to the new vacuum pump station in Bexley Reserve.
10963	Aranui Catchment NE4 Vacuum Arm 4: Marlow Road Subcatchment (WW)	Construction of vacuum sewerage pipes, pits, and laterals (in road reserve only) and connecting up to the new vacuum pump station in Bexley Reserve.
10964	Aranui Catchment NE4 Vacuum Arm 5: Portchester Street Subcatchment (WW)	Construction of vacuum sewerage pipes, pits, and laterals (in road reserve only) and connecting up to the new vacuum pump station in Bexley Reserve.
10965	Aranui Catchment NE4 Pressure Sewerage System - East Avondale centred on Cowes Street (WW)	Construction of a pressure sewerage system including individual pump station units in private property, laterals, boundary kits and pressure mains. The pressure main from the catchment then runs along Anzac Drive and discharges to a new inlet manhole (by others) near the junction of Anzac Drive and Bexley Road.
10975	NE12 - North New Brighton Wastewater Catchment Repairs (WW)	Repair of the Wastewater network within the North New Brighton area.
10976	NE13 - Beach Road & Bower Ave Wastewater Catchment Repairs (WW)	Wastewater replacement in the Beach and Bower Ave Catchment within Parklands East.
10977	NE13 - Parklands East Wastewater Catchment Repairs (WW)	Replacement of the Wastewater system in the Parklands East area.
10978	NE13 - Parklands West Wastewater Catchment Repairs (WW)	Wastewater repairs to the Parklands West catchment area.

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CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10314	Keyes Road Catchment (WW, WS)	Repair and/or reinstatement of wastewater system.	5/03/12	XXXX	\$5,465,563	\$5,389,934
10318	PS37 North Catchment (WW)	Wastewater repairs and renewal for northern half of PS37 catchment. Includes one new pump station and approximately 100 pressure sewer pumps.	27/04/12	2/05/13	\$4,361,942	\$2,669,249
10335	PS54 - Catchment	A large waste water catchment of approx 12 streets which all drain to Pump Station 54 in Avondale.	2/11/11	9/10/12	\$10,893,000	\$6,613,190
10359	PS54 - Niven Street (WW)	Minor works on pump station 54 as described in an IRMO report form	25/10/11	24/10/12	\$22,100	\$62,282
10363	PS 108 Catchment (old PS39 Catchment)	A large waste water catchment of approx 12 streets which all drain to Pump Station 54 in Avondale.	11/11/11	31/10/12	\$5,306,865	\$4,791,460
10416	PS37	Repairs to existing PS37, including new pump intakes and repairs to yards.	24/01/13	21/03/13	\$247,891	\$682,527
10429	Estuary Rd Carriageway, PS37 to Bridge Street Catchment (WS,SW,RD)	Repairs to roads, stormwater and water in Estuary Road between Bridge Street and Beatty Street.	28/09/12	28/02/13	\$1,351,722	\$1,790
10430	PS28 - Catchment	PS 28 catchment services residential and industrial land loosely bounded by Pages Rd, Cuffs Rd, Wainoni Rd and Shortland St in the suburb of Wainoni. Other pockets of land are also serviced including 650 m of Wainoni Rd north of Shortland St and 240 m of Breezes Rd, an area west of Wainoni Rd including a portion of Avonside Dr, Newport St, Tenby Pl and Emlyn Pl, 350 m of Wainoni Rd south of Cuffs Rd and an area south of Pages Rd including Price Pl, 180 m of Kearneys Rd and Mecca Pl. The seismic events caused liquefaction and land settlement throughout the catchment. The pump	23/07/12	11/07/14	\$15,841,952	\$390,292

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CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
		station is still operational and in a serviceable state. The majority of the network suffered either loss of grade, cracks and breakages or a combination of the two. Therefore a significant proportion, if not all, of the network will need to be replaced.				
10532	Cnr Pages & Cuff - Emergency Repair	A large waste water renewal to a section of gravity pipe in Pages Rd.	30/01/12	18/10/12	\$1,794,976	\$2,558,966
10557	Gayhurst Road Roothing (RD)	Design for road reconstruction to repair moderate to severe earthquake damage to carriageway, kerb and channel, and footpaths from Dallington Bridge northwards to Mundys Road. This project will become part of PS108 Catchment Phase 1 Roothing, Storm Water and Water Supply. This work follows wastewater repairs/replacement.	16/07/12	13/05/13	\$2,747,247	\$862,334
10577	PS 106 - Woolley	Minor new pump station.	2/07/12	28/11/12	\$428,800	\$365,388
10681	Bower Avenue Watermain and Submains (WS)		27/02/12	12/10/12	\$553,869	\$470,489
10765	PS 108 New Pump Station	Minor new pump station.	8/10/12	12/04/13	\$1,056,159	\$15,557
10769	CCC - Keyes Pumping Station (WS)	CCC capital works programme rebuilding project for the Keyes Water Pumping Station. Initial design was carried out by CPG, and URS are also involved with the geotechnical investigation and report.	25/06/12	23/11/12	\$2,915,195	\$1,499,018
10786	PS 108 Catchment Stormwater, Water Supply and Roothing Renewals (SW,WS,RD)	Design for repair (some full reconstruction) of minor to severe earthquake damage to carriageways, kerbs and channels, and footpaths with associated storm water and water supply works in 11 streets situated immediately to the east and west of Gayhurst Rd from McBratneys Rd northwards to	3/10/12	9/08/13	\$1,915,623	\$195,272

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CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
		Mundys Rd. This work will follow construction of wastewater repairs/replacement.				
10802	PS54 Stage 1 - Northern Roading Renewals Incl Breezes Road	Road design for 8 roads in Avondale. New pipe systems are needed in multiple roads requiring asset managers understanding and buy-in. Includes stormwater full dynamic modelling with probable need to restore capacity by optioneering new components (new basin and/or pump upgrading).	10/09/12	12/06/13	\$3,782,598	\$168,530
10803	PS54 Stage 1 Southern Roading Renewals (South of Breezes Road)	Road design for Pembroke St and Horton Place in Avondale. A new pipe system is needed on Horton St requiring asset managers understanding and buy-in.	2/07/12	14/03/13	\$900,394	\$764,710
10806	Pages & Cuffs Emergency Repair Roading (RD)	Road design for short section of dual carriageway on Pages Road. Rectification involves re-surfacing with new asphalt and minor adjustments to vertical profile and also a short stormwater pipe to connect to new low point in kerb.	7/05/12	29/10/12	\$433,037	\$276,197
10846	Water Main Replacement Projects - Feb 2012	Water Main replacement projects for: Vivian St, Admirals Way, Pine Ave. Other streets have been moved to other projects: Port Hills Rd and Flavell St to 10681. Keyes Road to 10314. All others removed.	25/05/12	26/11/12	\$883,245	\$687,277
10896	Minor Works - Demolition of Porrit Park and Snells Footbridges, PS26 and PS27 Pump Stations	Demolition and make safe work for Porrit Park Footbridge, Snells Footbridge, PS26 and PS27. Rebuild of the bridges to be undertaken in separate standard projects.	23/10/12	27/11/12	\$223,084	\$36,173
10898	Minor Works - Medway Footbridge Removal	Removal and make safe of the footbridge. Store off site until a decision is made regarding the structure	1/11/12	14/11/12	\$82,348	\$5,047

4.1.3.3 Fendalton / Waimairi

DETAILED DESIGN		
Reference	Project	Project Description
10894	Fendalton Bridge Repair Package - Minor Repairs (RD)	Repair of 6 damaged bridges within the general region of Fendalton. The six bridges included are: R131, R133, R137, R148, R153, R166.

CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10425	Glandovey/Bryndwr Cluster	Design for repair to severe earthquake damage to wastewater and minor damage to carriageways, kerbs and channels, and footpaths (severity yet to be confirmed) storm water and water supply. This cluster incorporates the 9 streets immediately adjacent to and including Glandovey Road between the Wairarapa Stream and Strowan Road	2/11/12	29/08/13	\$2,817,756	\$84,110
10485	Merivale WW	Approximately 9km of WW gravity system, one new pump station.	14/05/12	26/04/13	\$14,263,822	\$4,100,402
10575	Papanui Rd - Knowles to Mays (WW)	The area has been broken into wastewater sub-catchments in order to determine the best catchment wide solution. 10575 therefore includes Browns Rd north of Mansfield Ave, McDougal Ave east of Murray Pl, Murray Pl, Innes Rd between Papanui Rd and Browns Rd, Heaton St east of Circuit St, Papanui Rd between Innes Rd and Mays Rd, approximately 230 m of the eastern end of Knowles St, Weston Rd and Chapter St, Approximately 280 m of the western end of Normans Rd and 150 m of the eastern end of Mays Rd.	17/05/12	24/06/13	\$4,795,898	\$2,130,922

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CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10595	Wairakei Road (WW)	Replacement of the deep 225 mm sewer main and the construction of new 150 mm sewer rider mains over the deep main. The wastewater works are from Aorangi Street to Idris Road.	2/08/12	27/02/13	\$1,004,982	\$61,512
10852	Minor Works - Casebrook Block	Minor footpath and pavement repairs	31/05/12	14/12/12	\$226,107	\$61,047
10857	Minor Works - Bridge Minor Works Project Package 02	Minor repair works to 55 bridges that suffered low levels of damage during the EQ events. Delivery team led with input from SCIRT Design teams where required.	1/08/12	12/10/12	\$29,231	\$121,128

4.1.3.4 Central City

DETAILED DESIGN		
Reference	Project	Project Description
10464	F106 Antigua Street Footbridge	Replacement of existing structure, or incorporate historical elements into major repair works
10465	F105 Bridge of Remembrance	Major structural repair works
10467	R114 Colombo St (North) Bridge	Major structural repair works Northern Colombo St, over the Avon, heritage bridge near intersection of Oxford Tce & Colombo St.
10468	R115 Armagh St Bridge	Major structural repair works
10482	Triumphal Arch	All works related to both temporary bracing to arch to support the structure and all permanent repair works. In CBD, Heritage structure.
10844	Central City Pump Station PS2 Catchment (WW)	Repair/replacement of wastewater system in the north west of the CBD. Excludes WW Brick barrel which is considered under Project 10845.
10919	CCC - Wairakei Diversion (WW)	CCC Capital Works project to be delivered by SCIRT for the Wairakei Diversion Project
10986	Central City Kilmore Street Catchment Area (WW)	Repair/replacement of wastewater system in the north west of the CBD. Excludes WW Brick barrel which is considered under Project 10845.

CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10401	Moorhouse Brick Barrel 01 (SW)	Repair of a failed stormwater Brick Barrel pipe on Moorehouse Ave under the Colombo St over bridge	5/11/12	16/01/13	\$486,192	\$340
10445	Fitzgerald Ave Wall and Roding	The works include the replacement of a failed retaining wall and carriageway. Ground stabilization is also being installed with stone columns 12 meters deep.	15/06/11	30/01/13	\$3,130,000	\$4,241,813
10506	Hagley Syphon	Open trenching through Avon and sewer works in North Hagley Park.	23/04/12	12/10/12	\$450,006	\$576,263
10867	Fitzgerald Ave Retaining Wall Footpath	Footpath element of the Retaining Wall project. Linked to Project #10445	10/05/12	12/10/12	\$604,414	\$671,967

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CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10893	Minor Works-Bridge Minor Works Project Package 01 Bridging	Minor repairs to bridges requiring little design input. Project to be led by SCIRT Project Manager and Delivery teams	23/07/12	13/12/12	\$221,172	\$79,053

4.1.3.5 Hagley / Ferrymead (*excludes central city)

DETAILED DESIGN		
Reference	Project	Project Description
10347	Gayhurst Rd Bridge Works EW (RD)	Retrofit repair to bridge involving new abutments, piles, wingwalls and associated road approaches and services.
10405	Stadium Package 01 (WS SW WS RD)	Repair of road and all buried services along a section of Ferry Rd and Moorehouse Ave, near the AMI stadium
10449	St Johns (WW)	
10462	Site 228 Rangatira Tce Retaining Wall (RW)	
10795	PS57 McCormacks Bay Rd Pump Station Repairs (PS)	Repairs to building at existing pump station.
10823	St John's Catchment (SW,WS,RD)	Catchment study for a full one pass rebuild of remaining services within the catchment area. Refer to Project 10449 for WW assets in this area.
10824	Beachville Catchment Area including Beachville Road & Celia Street (WW,WS,SW,RD)	Full one pass rebuild of the catchment area. Project Includes PS30, WW, SW, RD and Sea Wall assets. Projects already existing in this area which this catchment study will relate to are: 10600 - PS30, 10619 - Beachville Road Eastern Seawall, 10677 - Beachville Watermain WS.
10832	PS15 - Alport Place Pump Station Replacement (PS)	Construct a new Pump Station; tie in works, odour control system and demolition of existing PS15.
10850	Cannon Hill Cres Retaining Walls (RW)	Renewal of 2 collapsed retaining walls on Cannon Hill Road
10860	PS18 Rebuild SE11 North (WW)	Full area rebuild of the northern area of the PS18 catchment - WW element. Expected projects in the region of \$10M should result.
10868	PS 18 Rebuild SE11 North (WS,SW,RD)	Full area rebuild of the northern area of the PS18 catchment - RD,SW & WS elements. Linked to 10860. Construction project in the region of \$10M expected from this concept report.
10908	CCC - The Causeway, Main Road Sumner, Culvert Replacement (SW)	Renewal of the culvert structure linked to the Causeway project #10634. CCC BAU Project.
10927	Retaining Wall - 1 to 3 Maffeys Road (RW)	Repair of the retaining wall at 1-3 Maffeys Road. Linked to 10307
10931	Retaining Wall - Site 182 & 183 -	Repair of the retaining wall

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DETAILED DESIGN		
Reference	Project	Project Description
	Glenstrae Road (RW)	
10995	Avonside Linwood Stage 1 (WW,SW,WS,RD)	One pass approach renewing wastewater, roading and stormwater assets within stage one of the Avonside Linwood Catchment. Standard project resulting from Catchment Studies 10875 and 10876.
10996	Avonside Linwood Stage 2 (WW,SW,RD)	One pass approach renewing wastewater, roading and stormwater assets within stage two of the Avonside Linwood Catchment. Standard project resulting from Catchment Studies 10875 and 10876.
10997	Avonside Linwood Stage 3 (WW,WS,SW,RD)	One pass approach renewing wastewater, roading and stormwater assets within stage three of the Avonside Linwood Catchment. Standard project resulting from Catchment Studies 10875 and 10876.

CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10303	Site 229 Mt Pleasant Rd Retaining Wall (RW)	60m replacement retaining wall and road reinstatement, in Mt Pleasant	4/02/13	28/05/13	\$458,381	\$3,629
10306	CCC - PM11 Randolph (WW)	3.6km, 1.2m dia WW pressure main	5/03/12	XXXX	\$13,086,718	\$8,635,704
10307	173 Maffey's Road Retaining Wall (RW)	Repair of retaining wall in Maffey's Rd, along with associated buried services	8/10/12	10/12/12	\$1,505,281	\$219,025
10317	Heberden Ave Permanent Solution (WW)	New gravity sewer diversion to replace broken sewer down Scarborough Cliffs.	9/11/12	18/12/12	\$256,733	\$388,083
10356	Woodham Rd (PS5 east of river)	The project scope requires replacement of 960m of damaged waste water from Linwood Ave to Ngarimu St. Road refurbishment will follow sewer works. Traffic diversions are required for this work to be completed safely.	14/11/11	12/10/12	\$3,095,185	\$2,633,346
10388	Richardson	The extent of this work for this work package is the	1/11/12	7/01/13	\$473,489	\$1,703

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CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
	Clarendon Syphon	replacement of the 144 Richardson Terrace / 121				
10403	Barbour St Water (WS)	Replacement of water mains in two streets to the south and east of AMI Stadium, Waltham.	19/10/12	21/12/12	\$174,742	\$1,554
10428	RW Mt Pleasant Rd Wall 156 (RW)	Design a replacement retaining wall to support a section of Mt Pleasant Road. The existing wall is constructed from gabion baskets and is not of heritage value	9/07/12	27/09/12	\$117,280	\$126,212
10459	Lower Richmond-Stanmore to Fitzgerald (WW)	Approximately 5km of WW, gravity system; requiring 2 new pump stations	20/03/12	23/04/13	\$11,833,107	\$6,267,761
10472	Charleston	Approx 2.9km WW enhanced gravity system, 1 new pump station; 0.3km SW; 8600m2 carriageway reconstruction, and 1830m2 localised repairs	7/05/12	1/02/13	\$3,737,683	\$2,222,662
10483	Lower Richmond (Southern Section) WS,SW,RD	Full reconstruction of intersection (80m), and localised repairs on remaining streets; 86m of SW replacement	4/10/12	21/12/12	\$316,261	\$6,719
10541	PS 11 - Randolf		11/06/12	12/03/13	\$475,000	\$663,458
10548	Gloucester Street	Design for Wastewater, Stormwater, Water & Rooding along Gloucester Street between Woodham Road and Avonside Drive. Close to complete replacement of all WW and Rooding assets. Stormwater is reasonably intact.	26/06/12	9/11/12	\$1,078,084	\$981,947
10578	PS 107	Minor new pump station.	29/10/12	4/03/13	\$563,749	\$27,536
10579	PS5 - Catchment (West of river)	Pump Station 5 catchment originally serviced an area either side of the Avon River at the northern end of Linwood Avenue and south eastern edge of lower Richmond. Pump Station 5 was badly affected	10/10/12	5/08/13	\$2,422,349	\$14,405

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CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
		in the series of earthquakes. A proposal to split the PS5 catchment either side of the river to enable removal of pump station from close proximity of the river has received informal agreement among CCC Asset and technical representatives. This project relates to the reinstatement of sewer services to the portion of the original PS5 catchment to the west of the Avon River. Reinstatement options will consider the range of options allowed under the technical standards and will likely require a new pump station or siphon crossing beneath the Avon river.				
10582	PS8 - Catchment	Design for repair to severe earthquake damage to wastewater within Pump Station 8 catchment green zone. The green zone is located to the north-west of the Avon River and generally bounded by Flesher Ave to the east and south, Chrystal St to the west and Medway St to the north.	5/11/12	6/06/13	\$2,974,474	\$6,226
10634	Main Road (Mt Pleasant - Beachville) Sumner Causeway (RD)	Repairs to main road causeway including replacement of estuary seawall and minor cross culverts and carriageway repairs.	16/10/13	31/03/14	\$1,189,804	\$ -
10680	Clifton No. 4 Reservoir	Repair and retrofit of reservoir.	21/03/12	11/12/12	\$437,673	\$288,162
10770	Linwood Ave / Humphrys Dr Retaining Wall Emergency Permanent Repairs (RW)	8m replacement and 8m extension of retaining wall at the City outfall drain to the estuary	14/08/12	30/10/12	\$397,365	\$239,328
10820	McCormacks Bay Reservoir Stages 3,4 and 5	Tank 1 and 2 and access reinstatement.	1/06/12	23/09/13	\$1,106,431	\$488,179

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CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10822	McCormacks Bay Reservoir Stage 2 Walls	Retaining walls and rockfall protection works at reservoir site.	30/01/12	20/03/13	\$1,549,159	\$1,051,412
10841	Charleston Catchment Area (RD,SW,WS)	Linked to Project 10472 WW for the RD SW and WS elements.	24/10/12	20/06/13	\$1,399,044	\$2,385
10843	Lower Richmond Catchment RD SW WS	Linked to #10459 for the RD SW and WS elements of the project	26/10/12	24/06/13	\$1,573,629	\$9,870
10853	McCormacks Bay Reservoirs - Rock Face Protection Work	Rock protection work to facilitate the repairs to the reservoir tanks	7/05/12	12/10/12	\$1,231,910	\$955,005
10863	Charleston Waste Water Pump Station	Pumps Station Construction	7/01/13	1/05/13	\$503,092	\$12,065
10864	Woodham Road (SW,RD,WS)	Storm water and water supply elements linked to project 10356 WW & RD	29/03/12	12/10/12	\$441,840	\$480,545

4.1.3.6 Lyttelton / Mt Herbert

DETAILED DESIGN		
Reference	Project	Project Description
		There are no projects in detailed design at this time

CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10394	RW Package 05 - Canterbury Stone Walls (RW)	Project to design three replacement retaining walls on Canterbury Street and one wall on Ripon Street, Lyttelton. The walls are up to 4.5m high and are of high heritage value.	21/05/12	16/11/12	\$1,482,372	\$852,223
10400	RW Package 08 - Lyttelton on-stone (RW)	Design five replacement retaining walls on London Street, Canterbury Street, Hawkhurst Road and Ticehurst Road. Sections of these walls are of high heritage value. The walls on London Street and Canterbury Street are located within the white zone.	12/06/12	29/11/12	\$589,801	\$562,709
10424	Sumner Rd Retaining Wall L (RW)	Stage one of new 450m long modular block retaining wall.	25/11/11	11/02/13	\$1,658,595	\$909,343
10427	035 Cunningham Tce Retaining Wall (RW)	Repair of retaining wall in Cunningham Tce, along with associated buried services	4/05/12	28/03/13	\$1,785,393	\$437,830
10475	Site 079 Coleridge/Dublin St Ret. Walls	200m replacement retaining wall and road reinstatement in Lyttelton	1/02/13	13/11/13	\$1,607,135	\$34,456
10905	Sumner Rd Retaining Wall L - Stage 2 Wall and Stage 1 and 2 Roads (RW, RD)	Stage two of new 450m long modular block retaining wall	25/10/12	4/06/13	\$2,054,487	\$39,541

4.1.3.7 Riccarton / Wigram

DETAILED DESIGN		
Reference	Project	Project Description
10831	CCC - PS60 (PS)	Upgrade of pump station 60 and pressure main 60 to ensure increased flows can be managed in the short term.
10920	CCC - PS105 Pump Station (WW, PS)	Construction of PS105, a CCC Capital Works Project. Linked to Project #10793 for critical path construction scheduling.

CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10383	PS73 Kennedys Bush	Repair of wastewater PS 73	18/05/12	18/10/12	\$86,242	\$95,909
10409	Halswell WW Package 03	Repair wastewater along a section of Halswell Rd, O'Halloran Dr, & within private properties behind Muir Ave.	9/07/12	7/01/13	\$1,516,362	\$1,151,244
10768	CCC - Wilmers Road Water Pumping Station (WS, PS)	New water source and pumping station to cater for projected growth in the western area of Christchurch.	30/04/12	25/03/13	\$4,524,196	\$1,116,938
10909	Minor Works - Port Hills Package 01	Minor road repairs within the Port Hills	3/07/12	16/11/12	\$178,770	\$104,099
10912	Sparks Road Pavement Repairs	Minor roading repairs to Sparks Road	13/09/12	30/10/12	\$115,749	\$20

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4.1.3.8 Shirley / Papanui

DETAILED DESIGN		
Reference	Project	Project Description
10858	Minor Works - Pump Station Demolition and Repairs (WW)	Minor repair works to slightly damaged Pump Stations that require no major works during the rebuild programme. Demolition of 3 PS buildings to make safe in Red Zones. Project led by the delivery team with a SCIRT Design input and coordination. Close liaison with CCC Operations team (Graeme Black) required throughout the project.
10883	Emergency Repair - Northern Relief Sewer Hills & Dudley	Emergency repair to the Northern Relief Sewer
10935	Colombo Street Wastewater Upgrade and Repair (WW)	The existing 375mm wastewater line along Colombo Street is damaged, and requires replacement. It is proposed that the 375mm wastewater line will be replaced with a 600mm main to also provide the ability to divert flow from the Northern Relief for maintenance, reconstruction and maintenance of service during interruption of service
10944	Edgware Road (WS, SW, RD)	Road and Storm water repair following WW project 10536
10974	PS121 and Rising Main - Guild Street (PS7 Phase 4 Catchment PS)	New pump station (PS121) and rising main to service the newly formed PS121 catchment formerly part of PS7 catchment. Linked to project 10816.

CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10344	Edgware Road - Emergency Works	A large complex repair to a sewer trunk main in Edgware Rd.	22/09/11	12/10/12	\$1,734,794	\$2,250,541
10457	Purchas & Madras (Bealey - Edgware)	WW, SW and roading repairs. Includes traffic calming on Purchas St to conform to IDS and City Plan requirements for Local Road widths.	8/11/11	30/01/13	\$2,962,824	\$4,132,815
10534	Innes & Knowles - subcatchment	The local wastewater reticulation on Innes Rd and Knowles St between Philpotts Rd and Bretts Rd suffered earthquake induced damage during the recent seismic events. Some liquefaction and land settlement was recorded in the area. Investigations	10/08/12	17/07/13	\$9,215,965	\$484,205

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CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
		continue however much of the network is made up of Earthenware pipe laid during the 1920?s and 1930?s. This material has not performed well in other areas therefore it is anticipated some form of repair or replacement will be required for the majority of the network.				
10535	Rutland Rd - subcatchment	Wastewater repair along a single street east of Papanui. This project area is lightly to be revised.	20/04/12	16/11/12	\$1,556,699	\$1,262,565
10810	PS7 Catchment Phase 1 Waste Water Renewal	Wastewater network remediation in the Pump Station 7 catchment which is situated in Shirley centred upon Stapleton's Road and Shirley Road which bisect the catchment. (Area 1 of 4, south of catchment)	28/05/12	5/04/13	\$4,631,305	\$1,741,822
10812	PS7 Catchment Phase 2 Waste Water Renewal	Wastewater network remediation in the Pump Station 7 catchment which is situated in Shirley centred upon Stapletons Road and Shirley Road which bisect the catchment. (Area 2 of 4, eastern quarter of catchment)	30/05/12	5/09/13	\$5,460,231	\$1,795,201
10814	PS7 Catchment Phase 3 Waste Water Renewal	Wastewater network remediation in the Pump Station 7 catchment which is situated in Shirley centred upon Stapletons Road and Shirley Road which bisect the catchment. (Area 3 of 4, north western quarter of catchment)	23/07/12	31/05/13	\$6,154,487	\$688,503
10856	Minor Works - Northwood Block	Footpath and pavement repairs.	31/05/12	12/10/12	\$176,033	\$79,126
10899	Minor Works - Lower Styx Road & Turners Road	Pavement repairs	8/10/12	8/01/13	\$150,763	\$522
10930	PS7 Phase 3 Pump Station Shirley Road (PS)	New wastewater Pump Station in the PS7 catchment which is situated in Shirley centred upon Stapletons Road and Shirley Road which bisect the catchment (area 3 of 4, north western quarter of catchment).	31/07/12	17/01/13	\$985,228	\$18,723

4.1.3.9 Spreydon / Heathcote

DETAILED DESIGN		
Reference	Project	Project Description
10871	Opawa, Hillsborough Catchment SE11 (South) (WW)	Full one pass rebuild of the catchment area - WW element
10872	Opawa, Hillsborough Catchment SE11 (South) (RD,WS,SW)	Full one pass rebuild of the catchment area - RD,WS & SW elements
10879	Durham Street Overbridge Repairs	Repairs to the Overbridge
10888	Hillmorton & Hoonhay S-7 (WW)	Full one pass rebuild of this catchment area - Waste Water Element

CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
10785	Holliss Ave / Glamis Place - All Services (WW,WS,SW,RD)	Repair of water & roading along a section of Holliss Ave (between Gunns & Centaurus) and all services within Glamis Pl.	8/10/12	10/12/12	\$287,051	\$3,230
10311	Antigua St / Burke St Arterial Roads (WW,WS,SW,RD)	Repair of road and all buried services along Antigua St (between Moorehouse & Brougham) and Burke St (between Selwyn & Montreal)	18/04/12	11/06/13	\$3,151,988	\$1,259,888
10379	Fisher Ave & Eastern Tce Syphon (WW)	Repair of Syphon near Fisher Ave	4/05/12	31/01/13	\$455,870	\$598,691
10385	Bewdley Evesham and Dellow	Repair of road and all buried services along Bewdley St, Eversham Cres & Dellow Pl.	20/04/12	30/11/12	\$1,552,670	\$1,578,195
10398	Somerfield Package 01 (WW,SW,RD,WS)	Repair and reconstruction of all assets within a small catchment block.	5/11/12	23/08/13	\$4,130,181	\$468
10407	St Martins Package 02 (WW,WS,SW,RD)	Repair of road and all buried services within the St Martins loop, north of Centraurus Rd.	20/08/12	16/12/13	\$8,385,354	\$429,568
10520	Hoon Hay Package 01	Repair of road and all buried services along a section of Hoon Hay Rd (between Halswell &	23/07/12	16/04/13	\$6,767,934	\$802,872

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CONSTRUCTION						
Reference	Project	Project Description	Estimated Start	Estimated Finish	Estimated Cost	Life To Date
		Sparks), including Penny In, Weir PI, McBeath Ave, Muirson Ave & Greenpark St.				
10797	NZTA Heathcote/Opawa Bridge Repairs	Ground improvements, and underpinning and lifting (jacking) of the abutments	5/12/12	10/09/13	\$2,291,590	\$ -
10821	Huntsbury Reservoir Tank No 2 & demolition	New reservoir tank (no.2) constructed in NE corner of old reservoir.	2/02/12	21/12/12	\$3,458,765	\$3,512,117
10829	CCC - Victoria Reservoir Replacement (WS)	Victoria reservoir is being replaced by SCIRT and funded by CCC.	13/08/12	22/03/13	\$968,841	\$267,456

4.1.4 Projects Complete by Ward

The following section outlines the projects within each ward that have been completed since SCIRT was established on 1st September 2011. It includes both a summary of numbers of projects as well as a list of specific projects. It is anticipated that the completed projects for the last quarter will be reported on a monthly basis.

Ward	August Number of Projects	September Number of Projects	August Projects Life To Date Cost	September Projects Life To Date Cost
Burwood-Pegasus	82	86	\$23,293,817	\$26,179,745
Fendalton-Waimari	3	3	\$210,717	\$210,717
Central City	6	7	\$368,266	\$405,759
Hagley-Ferrymead	65	69	\$19,356,956	\$21,282,217
Lyttelton-Mt Herbert	5	5	\$462,580	\$464,597
Riccarton-Wigram	6	6	\$4,808,736	\$4,828,646
Shirley-Papanui	21	21	\$6,613,553	\$6,851,674
Spreydon-Heathcote	16	18	\$6,325,170	\$7,455,922
Total	204	215	\$61,439,795	\$67,679,277

In the table above, the previous monthly report totals have also been included to show the change in activity.

4.1.4.1 List of Projects Complete by Ward

Ward	Reference	Project	Project Life to Date Cost
Burwood-Pegasus	10312	Rowes/Tomrich Street Watermain	\$264,247
	10321	PM 51 Emergency Repair	\$1,510
	10325	Cresswell Avenue - Watermains	\$148,731
	10327	Pembroke Street	\$146,277
	10328	De Ville Place	\$107,535
	10331	PM 39 - Gayhurst Road	\$1,594,111
	10332	PM54 - Niven-Avonside	\$375,476
	10338	Wainoni Road (WW EW - Ottawa to Avonside)	\$908,330
	10339	Woodham Road (Temp Repairs)	\$4,146,744
	10340	Ottawa Road Sewer Emergency Repair	\$517,444
	10342	Avondale Road (Bridge Emergency Works)	\$0
	10343	PM16 - Oakmont Green	\$4,287
	10346	Fleete Street - Emergency Repair	\$9,243
	10349	PS39 - Birchfield Avenue WW EW	\$218,674
	10351	Ardrossan Street - Temp. Solution	\$347,571
	10355	Landy Street	\$18,738
	10364	Shortland Street	\$343,883
	10366	McBratneys Road - WM	\$348
	10376	PM 28	\$1,499,119
	10384	Pacific_Tedder Watermain Replacement	\$528,152
	10421	Estuary Rd Carriageway, PS37 to Bridge Street Catchment (WW)	\$2,411,794
	10440	PS 25C	\$702,670
	10443	PM 38 Beach Rd	\$596,770
	10484	Pump Station 25 connection repair	\$8,977
	10551	Avondale Rd (Temp Repair)	\$0
	10576	PM 106 - Woolley	\$1,466
	10604	PM 45	\$324,122
	10605	Sylvia Street watermain (WS)	\$134,293
	10606	Chadlington Street Water Mains	\$35,376
	10607	PM 37 (WW)	\$1,908,679
10608	PM 35	\$1,087,648	
10614	Aldershot Street watermain (WS)	\$255,436	

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Ward	Reference	Project	Project Life to Date Cost
	10615	Willryan Avenue Watermain	\$237,336
	10616	Flemington and Ascot Ave Watermains	\$525,630
	10617	PM 46	\$5,913
	10621	Chartwell Street Water Mains	\$384,531
	10638	630 Pages Road 450mm (WW)	\$25,397
	10639	23 Leaver Tce WW	\$62,858
	10641	Kirner St WW	\$21,497
	10645	Inwoods Close 450mm WW	\$128,404
	10647	Travis Rd watermains and submains	\$215,845
	10649	Corhampton Street watermains and submains	\$261,190
	10650	Water Main on Bridge Street Bridge (WS)	\$207,907
	10651	Keyes Road Watermain (WS)	\$195,045
	10664	Saltaire (Bower to Marriots Rd) (WS)	\$69,096
	10665	Sinclair (Keyes to Rawson) - WS	\$250,841
	10669	Palmers Road PS Stabilisation	\$16,065
	10670	Major flooding Pratt St.	\$295,425
	10671	Owles Tce Temp. (WW)	\$113,618
	10676	Marine Parade Watermain	\$153,358
	10682	Briarmont Street watermain	\$87,815
	10683	Cowes St Watermain and Submains (WS)	\$107,789
	10684	Gresham Terrace Watermain and Submains (WS)	\$161,116
	10685	Inverell Pl Watermain and Submains (WS)	\$63,517
	10686	Orrick St Watermain and Submains (WS)	\$83,284
	10688	Blake St Watermain (WS)	\$343,340
	10689	Pegasus Ave Watermain	\$168,650
	10690	Bassett St Watermain (WS)	\$225,196
	10691	Falcon St Watermain	\$180,732
	10692	Beach Rd Watermain	\$138,143
	10695	Allstone Watermain	\$90,800
	10696	Marriotts Road Watermain	\$36,116
	10700	Hulverstone Drive Emergency Repair	\$22,188
	10702	Rawhiti Water Well Stormwater Outfall	\$147,524
	10706	Bowhill Watermain (WS)	\$149,728
	10708	Rookwood Ave Watermain	\$174,380
	10711	Waitaki St Temp. Sewer	\$0

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Ward	Reference	Project	Project Life to Date Cost
	10714	Kate Sheppard Emergency Repair (Barkers Lane Temp Works) (WW)	\$187,534
	10723	Merrington Cres Watermain	\$183,621
	10728	Rowan Ave Emergency Work WW	\$447,340
	10744	PS 36 Gravity Main (Pages Rd)	\$579
	10749	Beach Rd Gravity Sewer (WW)	\$67,291
	10752	Desal plant long term storage (WS)	\$79,908
	10756	PM39 Temp Overland Pipe (PM)	\$7,828
	10760	Pages Road	\$44,999
	10789	Woodham Road Water Supply Pumping Line Renewal	\$83,862
	10794	Pratt Street (Keyes Road) Water Main from Pumping Station	\$217,767
	10833	Fast Track - PS36 Sewerage Overflow Repairs Pages/Waitaki (WW)	\$21,204
	10834	Minor Works - Stage 1 Schools	\$7,185
	10838	Minor Works - Banks Avenue	\$119,076
	10859	CCC - Private Laterals Keyes Road (WW)	\$49,616
	10315	Ferner Street - Emergency Works	\$223,901
	10336	Kingsford & Liggins Streets (Projects 10336 & 10885)	\$204,574
	10873	Catchment Study - PS36 Catchment, Area NE4 split into 10959-65 (WW)	\$0
	10882	Emergency Work - Beatty Street	\$235,537
	10903	Catchment Study - Parklands & North New Brighton split into 10975-78 NE12, NE13 (WW)	\$0
Fendalton-Waimari	10354	Papanui Road - Emergency Work	\$53,511
	10480	R126 Monavale Footbridge	\$31,575
	10590	Thornycroft Street - Pri4 WM	\$125,632
Central City	10447	Fitzgerald Ave Temp Sewer Replacement (WW)	\$22,117
	10455	Fitzgerald Ave Twin Bridges Temp Repairs	\$0
	10726	Stormwater Pump Station 203	\$44,715
	10764	PM 3 Temporary Repair (Complex Emergency)	\$3,365
	10790	Liverpool Street Water Main (CBD)	\$107,959

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Ward	Reference	Project	Project Life to Date Cost
	10880	Kilmore St Brick Barrel Repair - Emergency Work (WW)	\$190,110
	10941	Minor Works - 789 Colombo Street (WS)	\$37,493
Hagley-Ferrymead	10301	CCC - Tanner Street Replacement Well (WS)	\$15,792
	10319	St Martins Package 01 (WW) Wilsons Rd South, St Martins Rd and Gamblins Rd	\$1,505,454
	10326	Retreat Road	\$678,774
	10333	PM 57 - Replacement (Stage 2 March)	\$2,075,207
	10337	Avonside - WW Trunk Sewer	\$204,090
	10341	River Road - Siphon (WW)	\$667,409
	10350	Avonside Drive/Retreat - Gravity Sewer Repair	\$93,588
	10352	Avonside Drive/Morris Bowie - Gravity Sewer Temp. Solution	\$86,006
	10353	294 Avonside Drive - Temp. Solution	\$241,562
	10358	PS57 - McCormacks Bay Rd Sewer Overflow Renewal	\$170,231
	10361	PS54 Catchment Temp. Solutions	\$878,397
	10362	PS5 - Glade	\$0
	10372	Dacre Street	\$125,100
	10386	St Andrews Hill Rd Sewer (Major Hornbrook)	\$67,715
	10391	Stevens St Watermain	\$164,811
	10402	Moorhouse SW BB 02	\$72,744
	10406	226 Main Road SW	\$4,627
	10411	Clifton Reservoir 3	\$360,172
	10417	Upper Balmoral Reservoir	\$406,969
	10422	PM 31 Renewal Works (WW)	\$1,591,347
	10431	PS15 Alport	\$1,282,063
	10434	PS 12 Smith	\$546,105
	10441	Ferry Road 873	\$366,749
	10442	PS15 Gould Cres Overflow Structure	\$210,522
	10448	PM 12	\$710
	10451	Manning-Ferry	\$16,641
	10452	WW No Service Grafton	\$134,202
	10454	225 Linwood Ave	\$74,062
	10458	31 Stanmore Road	\$49,606
	10463	Hamner Street - waste water relay	\$72,948
	10471	33 River Terrace	\$38,939
	10473	Wickham St Watermain	\$307,303

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Ward	Reference	Project	Project Life to Date Cost
		Replacement	
	10478	F805 McCormacks Bay 1 Footbridge	\$8,795
	10479	F806 McCormacks Bay 2 Footbridge	\$7,959
	10481	R223 Heathcote Barrage	\$5,703
	10496	PS13 Tilford	\$10,207
	10497	PS 10 Linwood WW	\$13,921
	10499	Saxon Street Waste Water	\$15,687
	10505	Stanmore Road Lateral	\$0
	10537	Patten Street	\$633,749
	10539	Brittan Street	\$564,450
	10586	PM 107	\$261,078
	10609	PM 47	\$24,815
	10612	McCormacks Bay Reservoir No 2-2	\$692,173
	10613	Mt Pleasant Reservoir 2/2	\$95,660
	10618	Beachville Road Pressure + Gravity Main	\$476,693
	10629	McCormacks Bay Rd WR mains and submains (WS)	\$2,185,608
	10644	55 Clark St WW	\$759
	10666	Head Street - Esplanade to Nayland (WS)	\$78,803
	10677	Beachville Watermain (WS)	\$248,043
	10679	Moncks Spur No. 3	\$213,631
	10687	Wakefield Ave Watermain (WS)	\$156,900
	10716	PM 34 Sumner - Replacement	\$1,596,534
	10729	WW, Gravity Bridal Path and Cannon	\$250,799
	10734	WW, 262 Main Road	\$0
	10739	Heberden Ave Temporary Solution (WW)	\$102,792
	10743	281 River Rd Siphon (WW)	\$0
	10746	Ruru Ave Repair PM 11	\$42,191
	10747	Bromley Waste Water Treatment	\$23,860
	10753	WW No Service Glendever (WW)	\$2,081
	10763	Moncks Bay Walkway - Temp Repairs	\$45,416
	10779	CCC - Linwood Avenue Water Main	\$455,656
	10782	15 Dunoon Place Emergency Stabilisation / Sewer Repair	\$179,641
	10792	Truro Street Emergency Waste Water Sewer Renewal (Van Asch School)	\$177,834

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Ward	Reference	Project	Project Life to Date Cost
	10830	Minor Works - Bridge Minor Works Project Package 01 Roothing	\$10,837
	10835	Minor Works - Avonside Girls High School	\$78,494
	10875	Catchment Study - Avonside & Linwood Area CE-5,6,7,9,10,11,12 (WW)	\$0
	10876	Catchment Study - Avonside & Linwood Area CE5,6,7,9,10,11,12 (RD, SW & WS)	\$96,101
	10772	Monks Bay Main Road Emergency Repair (WW)	\$15,503
Lyttelton-Mt Herbert	10382	Lyttelton Treatment Plant Access	\$ -
	10636	Priority Roads - Governors Bay Road Rebuild	\$389,090
	10672	Sutton Quay Retaining wall 441 (RW)	\$39,384
	10878	Minor Works - Cunningham Terrace & Sumner Rd Temp Access Works	\$35,211
	10418	Lyttelton Dyers Road Pump Station (WS, PS)	\$912
Riccarton-Wigram	10309	Halswell Minor Roothing Works - All Areas	\$322,784
	10380	Halswell WW Package 02	\$2,031,265
	10387	Townshend Crescent Wastewater	\$46,679
	10389	Sparks Rd Watermain	\$175,935
	10392	Halswell WW Package 1 (WW)	\$2,109,992
	10408	Glovers Street water (WS)	\$141,990
Shirley-Papanui	10308	Riselaw Street	\$91,424
	10313	PM 6 - Harrison St	\$206,843
	10322	Ranfurly Street	\$118,626
	10323	Chrystal Street	\$83,927
	10329	Hope Street	\$145,208
	10330	Orontes Street - WS	\$90,022
	10334	PM 7 - Stapletons Road	\$242,909
	10345	Nancy Ave / Weston Road	\$16,297
	10348	Shirley Road - Wastewater (Emergency Repair)	\$696
	10369	Orion Street	\$41,881
	10435	Temporary Gravity Sewer Lower Styx Road	\$1,065,429
	10437	PM 40 Marshlands	\$585,684
	10439	Heyders 29-65 (WW)	\$320,151

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Ward	Reference	Project	Project Life to Date Cost
	10446	Brooklands Roding - Temporary Repairs	\$364,289
	10460	449 Durham Street North	\$304,376
	10536	Edgware Rd - WW	\$1,828,204
	10555	Madras Street / Forfar Wastewater	\$588,121
	10805	Madras Street Road, Storm Water & Water Supply Repairs	\$340,631
	10837	Minor Works - Shirley Boys High School	\$112,202
	10851	Minor Works - Marshland Road & Belfast Road	\$303,656
	10581	Catchment Study - PS7 (10810, 10811, 10812, 10813, 10814, 10815, 10816, 10817)	\$1,098
Spreydon-Heathcote	10320	Murray Aynsley Reservoir 2	\$148,161
	10381	Rydal St (WW)	\$921,784
	10390	Centaurus Rd Watermain	\$143,772
	10393	Smartlea WW Emergency Repair	\$109,989
	10396	75 Wilsons Emergency Repair	\$825
	10397	Glenelg Spur 01	\$142,696
	10404	Hollis Ave Water (WS)	\$177,601
	10410	Hollis Ave WW	\$945,569
	10432	PS19 Beckford	\$3,201
	10433	PS20 Locarno	\$19,394
	10476	F207 Aynsley Tce Footbridge	\$8,319
	10477	F212 Sloan Tce Footbridge	\$593
	10545	PS19 - Syphon	\$0
	10597	Huntsbury Reservoir (WS)	\$4,071,157
	10717	Colombo St (South) Bridge - Concept only, no construction work undertaken (RD)	\$2,207
	10745	CCC - Sydenham Stn Replace Wells (WS)	\$236,486
	10755	PS19 Fifield - 171 Fifield - Sheetpiling protection of riverbank	\$114,715
	10787	Rydal Street Water Supply, Storm Water and Roding Renewals (SW,WS, RD)	\$409,453
Grand Total			\$67,679,347

4.2 NON-SCIRT Work Activity

4.2.1 Introduction

The following section of the report included a progress report against infrastructure and other associated rebuild projects that are not being delivered by SCIRT. It includes a report on progress on Greenspace projects, Christchurch Wastewater Treatment Plant and Organics Processing Plant, Burwood Landfill and Water Supply Wells.

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4.2.2 Greenspace

Ward	Work Package Number	Project	Description	Number of projects in package	Phase	Estimated Construction Start	Estimated Construction Finish	Estimated Cost
Banks Peninsula Wards	WP0000537	PARKS Marine Structures Repairs	Marine Structures Repairs	13	CONSTRUCTION	01/08/2011	30/06/2013	\$462,000
	WP0000551	PARKS Marine Structures Assessments	Marine Structures Assessments	10	COMPLETE	01/08/2011	30/11/2011	\$50,000
	WP0000783	B/P Retaining Walls	Retaining wall repairs in parks and cemeteries on Banks Peninsula	4	INVESTIGATION	01/07/2012	30/06/2013	\$241,000
Burwood Pegasus	WP0000251	PARKS CEAF 1.1 Sth New Brighton CAPEX	Hard surface and playground undersurfacing renewals	4	CONSTRUCTION	01/10/2011	30/06/2013	\$227,000
	WP0000257	PARKS CEAF 1.2 B/P CAPEX	Bexley, Avondale and Burwood Parks hard surfacing renewals	3	COMPLETE	01/09/2011	31/10/2011	\$60,200
	WP0000258	PARKS CEAF 1.2 B/P OPEX	Hard surface repairs	11	COMPLETE	01/10/2011	29/02/2012	\$131,000
	WP0000284	PARKS CEAF 2.6 TRAVIS CAPEX	Hard surface renewals	5	COMPLETE	01/12/2011	29/02/2012	\$175,500
	WP0000285	PARKS CEAF 2.7 AVON PARK CAPEX	Hard surface renewals	3	INVESTIGATION	01/03/2012	30/06/2013	\$290,550
	WP0000286	PARKS CEAF 2.8 ESTUARY CAPEX	Hard surface renewals	1	INVESTIGATION	01/03/2012	30/06/2013	\$300,000
City wide	WP0000177	PARKS Playground Softfall - CAPEX	Replacement of contaminated softfall to playgrounds	24	COMPLETE	01/08/2011	30/11/2011	\$358,460
	WP0000206	PARKS Playground Softfall - OPEX	Repairs to playground undersurfacing	8	COMPLETE	01/08/2011	20/12/2011	\$46,500
	WP0000269	PARKS CEAF 2.2 S/P,F/W,R/W,L/M OPEX	Hard surface and minor structural repairs	11	COMPLETE	01/03/2012	31/05/2012	\$54,500

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Ward	Work Package Number	Project	Description	Number of projects in package	Phase	Estimated Construction Start	Estimated Construction Finish	Estimated Cost
	WP0000312	PARKS Hard Surface Nthn & Sthn - OPEX	Hard surface repairs	58	CONSTRUCTION	01/03/2012	30/04/2013	\$127,950
	WP0000313	PARKS Hard Surfaces Nthn & Sthn CAPEX	Hard surface renewals	14	CONSTRUCTION	01/03/2012	30/04/2013	\$204,600
	WP0000318	PARKS Hard Surfaces Eastern CAPEX	Hard surface renewals	23	CONSTRUCTION	01/03/2012	30/04/2013	\$604,250
	WP0000321	PARKS Hard Surface Eastern - OPEX	Hard surface repairs	76	CONSTRUCTION	01/03/2012	30/04/2013	\$227,900
	WP0000323	PARKS City Wide Turf Repairs - OPEX	Repairs to non sports turf surfaces	110	COMPLETE	01/11/2011	31/05/2012	\$390,550
	WP0000357	PARKS Retaining Walls CAPEX	Minor retaining wall renewals	5	CONSTRUCTION	01/08/2011	30/06/2013	\$252,000
	WP0000358	PARKS Retaining Wall Repairs	Minor retaining wall repairs	24	CONSTRUCTION	01/08/2011	30/06/2013	\$199,650
	WP0000376	PARKS Minor Structures CAPEX	Minor structures renewals	8	INVESTIGATION	01/08/2011	30/06/2013	\$176,000
	WP0000377	PARKS Minor Structures Repairs	Minor structures repairs	60	CONSTRUCTION	01/08/2011	30/06/2013	\$417,650
	WP0000571	PARKS 2012 Sports Fields Repairs	Repairs to sports turf 2011/12	45	COMPLETE	01/09/2011	31/03/2012	\$496,614
	WP0000768	PARKS Mature Tree Replacements	Tree renewals at Hagley Park and Sth Brighton Domain	2	COMPLETE	01/03/2012	30/06/2013	\$100,000
	WP0000769	PARKS Port Hills Restoration	Port Hills rock fencing and planting	2	INVESTIGATION	01/07/2012	XXXX	\$200,000
	WP0000205	PARKS Sports Fields Repair - Moderate	Repairs to sports turf	19	COMPLETE	01/05/2011	31/07/2011	\$254,000
	WP0000207	PARKS Sports Fields Repair - Minor	Repairs to sports turf	23	COMPLETE	01/05/2011	31/07/2011	\$122,550
	WP0000779	Structural	Bridge repairs on Parks City wide	14	INVESTIGATION	01/07/2012	30/06/2014	\$766,200
	WP0000780	Regional Parks	Repairs to structures and hard surfaces	6	INVESTIGATION	01/07/2012	30/06/2013	\$465,000

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Ward	Work Package Number	Project	Description	Number of projects in package	Phase	Estimated Construction Start	Estimated Construction Finish	Estimated Cost
	WP0000781	Trees	City wide tree renewals	1	CONSTRUCTION	01/07/2012	30/06/2013	\$500,000
	WP0000782	Ponds	Repairs to small ponds and outflows in parks	2	COMPLETE			\$50,000
	WP0000784	Cemeteries - Operational	Repairs and make safe work to headstones in Operational cemeteries	18	COMPLETE	01/12/2011	30/06/2013	\$250,000
	WP0000785	Cemeteries - Heritage	Repairs and make safe work to headstones in Heritage cemeteries	3	INVESTIGATION	01/07/2012	30/06/2015	\$250,000
	N/A	On Hold	Projects on hold due to them being in Red Zoned areas, cordons, rock fall risk etc. Depending on land decisions some of these repairs/renewals may become redundant in the future.	141	ON HOLD	XXXX	XXXX	\$6,133,100
	N/A	Port Hill Parks/Tracks Reopening Project	Port Hill Parks/Tracks Reopening	21	INVESTIGATION	XXXX	XXXX	\$2,196,020
Hagley Ferrymead	WP0000252	PARKS Victoria Lake CAPEX	Relining Victoria lake	1	COMPLETE	01/07/2011	29/02/2012	\$500,000
	WP0000253	PARKS CEAF 1.3 Hagley Pk/Bot.Gdns CAPEX	Hard surface and playground undersurfacing renewals	5	COMPLETE	01/09/2011	29/02/2012	\$295,000
	WP0000254	PARKS CEAF 1.4 Hagley Pk North CAPEX	Irrigation and Turf renewals	2	COMPLETE	01/07/2011	31/07/2011	\$90,000
	WP0000263	PARKS CEAF 1.6 H/F CAPEX	Hard surface renewals	5	COMPLETE	01/10/2011	29/02/2012	\$103,500
	WP0000264	PARKS CEAF 1.6 H/F OPEX	Hard surface, track and minor structure repairs	20	COMPLETE	01/10/2011	29/02/2012	\$178,499

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Ward	Work Package Number	Project	Description	Number of projects in package	Phase	Estimated Construction Start	Estimated Construction Finish	Estimated Cost
	WP0000265	PARKS CEAF 1.8 BOT. GARDENS CAPEX	Playground undersurfacing repairs	1	COMPLETE	01/10/2011	29/02/2012	\$50,000
	WP0000287	PARKS CEAF 2.9 VICTORIA SQUARE CAPEX	Hard surface, track and minor structure renewals	4	CONSTRUCTION	01/12/2012	30/06/2013	\$727,000
	WP0000288	PARKS CEAF 2.10 CENTRAL CITY PARKS CAPEX	Hard surface renewals	3	ON HOLD	XXXXXXXXX XXX	XXXXXXXXX XXX	\$15,000
	WP0000289	PARKS CEAF 2.10 CENTRAL CITY PARKS OPEX	Hard surface, track and minor structure repairs	10	ON HOLD	XXXX	XXXX	\$14,100
	WP0000767	PARKS Sumner/Scarborough Restoration	Hard surface renewals	9	CONSTRUCTION	01/12/2011	30/04/2013	\$187,000
Riccarton Wigram	WP0000280	PARKS CEAF 2.5 MONA VALE CAPEX	Hard surface, bridge and wall renewals	5	INVESTIGATION	01/07/2012	30/06/2013	\$292,000
Shirley Papanui	WP0000255	PARKS CEAF 1.5 Groynes CAPEX	Car Park, Driveway, Turf, Track and Jetty renewals	6	COMPLETE	01/08/2011	30/09/2011	\$106,000
	WP0000256	PARKS CEAF 1.7 Temp Changing Rooms CAPEX	Portable changing facilities for sports parks	2	CONSTRUCTION	01/02/2012	31/12/2012	\$300,000
	WP0000268	PARKS CEAF 2.1 English Park CAPEX	Car Park renewal	1	COMPLETE	01/08/2011	30/10/2011	\$247,500
	WP0000277	PARKS CEAF 2.3 S/P OPEX	Hard surface and track repairs	5	COMPLETE	01/03/2012	31/05/2012	\$20,500
	WP0000278	PARKS CEAF 2.3 S/P CAPEX	Hard surface renewals	3	COMPLETE	01/03/2012	31/05/2012	\$90,000
	WP0000778	Roto Kohatu	Repairs to bankworks at Roto Kohatu Reserve	1	COMPLETE	01/02/2011	30/04/2011	\$200,000
Spreydon Heathcote	WP0000279	PARKS CEAF 2.4 S/H OPEX	Hard surface and minor structural repairs	11	COMPLETE	01/11/2011	31/03/2012	\$86,000

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Ward	Work Package Number	Project	Description	Number of projects in package	Phase	Estimated Construction Start	Estimated Construction Finish	Estimated Cost	
		ACC: Auckland City Council grant							
		CEAF: Canterbury Earthquake Appeal fund							
		NOTE: Canterbury Earthquake Appeal Fund projects are billed directly to Dept. Internal Affairs.							
		CCC labour costs to design, project manage and supervise these projects are charged to 721/120 codes depending on the asset type							
		Status Summary		67	Investigation			\$5,176,770	
				293	Construction			\$4,437,000	
				352	Complete			\$4,506,873	
				154	On Hold			\$6,162,200	
								\$20,282,843	

4.2.3 Wastewater Treatment Plant and Organics Processing Plant

Project	Description	Phase	Estimated Construction Start	Estimated Construction End	Estimated Cost
Clarifiers	C4 - New structural bottom - CIPP repair to influent pipe - Modify Arms to suit new structure.	Complete	Nov 11	3 Feb 12	\$9,432,768
	C3 - New structural bottom - CIPP repairs to influent pipe. - Modify Arms to suit new structure	Complete	24 Jan 12	30 June 12	
	C1 - New structural bottom - CIPP repair to influent pipe - Modify Arms to suit new Structure	Construction	July 12	15 Feb 13	
	C2 - Verify that emergency repairs have returned asset to pre-EQ functionality and asset condition.	Investigation			
Civil & Structural	<ul style="list-style-type: none"> • Paving • C2 water • Crack repairs to structures. • Reclad Digester 2 • PST/SCT & Grit Tank Repairs 	Construction Complete Construction Complete Construction	Oct 11 Oct 11 April 11 Sept 11 Aug 12	Sept 12 Feb 12 Nov 12 Dec 11 Feb 13	\$4,514,760
Oxidation Ponds	<ul style="list-style-type: none"> • Transfer structures 1-4 • Transfer Structure 4-5. • Pond banks strengthen and reinstate to design levels. • Estuary outfall structure • Dyers Road transfer structure 	Complete Complete Construction Construction Tender	Oct 11 Dec 11 Jan 12 July 12 Oct 12	Feb 12 Mar 12 Nov 12 Sept 12 Dec 12	\$18,122,788
Galleries	<ul style="list-style-type: none"> • South Gallery – drainage and structural <i>Proposed repair strategy unsuccessful, redesign underway</i> • North Gallery – drainage & joints • Diagonal Gallery – drainage & joints • Pump Stn A – drainage & joints • Sludge Rm A – drainage & joints 	Design Construction Design Design Design	Oct 12 June 12 Oct 12 Dec 12 Jan 13	Dec 12 Oct 12 Dec 12 Jan 13 Mar 13	\$1,353,550
CWTP Trickling Filters	<ul style="list-style-type: none"> • Trickling Filter 1 • Trickling Filter 2 	Design Design	Nov 12 Dec 12	Feb 13 Mar 13	

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Project	Description	Phase	Estimated Construction Start	Estimated Construction End	Estimated Cost
	<ul style="list-style-type: none"> • TF 2Outflow Pipe Repair 	Design	Jan 13	Mar 13	\$1,000,000
Mechanical & General Repairs	<ul style="list-style-type: none"> • Digesters 2 • Digesters 1 • Digester 4 • Digester 3 • Digesters 5 • Digester 6 • Buffer Tank • Primary Sedimentation Tanks • Bio- Solids Holding Tank 	Construction Investigation Investigation Investigation Investigation Complete Construction Design	Oct 11 Oct 12 Jan 13 Mar 13 Jan 14 Jun 14 Nov 11 June 11 Jan 13	Dec 12 Mar 13 Jun 13 Sept 13 Jun 14 Nov 14 Jan 12 July 12 May 13	\$5,450,250
Organics Processing Plant	<ul style="list-style-type: none"> • Demolish & Reconstruct Tunnels • Repair & Strengthen Process Hall • Repair Hard Standing 	Construction	Mar 12	July 13	\$9,518,133
Facilities	<ul style="list-style-type: none"> • Laboratory • Control room • Workshops • Offices/ Cafeteria/ Mtg room 	Design Design Investigation Investigation	Feb 13 Feb 13 Feb 13 Feb 13	June 13 June 13 June 13 June 13	\$2,741,000
Outlet Structure	<ul style="list-style-type: none"> • Replace Broken Outlet Pipes • New Outlet Structure • Decommission Broken Pipes 	Design	Nov 12	Mar 13	\$2,300,000
	TOTAL				\$54,433,249

In the table above, the bolded text identifies a change in activity since the previous monthly report.

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4.2.4 Burwood Landfill

Project	Description	Material Received (tonnes)	Material Processed (tonnes)	Phase	Estimated Construction Start	Estimated Construction End	Estimated Cost
Burwood Landfill Liquefaction and Infrastructure Rebuild Waste Disposal	<ul style="list-style-type: none"> Prepare areas for disposal Operate and maintain disposal site Restoration and landscaping Resource consent application Consultation documents to affected parties Consultation Feedback documents to affected parties Consents granted 	366,200	366,200	Completed	Feb 11	Jan 12	Self Funded
				Operation	Feb 11	Dec 13	
				Investigation	Jan 12	Dec 13	
				Investigation	Jan 12	Aug 12	
				Completed	Apr 12	Jul 12	
Completed	Jun 12	Jul 12					
				Completed	July 12	Sept 12	
Burwood Landfill Residual Demolition Waste Disposal	<ul style="list-style-type: none"> Design of new cell for residual waste Cell construction Operate and maintain disposal site Restoration and landscaping Resource consent application Consultation documents to affected parties Consultation Feedback documents to affected parties Consents granted 	0	0	Design	Oct 11	Jun 12	To be funded by Transwaste Canterbury
				Design	Mar 12	Dec 12	
				Design	Sep 12	Dec 17	
				Design	Jul 17	Dec 17	
				Submitted	Oct 11	Aug 12	
Completed	Apr 12	Jul 12					
				Completed	Jul 12	Aug 12	
				Completed	Jul 12	Sep 12	
Burwood Resource Recovery Park Demolition Sorting and Processing Facility	<ul style="list-style-type: none"> Construct areas for storage of material and associated roading Design of sorting plant Construction of sorting plant Sorting operation Rehabilitation and landscaping Resource consent application Consultation documents to affected parties Consultation Feedback documents to affected parties Consents granted 	352,000	0	Complete	Feb 11	Jun 11	To be funded by Transwaste Canterbury
				Completed	Mar 11	Jun 12	
				Construction	Jul 12	Dec 12	
				Operation	Dec 12	Dec 17	
				Design	Jul 17	Dec 17	
Submitted	Oct 11	Aug 12					
Completed	Apr 12	Jul 12					
				Completed	Jun 12	Jul 12	
				Completed	Jul 12	Sep 12	
TOTAL		718,200	366,200				

In the table above, the bolded text identifies a change in activity since the previous monthly report.

4.2.5 Wells

The damage to wells has been reported separately from the remainder of the non-SCIRT infrastructure rebuild because much of the wells repair work is reactionary due to the ongoing aftershocks.

Forward programming is limited by the reactionary work and the operational requirements of the water supply network, meaning that each package of work is programmed “on the fly” on a prioritised basis before it is issued.

The programme of work must be kept flexible in order to keep as many damaged wells operational as possible while at the same time moving forward with the repair and replacement programme. Only a limited number of wells can be taken out of service at one time to avoid affecting the demand on water supply network, and to minimise water restrictions.

	August At Ground Level	September At Ground Level	August Below Ground Level	September Below Ground Level	August Totals	September Totals
Total number of active wells					154	154
Wells yet to be repaired ^{+*}	33	34	42	44	75	78
Cost Estimate all repairs ⁺	\$4,692,000	\$4,692,000	\$17,923,000	\$18,022,000	\$22,615,000	\$22,714,000
Wells repaired to date ^{+*}	69	68	92	95	161	163
Cost to date ⁺	\$2,778,609	\$2,830,173	\$6,029,818	\$6,344,069	\$8,808,427	\$9,174,242

+ includes replacement wells

- some wells are damaged both at and below ground level

5. COMMUNICATIONS

5.1 Strategic Communications

The Mayor and Minister launched SCIRT's forward schedule of work on 7 September, at a media conference at the new Pages Road pump station site. The schedule received good media coverage and staff have since been involved in a series of Community Board meetings to explain the programme in more detail. Detailed information on the forward schedule, including a visualisation tool, can be found online at www.strongerchristchurch.govt.nz. Monthly progress reports are now going through Christchurch City Council's Environment and Infrastructure Committee before being presented to the full Council.

Monthly progress updates and key information will also be communicated through planned advertising, media and Council and Government publications.

5.2 Operational Communications (SCIRT)

5.2.1 Key Outcomes

The results from the latest face to face survey of areas where SCIRT is working show an 83% average satisfaction rating with SCIRT communication. During September, SCIRT delivered 88 start work notices to more than 24,000 properties. SCIRT communications staff carried out 667 direct interactions with residents through door knocking, responded to 308 hotline calls and 160 resident emails. The web was updated 103 times, three e-newsletters were sent and 26 tweets were made. SCIRT is coordinating communication with Orion for the installation of one of its 66kv cables, promoting strategic planning. SCIRT has attended all CERA TC3 meetings (~22) during the month, helping demonstrate a coordinated, cross-agency response to the city's recovery. Additionally, a community meeting regarding the traffic management proposed for the Bridge Street Bridge rebuild was held and the information presented was well-received by the community.

5.2.2 Upcoming Priorities

A number of community meetings are planned for the near future including one about retaining walls in Mt Pleasant where a number of walls are due to begin in the near future, and another about the bridge repair strategy in the east.

Communication about traffic management and safety around worksites will continue to roll out in the coming month. Plans to improve the SCIRT website are underway. The aim is to build GIS functionality into site so that people can type in an address and receive information about works nearby. This will be in place by the end of the year.

5.3 Summary of Media Coverage

There was positive media coverage about SCIRT in September, with around 30 positive stories compared to six negative stories. The media event to launch the SCIRT schedule of work generated significant positive media coverage, locally, nationally and overseas. The event was well attended by elected representatives and other key stakeholders.

6. ENVIRONMENT

6.1 Key Outcomes

- SCIRT and Beca have won the Resource Management Law Association's Project Award for development of the multi criteria assessment design tool.
- Environment Canterbury secondee into SCIRT is a key planning role.
- Consents have been granted for Bridge Street Bridge, and a variation for pump station construction, through a collaborative consenting approach with contractor, SCIRT, ECan and an iwi consultant.
- Re-ignition of relationships with Historic Places Trust and Council's iwi consultant. Regular meetings are scheduled to maintain momentum.

6.2 Upcoming Priorities

- Development of a SCIRT environmental training programme in conjunction with Environment Canterbury.
- Define the role of Council's iwi consultant in compliance monitoring of SCIRT sites.
- Information sharing platform under development to detail consent compliance information between delivery teams, the IST and regulators.

6.3 Environmental Statistics

Description	September 2012	LTD
Environmental Hazards	86	679
Environmental Opportunities	79	172
Environmental Team Initiatives	12	53
Community Organised Events	2	18
Number of Environmental Incidents	40	220
Infringement Notices	-	-
Abatement Notices	-	-
Criminal Legal Proceedings	-	-
Fines	-	-
% of waste reduced, re-used, recycled	21	67

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**CORPORATE AND FINANCIAL COMMITTEE
2 NOVEMBER 2012**

**A meeting of the Corporate and Financial Committee
was held in the No. 1 Committee Room
on 2 November 2012 at 9am**

PRESENT: Councillor Helen Broughton (Chairperson)
Councillors Ngaire Button, Tim Carter, Jimmy Chen and Yani Johanson

APOLOGIES: Councillor Jamie Gough.

Councillor Tim Carter for early leaving.

Councillor Carter left the meeting at 11.55am and was absent for Clauses 9 through 13 of the agenda.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

(1.) ELECTED MEMBER ALLOWANCES AND EXPENSES

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8462
Officer responsible:	Democracy Services Manager
Author:	Lisa Goodman

PURPOSE OF REPORT

1. This report is to enable the Council to recommend changes to the Remuneration Authority on three elements (vehicle mileage, travel time and communications) of its schedule of expenses and allowances for elected members.

EXECUTIVE SUMMARY

2. In early September 2012 the Remuneration Authority issued its 2012 determination for the remuneration, allowances and fees to be paid to the elected members of most local authorities around New Zealand. That Determination retained previous provisions around communications allowances, but modified previous provisions around mileage and travel time that will provide greater benefit to elected members. A number of Councils have since sought and received guidance on the application of those provisions.
3. This report proposes an addition to the wording of communications provisions in the Council's schedule of elected member allowances and expenses, to reflect new and emerging technology available to elected members. Also proposed are amendments to the vehicle mileage and travel time provisions to reflect the contents of the new Determination. These amendments are highlighted on pages 2-3 and 8 of **Attachment 1** – the draft Schedule of Elected Member Allowances and Expenses for 1 July 2012 to 30 June 2013. No other changes are proposed to the Schedule, as the rest of its contents reflect previous discussions with and approvals by the Remuneration Authority.

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1 Cont'd**FINANCIAL IMPLICATIONS****Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?**

4. Sufficient provision will be included in the 2013/2022 Long Term Plan for all elected member expenses and allowances to be paid as proposed. For this current year (2012/13) there is provision in the Annual Plan for a lower level of mileage and travel time to be paid, but the relatively insignificant increased level can be absorbed within current budgets.

LEGAL CONSIDERATIONS**Have you considered the legal implications of the issue under consideration?**

5. The principal statutory provisions which apply in this instance are the Seventh Schedule of the Local Government Act 2002 and the Remuneration Authority Act 1977. No legal implications arise from this report's recommendations.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?**

6. Page 156 of the LTCCP – level of service under Democracy and Governance refers.

ALIGNMENT WITH STRATEGIES**Do the recommendations align with the Council's strategies?**

7. Not applicable.

CONSULTATION FULFILMENT

8. This report has not gone to the Community Boards for input, given:
 - (a) the amendments proposed are not significant and are more favourable than previous provisions, and
 - (b) the late timing of the Authority's Determination (i.e. September rather than its usual July date), and that some elected members will want to start claiming for the more favourable mileage and travel time provisions as soon as possible.

STAFF RECOMMENDATION

That the Council approve the proposed amendments set out in Attachment 1 to:

- (a) The provisions on vehicle mileage and travel time allowances in section 5 (pages 2-3).
- (b) The communications technology provided in section 8.1 (page 8).

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

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BACKGROUND (THE ISSUES)

9. The Council may reimburse expenses and/or pay allowances to elected members, in accordance with a schedule of rules approved by the Remuneration Authority. The Council is required to seek the Remuneration Authority's approval for any amendments to rules previously approved. In doing so, the Council must take into account the Authority's Determination issued each year for elected member remuneration. This Determination is a legal ruling with the same effect as a statutory regulation, which all councils (except Auckland, which has its own Determination) are required to follow.
10. The 2012/13 Determination includes amended provisions relating to mileage and travel time; this requires the Council to adopt amended provisions on those topics to align with the provisions of the Determination.

Vehicle Mileage and Travel Time Allowances

11. The vehicle mileage and travel time allowances are more favourable in the 2012/13 Determination than in the previous one. **Attachment 2** – a letter from the Remuneration Authority dated 26 September 2012 – expands on many of the points below:

Vehicle Mileage Allowance

12. The Determination provides for a change to the threshold distance that applies each day before mileage becomes payable. While the threshold distance was previously a uniform 30 kilometres, and was intended for an elected member "when on the local authority's business" without any clarification of the latter, clause 9 of the 2012/13 Determination includes the following:

On the local authority's business includes –

- (a) *on the business of any community board of the local authority; and*
- (b) *travel to and from a member's residence to an office of the local authority or a community board.*

Threshold distance means the shorter of the following distances:

- (a) *the distance equivalent to a round trip between the member's residence and the nearest office of the local authority by the most direct route that is reasonable in the circumstances; and*
- (b) *30 kilometres, if the distance equivalent to a round trip between the member's residence and the nearest office of the local authority is greater than 30 kilometres by the most direct route that is reasonable in the circumstances.*

13. The clause above is designed to allow the concept of "travel from home to the Council" to be applied with more flexibility. The effect of this clause is to allow for reimbursement to be made for mileage where the distance travelled is less than 30 kilometres, and reflect travel to a recognised place of work. For example:

- (a) A Councillor's return trip from home to Civic Offices might be 14 kilometres. That would be their threshold before they could start to claim for any travel on other Council business. If that Councillor attended meetings during the day that involved 58 kilometres, the reimbursable distance would be 44 kilometres.
- (b) A Community Board member's return trip from home to a service centre might be 45 kilometres. Their threshold would be 30 kilometres before they could claim for mileage.

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14. The Authority has advised that an *“office of the local authority or a community board”* includes the main council office or a local service centre. The Authority states that *“the expectation is that these premises would be recognised locally as a permanent venue for district authority activity, and members would have an expectation that this would be their “place of work” for some or all council activity. Temporary areas where meetings might occur, such as local halls, libraries or hotels would not be recognised by this definition”*.
15. Staff have contacted the Authority to explain the current situation in Christchurch; that many regular meeting venues of the Community Boards are currently closed and that temporary meeting venues are being used. The Authority has confirmed the acceptability of such venues being taken into account for mileage and travel time.

Travel Time Allowance

16. The Determination provides for a change to the threshold travel time that must be incurred before the travel time allowance becomes payable. While the threshold travel time was previously two hours, clause 10 of the Determination reduces the threshold to one hour:
- (1) *A local authority may pay a member of a member of a community board a travel time allowance if the office of the member cannot be properly regarded as a full-time position.*
- (2) *An allowance may be paid to a member under subclause (1) for each day within the period of this determination that:*
- (a) *the member is travelling:*
- (i) *on the local authority’s business; and*
- (ii) *by the quickest form of transport reasonable in the circumstances; and*
- (b) *the travel time of the member exceeds one hour.*
17. It is proposed that amendments to the Council's current schedule of expenses and allowances are made to reflect the vehicle mileage and travel time provisions of the Determination. These are set out in pages 2-3 of Attachment 1. This would only apply to Community Board members, as travel time allowance can only be paid to elected members who are not effectively full time.

Communications Allowance

18. On pages 7-8 of Attachment 1, current provisions regarding communications allowances are set out. A minor change is proposed to Section 8.1 on page 7 to reflect new and emerging technology. The inclusion of more options including tablet technology (such as an IPAD) will provide greater flexibility in terms of options for Councillors who wish to use such technology.

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(2.) PERFORMANCE REPORT FOR THE THREE MONTHS TO 30 SEPTEMBER 2012

General Manager responsible:	General Manager, Corporate Services, DDI: 941-8528
Officer responsible:	Corporate Finance Manager Corporate Performance Manager
Author:	Paul Anderson – General Manager, Corporate Services

PURPOSE OF REPORT

1. This report updates the Corporate and Financial Committee and the Council on service delivery, financial, and capital works programme performance results for the three months to 30 September 2012. The budgets and targets in this paper are based on those approved by Council in the 2009-19 Long Term Council Community Plan (LTCCP) and/or 2012-13 Annual Plan.
2. The report includes an updated overview on the overall financial impact of the earthquake on the Council for the three months to 30 September 2012.

EXECUTIVE SUMMARY

3. Attached are appendices showing summaries of:
 - levels of service graph as at 30 September 2012 (**Appendix 1**)
 - levels of service forecast to fail to meet targets as at 30 September 2012 (**Appendix 1a**)
 - levels of service where intervention is required to meet targets (**Appendix 1b**)
 - levels of service not reported (**Appendix 1c**)
 - levels of service change requests (**Appendix 1d**)
 - Financial performance as at 30 September 2012 (**Appendix 2**)
 - Significant capital projects (more than \$250,000) as at 30 September 2012 (**Appendix 3**)
 - Housing development fund and Christchurch Earthquake Mayoral Relief fund as at 30 September 2012 (**Appendix 4**).

Levels of Service

4. The Council is meeting the majority of its level of service targets (86.9 per cent) in the first quarter. Of the remainder, some are the result of facility closures affecting patronage targets (ie Akaroa Museum). Others (primarily in consenting) are against very stringent targets meaning that the failure of a single consent by a single day compromises the target for the year.
5. Appendix 1a lists those levels of service where the target is forecast to not be achieved, along with staff commentary.
6. Appendix 1b lists those levels of service where intervention is required to meet targets along with staff commentary and remedial actions.
7. Appendix 1c lists those levels of service where a forecast was not reported. The accountable officers will be contacted to ensure that this does not reoccur.
8. Appendix 1d lists a small number of levels of service change requests. There are three types of changes recommended:
 - The first is a change due to a Council resolution regarding the Civic and International Relations activity. It is recommended that this level of service is changed to be consistent with Council's resolution of 23 August 2012 to establish a working party and report back to Council by 28 February 2013.

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- The second set of proposed changes relate to unit cost levels of service for which targets were not set in the Annual Plan 2012/13 because budgets had not been finalised.
- This group of levels of service also includes a proposed change to the level of service for Public Participation in Democratic Processes to be consistent with the Communications Audit.
- The final proposed change to levels of service is to reflect an error to a Canterbury Development Corporation (CDC) level of service, which was accidentally carried through from 2011/12 rather than being deleted.

9. There is a second group which are not target changes but which require confirmation. These are targets that were set in the Annual Plan 2012/13 on the proviso that Council would be informed of the final calculation once the budget was confirmed (this is a necessary step where the budget is a numerator for the calculation, as is the case in efficiency targets).

Financial Performance

10. The key financials for the 2012/13 year are summarised in the table below. An expanded view of the Council's financial results is provided in Appendix 2.

Year to Date Results				Forecast Year End Results			Forecast Carry Forward	
\$000's	Actual	Plan	Variance	Forecast	Plan	Variance	Carry Fwd	Result
Council Activities								
Operational Expenditure	94,093	104,112	10,019	415,533	425,281	9,748		9,748
Operational Funding	79,111	83,808	-4,697	377,428	389,391	-11,963		-11,963
Ratepayer cash operating deficit	14,982	20,304	5,322	38,105	35,890	-2,215		-2,215
Earthquake Response								
Operational Expenditure	23,652	12,899	-10,753	70,430	50,835	-19,595		-19,595
Operational Funding/recoveries	17,941	6,849	11,092	46,279	24,734	21,545		21,545
Earthquake response borrowing required	5,712	6,050	339	24,151	26,102	1,951		1,951
Capital Works Programme								
Works Programme Funding	17,677	42,401	24,725	250,651	267,685	17,034	16,861	173
Works Programme Borrowing Requirement	14,880	14,902	-22	65,974	117,060	-51,086	50,000	-1,086
	2,797	27,499	24,702	184,677	150,625	-34,052	-33,139	-913
Earthquake Rebuild	112,665	133,484	20,819	651,114	661,057	9,942		9,942

11. The ratepayer cash operating deficit is currently \$5.3 million better than budget, but is forecast to be \$2.2 million over budget at year end. See points 13-16 for explanations.
12. Net earthquake emergency and response costs are forecast to be \$1.9 million lower than budget. Forecast costs of \$70.4 million are \$19.6 million higher than budget, and mainly consist of building assessment and repairs \$10.9 million (\$2.8 million heritage properties; \$2.8 million commercial properties; \$1.8 million community centres; \$1.2 million libraries) and other response costs \$8.7 million higher. This largely comprises infrastructure (wastewater, water supply etc.) \$5.5 million, and Geotech costs \$3.2 million.
13. The capital works programme is forecast to be on budget after net carry forwards of \$16.8 million currently identified are taken into account.
14. The infrastructure rebuild is forecast to be \$9.9 million below budget this year. This is due to a forecast under-spend in the water supply (\$39.6 million), Roding (\$19.7 million) and pump station (\$1.2 million) areas, partially offset by forecast over-spends in wastewater (\$48.1 million) and stormwater (\$2.5 million). These are all timing variances in the multi-year programme.

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2 Cont'd**Operational Expenditure**

15. Operating expenditure for Council activities is currently \$10.0 million below budget. This is largely due to lower personnel costs as a result of existing vacancies, particularly in the building policy, building consenting and inspections, and resource consenting areas as a result of a lower than expected level of rebuild activity occurring to date. Grants costs are also significantly below budget due to a number of grants not yet paid out (most notably the Arts Centre, Heritage Incentive and Canterbury Hockey Association grants) however, these are forecast to be paid out by year-end. Maintenance costs are also below budget which is also largely a timing issue due to delays in some contracts getting underway.
16. Operating expenditure is forecast to be \$9.7 million below budget at year-end, which, similar to the year-to-date variance, is driven by lower personnel costs due to vacancies. Despite some catch-up, maintenance costs are forecast to remain below budget at year-end, mainly due to cost savings on streetscape maintenance for the Cathedral Square and other CBD pedestrian areas as a result of the CBD being closed to the public for longer than originally anticipated. Operating costs are also forecast to be below budget, mainly due to the closure of the art gallery and Hospital car parks. Partially offsetting this however, are forecast higher interest costs due to additional interim borrowing required while earthquake recoveries are awaited. The Council is seeking reimbursement for those additional costs from the Crown.
17. Park and the street garden contract maintenance budgets included in the 2012/13 Annual Plan were based on existing contract pricing, because new pricing was unavailable. New pricing from July has involved changes across the various park types and street gardens. To align budgets for meaningful reporting, it is requested that the Council approve the transfer of \$377,000 from the road network activity (street gardens) to the sports parks activity. The new prices do not look to change the level of service, or request additional funding.

Operational Funding

18. Operational funding for the Council activities is \$4.7 million lower than budget. This is mainly due to significantly lower volume based revenue in the building consents/inspections and resource consents areas as a result of a lower than budgeted level of rebuild activity occurring. Revenue targets were set very high this year with the expectation that the rebuild would have gained significant momentum by this stage of the year.
19. Further deterioration of building consents/inspections and resource consents revenue is forecast by year-end, and contributes to the majority of the forecast shortfall. Also contributing to the unfavourable forecast variance are lower than budgeted New Zealand Transport Authority (NZTA) operational subsidies on the streets programme (due to lower than planned spend), and lower revenue from art gallery shop sales. Partially offsetting this is higher subscriptions revenue in the recreation and sports area (such as multi-memberships), and higher than budget dividend revenue from Transwaste Canterbury Limited.

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Capital Works Programme

20. The capital works programme is \$24.7 million below budget for the year to date. The largest variances are in the wastewater collection and treatment (\$10.6 million below budget), parks and open spaces (\$4.3 million), water supply (\$4.0 million) and corporate (\$2.5 million) areas. The wastewater collection and treatment variance is mainly due to delays on various projects, including the Wigram pressure main and pump station 105 (\$1.7 million), major trunk expansion (\$1.3 million), Fendalton duplication (\$1.1 million), Wainui sewer reticulation and treatment plant (\$0.8 million) and Western Interceptor Future Stages (\$0.7 million). The parks and open spaces variance is due to a large number of underspends across the whole programme, with the largest single underspend relating to waterways and wetlands and neighbourhood reserves purchases (\$0.5 million). The water supply variance is also due to a number of underspends, the most notable being the Headworks Pump Replacement (\$0.6 million), Cashmere Road water mains (\$0.4 million) and Little River increased supply (\$0.4 million). The majority of the corporate variance relates to strategic land acquisitions.
21. The capital works programme is forecast to be on budget after net carry forwards of \$16.8 million are taken into account.
22. As part of the 2012/13 Annual Plan, the Council approved a budget for information technology improvements of \$5.783 million for the 2012/13 financial year. Projects underway include graffiti tracking, digital imaging, asset management, regulatory process improvements and a range of smaller projects targeting improvements to various other Council systems. Councillors were briefed on these projects in a workshop on 10 July 2012. The 2012/13 budget is fully allocated to these projects.
23. Consents and Customer is the project that targets improvements to Council's regulatory processes (for example, building consent processing, resource consent processing, liquor licensing). This was planned as a five-year programme of work costing \$16.6 million. Given the significance of the consenting process to the city recovery it is recommended to accelerate the delivery of this project. A replanning exercise has been completed and staff are confident that this project could be substantially delivered this financial year, with some final milestones early in the following year (completion by December 2013). This would mean the project would be delivered for \$3.0 million less than originally budgeted and two years earlier. This would require the Council to commit a further \$3.657 million to the project in this financial year rather than delaying the implementation to future years.
24. It is recommended that Council approves an increase in the budget for the Consents and Customer project of \$3.657 million in 2012/13, which will mean that this budget would not be required for the project in future years. It would also ensure that the Council and our customers receive the benefits from this project earlier including:
 - reduction in the average number of processing days required to process a consent application resulting in increased customer satisfaction across the Building Consent, Resource Consent and Building Inspection Services
 - improvements to information collection and accessibility for both staff, customers and contractors
 - improved billing processes including better break down of costs on consent invoices
 - the ability to decommission Council's legacy information technology systems
 - a reduction in building inspection administration costs and better revenue collection processes for development contributions.
25. Financial details of significant capital projects, including proposed carry-forwards and bring-backs, are shown in Appendix 3.

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2 Cont'd**Capital Funding**

26. Development contributions revenue able to be allocated to fund completed work is forecast to be slightly higher than budget (\$0.7 million) at year-end, as shown in Appendix 2.
27. NZTA capital subsidies on the Streets programme are forecast to be \$1.5 million lower than budget at year-end.

Operational Activities

28. The City and Community Long Term Policy and Planning Year to date variance is due to ongoing vacancies, and lower consultants fees, mainly in the central city development area.
29. The heritage protection year to date variance is due mainly to a timing issue with the payment of the Art Centre and Heritage Incentive Grants (forecast to be paid out at year-end).
30. City planning and development capital revenues forecast variance reflects earthquake Heritage capital recoveries and relates to forecast earthquake expenditure on the Victoria Clock Tower.
31. Social housing is under budget by \$0.7 million due to lower insurance and maintenance costs (\$0.4 million and \$0.3 million respectively). The end of year forecast is also impacted by the lower insurance cost (\$1.6 million).
32. The art gallery and museums are below budget mainly due to staff vacancies, however operating costs are also below budget due to the temporary closure of the art gallery shop while it was being relocated to a new site, and a decline in exhibitions and public programmes.
33. The libraries are forecast to be \$0.6 million under budget due to library closures reducing staff costs.
34. The cultural and learning services capital revenues year to date variance is due to earthquake capital recoveries being lower than budget (Art Gallery \$5.9 million and Libraries \$1.2 million) due to very little facilities rebuild expenditure having yet occurred.
35. Regional parks are forecast to be \$2.2 million over budget at year-end, due to the Port Hills slope stability project (Geotech).
36. The parks and open spaces capital revenues variance is mainly due to earthquake rebuild recoveries being lower than budget (Stormwater \$2.1 million and parks \$1.7 million), in line with current rebuild expenditure. Parks development contributions revenue is also lower than budget (\$0.4 million) but is offset by waterways and wetlands development contributions which are higher than budget by the same amount. The forecast variance reflects earthquake capital recoveries lower than budget (Parks \$3.4 million and Stormwater \$2.7 million), and total development contributions revenue of \$0.4 million lower.
37. The recreation and sports services activity year to date variance is mainly a timing issue around the payment of the Canterbury Hockey Association grant (\$0.6 million), budgeted to occur in August but which will now be paid in October. The year end forecast variance is due to higher revenue from pool programmes.
38. Recreation and leisure capital revenues are forecast to be \$1.7 million higher than budget due to higher earthquake capital recoveries (\$1.4 million due to insurance recoveries under budgeted in the Annual Plan) and development contributions revenue (\$0.3 million).
39. The building consenting and inspections month, year to date and forecast variances reflect significantly lower revenue than was budgeted (mainly in the building consents and Project Information Memorandums (PIMS), building inspections, and code compliance areas) due to a lower than expected level of rebuild activity occurring.

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40. The building policy year to date and forecast variances are due to costs associated with the Earthquake Royal Commission and weather tight homes.
41. The road network activity is \$3.9 million below budget year to date, with \$2.2 million of the variance due largely to timing around maintenance costs (Council activities). This is forecast to reduce to \$0.4 million below budget by year-end. The balance of the year to date variance (\$1.7 million) is due to net earthquake related costs (forecast to reduce slightly to be \$1.5 million below budget at year-end).
42. The active travel variance reflects lower than budgeted amenity maintenance costs now forecast for Cathedral Square and other CBD pedestrian mall areas, as these areas are expected to be opened later than was originally anticipated.
43. The parking activity forecast variance reflects lower operating costs (\$0.8 million), as a result of the hospital and art gallery carparks now not expected to be open in this financial year. The revenue loss is largely offset with that from other temporary locations.
44. Streets and transport capital revenues remain significantly below budget (\$12.0 million), despite insurance settlement proceeds for the Farmers carpark (\$10.8 million). This is largely due to earthquake recoveries being \$22.2 million lower (rebuild timing), in addition to non-earthquake NZTA capital subsidies being \$0.8 million lower. Partially offsetting this are streets development contributions, which are slightly higher than budget (\$0.2 million). The forecast variance of \$2.5 million higher than budget reflects the \$10.8 million insurance settlement, partially offset by lower earthquake roading capital recoveries (\$7.1 million) and streets NZTA capital subsidies (\$1.2 million).
45. The wastewater collection year to date variance is the result of increased staff costs due to more time being spent on sustaining the pump station network.
46. The wastewater treatment and disposal activity year to date variance is due to lower staff costs and higher revenue from tankered waste (\$0.4 million) and an under-spend on maintenance costs. The favourable forecast variance relates mainly to higher tankered waste revenues (\$1.4 million).
47. The wastewater collection and treatment capital revenues year to date variance is due to earthquake capital recoveries which are \$13.5 million lower than budget. The year-end forecast reflects significantly higher than budgeted earthquake capital recoveries in the wastewater (\$32.0 million) and Christchurch Wastewater Treatment Plant (CWTP) (\$14.5 million), partially offset by pump station capital recoveries, which are forecast to be \$10.6 million lower than budget.
48. The water supply forecast variance relates mainly to earthquake related maintenance costs which are significantly less than budget as a result of less ongoing damage and breaks to the network than what was anticipated previously.
49. The water supply capital revenues year to date and forecast variances are all due to earthquake capital recoveries being lower than budget, in line with the infrastructure rebuild spend. Included within the variances is \$0.7 million of indemnity proceeds received in September relating to the Huntsbury Reservoir.

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50. The corporate revenues and expenses year to date variance of \$34.6 million higher than budget is largely due to accrued earthquake capital recoveries from the Crown and NZTA (both \$22.1 million respectively) relating to unallocated Stronger Christchurch Infrastructure Rebuild Team (SCIRT) setup/overhead costs (which are \$73.7 million year to date). This is partially offset by insurance Local Authority Protection Programme (Facilities (LAPP (F)) capital recoveries \$8.9 million lower than budget due to very little rebuild expenditure having yet occurred this year. The forecast variance reflects lower earthquake capital recoveries and higher interest expense (\$2.1 million and \$1.5 million respectively), partially offset by higher dividends revenue (\$0.3 million), lower net corporate earthquake costs (\$2.4 million) and lower depreciation (\$0.3 million).

Earthquake Costs

\$ million	2012/13 YTD			Forecast 2012/13				
	Actual Results	Cost	Recovery	Net Cost	Cost	Recovery	Net Cost	Plan
Emergency and Response costs	23.7	17.9	5.7	70.4	46.3	24.2	26.1	(1.9)
Rebuild Costs	114.9	88.8	26.2	652.3	419.9	232.4	265.8	(33.4)
Total	138.6	106.7	31.9	722.7	466.2	256.6	291.9	(35.3)

51. Emergency/response costs totalling \$23.7 million have been incurred year-to-date (\$12.6 million relates to wastewater costs; \$2.8 million to heritage properties; \$1.3 million Geotech, and \$1.0 million stormwater), resulting in a net cost to Council of \$5.7 million.
52. Rebuild expenditure of \$652.3 million is currently forecast, which is \$9.9 million below this year's budget. This is due to a forecast under-spend in the water supply (\$39.6 million), Rooding (\$19.7 million) and pump station (\$1.2 million) areas, partially offset by an over-spend in wastewater (\$48.1 million) and stormwater (\$2.5 million).
53. Of the total forecast expenditure, \$435.4 million relates to SCIRT costs (wastewater collection \$266.0 million; roading \$119.7 million; water supply \$26.3 million; and stormwater \$23.4 million). The balance relates to non-SCIRT (Council-delivered) works (\$94.6 million) and facilities (\$118.8 million), in addition to \$3.5 million for work carried out and paid for by the Christchurch Earthquake Appeal Trust.
54. Details of forecast costs and recoveries for 2012/13 are:

	2012/13 Forecast (\$m)					Balance Council
	Cost	Accrued Recoveries				
		LAPP (F)	DIA/CERA	NZTA	Other	
Infrastructure Rebuild:						
Rooding	128.0	-	-	95.6	-	32.4
Sewer	241.2	-	147.9	-	-	93.4
Water	42.5	-	25.5	-	-	17.0
Stormwater	25.4	-	8.0	-	-	17.4
SCIRT setup and overhead costs unallocated	0.0	-	(0.0)	(0.0)	-	0.1
Total	437.1	-	181.3	95.5	-	160.2

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<u>Other Assets and Insured Costs:</u>						
Buildings and Facilities	123.9	73.4	-	-	-	50.5
Sewer above-ground assets	53.8	47.0	-	-	-	6.8
Water above-ground assets	18.2	18.9	-	0.0	-	(0.7)
Stormwater above-ground assets	0.2	0.2	-	-	-	0.0
Uninsured Assets (Parks, Stormwater)	19.1	-	-	0.1	3.5	15.6
Total	215.2	139.4	-	0.1	3.5	72.2
Total Infrastructure Rebuild:	652.3	139.4	181.3	95.6	3.5	232.4
<u>Emergency & Response Costs:</u>						
Roading emergency works	0.1	-	(0.9)	2.3	(0.0)	(1.3)
Welfare and other emergency works	0.5	-	0.4	-	-	0.1
Other Response costs	9.7	2.2	4.6	-	0.0	2.9
Roading temp maintenance works	8.5	-	(0.0)	4.6	-	3.9
3 Waters temp maintenance works	32.6	0.3	18.0	-	(0.1)	14.4
Buildings assessment and repair	10.9	10.6	-	-	0.0	0.3
Housing assessment and repair	0.9	-	-	-	0.9	0.0
Parks repairs	1.4	0.1	-	-	-	1.3
Rockfall	4.8	-	0.9	0.0	-	3.9
Increased costs of working	1.1	1.1	-	-	1.3	(1.3)
Total Emergency & Response Costs:	70.4	14.2	23.0	6.9	2.2	24.2
Grand Total	722.7	153.6	204.3	102.5	5.7	256.6

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

55. Yes.

LEGAL CONSIDERATIONS**Have you considered the legal implications of the issue under consideration?**

56. Yes – there are none.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

57. Both service delivery and financial results are in direct alignment with the LTCCP and Activity Management Plans.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

58. As above.

ALIGNMENT WITH STRATEGIES

59. Not applicable.

CONSULTATION FULFILMENT

60. Not applicable.

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2 Cont'd**STAFF RECOMMENDATION**

That the Council:

- (a) Receive the report.
- (b) Approve the transfer of \$377,000 of budget from the road network activity (street gardens) to the sports parks activity to reflect maintenance contract pricing changes.
- (c) Approve an increase in budget of \$3.657 million in 2012/13 to the Consents and Customer project to enable it to be completed by December 2013.

COMMITTEE CONSIDERATION

The Committee **agreed** that it:

- (a) Seek urgent clarification from the Central City Development Unit (CCDU) on its timeframes and policy (including policy on development contributions), in relation to commercial and residential incentives for the central city.
- (b) Request a briefing from staff at the next Committee meeting on the current quality of the service for viewing commercial and residential property files and whether this could be improved.
- (c) Seek clarification what the remedial action is for Civic and International Relations (p.38 of the agenda).
- (d) Request staff to report for the 22 November Council meeting on the status of the Heritage Protection level of service.

Councillor Button asked that it be recorded that she did not support the request in (d) above.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

(3.) RATES POSTPONEMENT FOR VACANT RED ZONE LAND

General Manager responsible:	General Manager Corporate Services, DDI: 941-8528
Officer responsible:	Corporate Finance Manager
Author:	Steve Kelson - Funds and Financial Policy Manager

PURPOSE OF REPORT

1. As part of its 2012/13 annual plan the Council resolved to:

“postpone rates for land in the Red Zone that was vacant and residential properties under construction at 22 February 2011 in the Red Zone, until the earlier of 30 June 2013 or the Crown making a decision on the fate of these titles.”

2. The Minister for Canterbury Earthquake Recovery has now announced that owners of vacant residential Red Zone land, can sell that land to the Crown. The purchase price for these properties will be 50 per cent of the most recent rating valuation for the land. As a result of this announcement rates postponement for affected properties has now lapsed.

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3 Cont'd

3. This report proposes that the Council:
 - (a) Resolve to remit all 2012/13 late payment penalties on vacant and residential properties under construction at 22 February 2011 in the Red Zone until the earlier of 30 June 2013, or the date on which the property is sold to the Crown, on the grounds that it is just and equitable to do so.
 - (b) Instruct staff that no active collection of 2012/13 rates be undertaken on vacant and residential properties under construction at 22 February 2011 in the Red Zone until the earlier of 30 June 2013 or the date on which the property is sold to the Crown.
 - (c) Note that this will effectively continue to postpone 2012/13 rates on those properties.

EXECUTIVE SUMMARY**Rates Postponement**

4. In June 2012 the Council resolved to postpone rates for land in the Red Zone that was vacant and residential properties under construction at 22 February 2011 in the Red Zone, until the earlier of 30 June 2013 or the Crown making a decision on the fate of these titles.
5. In making this decision the Council took into account the fact that the owners of vacant land and properties under construction cannot insure their land and that, without insurance, they have no Earthquake Commission cover. The owners of vacant land in the Red Zone were therefore, at the time, not eligible for any compensation from the Crown and the timing and amount of any compensation offer was uncertain.

Crown Announcement

6. In September 2012 the Minister for Canterbury Earthquake Recovery announced an offer to purchase vacant land in the flat land residential red zones. The purchase price for these properties will be 50 per cent of the most recent rating valuation for the land.
7. Owners have until 31 March 2013 (or until 31 May 2013 for vacant land in Southshore) to accept the Crown offer. The final settlement date for these properties will be 30 April 2013 for most areas, or 30 June 2013 for the Southshore Red Zone. Owners must settle the sale of their land within six weeks after signing the Agreement for Sale and Purchase (or the final settlement date, whichever comes first).

Proposal

8. 2012/13 rates on the 122 properties receiving a postponement are \$0.112 million. Including unpaid rates from prior years the total rates that will be outstanding at 30 June 2013 will be \$0.159 million.
9. As a consequence of the announcement the rates postponement on these properties has lapsed. However, staff have not yet amended the status of affected properties and until such time as the Council resolves upon any future rates relief rates are not being actively collected on the properties and no late payment penalties are being imposed.

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10. Section 102 of the Local Government Act 2002 (LGA 2002) allows the Council to adopt or amend a rates postponement or rates remissions policy at any time using the special consultative procedure. Amending the existing postponement policy or adopting a new remission for the 122 properties would therefore require the Council to undertake a special consultative procedure. However, the Council's Rates Remission Policy, adopted as part of the 2009-19 Long Term Council Community Plan, allows the Council to remit any rate or rates penalty by specific resolution where it considers it to be just and equitable to do so. It is therefore possible for the Council to effectively continue the rates postponement by (1) not enforcing collection of 2012/13 rates until the property is sold and (2) resolving that it is just and equitable to remit all 2012/13 late payment penalties on vacant and residential properties under construction at 22 February 2011 in the residential Red Zone.
11. It is proposed that the Council resolve to effectively postpone 2012/13 rates on vacant and residential properties under construction at 22 February 2011 in the Red Zone until the earlier of 30 June 2013 or the date on which the property is sold to the Crown. This will allow for the collection of unpaid rates from settlement proceeds. The effective postponement would be achieved by the Council not actively seeking to collect unpaid rates and resolving that it is just and equitable to remit all late payment penalties on vacant and residential properties under construction at 22 February 2011 in the Red Zone.
12. It is not proposed to charge the owners an annual fee equating to interest on the outstanding rates balance.

FINANCIAL IMPLICATIONS

13. The cost to the Council of continuing to effectively postpone rates on vacant and residential properties under construction at 22 February 2011 in the Red Zone is minimal. If the recommendation in this report is adopted by the Council the rates on affected properties will ultimately be collected, although some financing costs may be associated with funding the deferred revenue.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

14. Not applicable.

LEGAL CONSIDERATIONS

15. Section 102 of LGA 2002 provides that the Council may adopt a Rates Postponement Policy and must use the special consultative procedure in adopting that policy. The Council has an existing Rates Postponement Policy that allows for the postponement of rates on residential properties that are being occupied by the owner and where payment of rates would cause financial hardship.
16. The Council has previously amended its Rates Remission Policy using powers in the Canterbury Earthquake (LGA 2002) Order 2010. This Order has now expired. However, The Council's Rates Remission Policy, adopted as part of the 2009-19 Long Term Council Community Plan, allows the Council to remit any rate or rates penalty by specific resolution where it considers it to be just and equitable to do so. The Council can resolve that it is just and equitable to remit all late payment rates penalties on earthquake affected properties. This, combined with the Council not actively seeking to collect unpaid rates, has the same effect as the postponement of rates.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

17. Not applicable.

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3 Cont'd

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

18. No.

ALIGNMENT WITH STRATEGIES

19. Not applicable.

CONSULTATION FULFILMENT

20. No consultation has been undertaken.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Resolve to remit all 2012/13 late payment penalties on vacant and residential properties under construction at 22 February 2011 in the Red Zone until the earlier of 30 June 2013 or the date on which the property is sold to the Crown, on the grounds that it is just and equitable to do so.
- (b) Instruct staff that no active collection of 2012/13 rates be undertaken on vacant and residential properties under construction at 22 February 2011 in the Red Zone until the earlier of 30 June 2013 or the date on which the property is sold to the Crown.
- (c) Note that this will effectively continue to postpone 2012/13 rates on those properties.

COMMITTEE CONSIDERATION

The Committee **requested** that extra information be included in this report regarding remitting late rate payment penalties on hillside properties, before its consideration by the Council.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

Note. Councillor Carter did not participate in the discussion or voting on this item.

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(4.) SALE OF SHARES IN THE LOCAL GOVERNMENT FUNDING AGENCY

General Manager responsible:	General Manager Corporate Services, DDI: 941-8528
Officer responsible:	Corporate Finance Manager
Author:	Steve Kelson - Funds and Financial Policy Manager

PURPOSE OF REPORT

1. This report proposes that the Council approve the partial sell-down of shares in the Local Government Funding Agency Limited (LGFA).

EXECUTIVE SUMMARY

Proposal

2. On 9 June 2011 the Council resolved to support the establishment of the (LGFA) and to become a principle shareholding local authority in the agency. The LGFA was incorporated on 1 December 2011 and the Council subscribed to 2,000,000 paid up ordinary shares and 2,000,000 unpaid ordinary shares.
3. The LGFA was established with 19 shareholders, 18 local authorities and the Crown. Since its establishment the Agency has been very successful as a source of low-cost funding for member councils. Because of that success an additional 12 member councils are now seeking to join.
4. The shareholder agreement which established the LGFA provided for a second entrance of shareholder councils, known as a second opening. Under this provision establishment shareholders are obliged to sell a portion of their paid and unpaid shares to councils participating in the second opening. The sale price is set at the price initially paid for those shares (\$1 per share).
5. The agreement provides that the number of shares to be sold will be pro-rata based on existing shareholdings, unless a participating shareholder gives notice that they wish to sell a lesser number of shares. Should a council give that notice other shareholders may elect to sell more than the pro-rata amount. However, because this process of giving notice and election is complex and time consuming the Chief Executive of the LGFA has requested that participating shareholders all agree to sell the pro-rated number of shares.
6. The pro-rata amount of shares to be sold by the Council and its subsequent shareholding is:

No of paid up Ordinary Shares	Shares to be sold	No of paid up Ordinary Shares after sell-down	No of unpaid Ordinary Shares after sell-down
2,000,000	134,020	1,865,980	1,865,980

7. Following the sell down, and assuming that the Council agrees to sell the pro-rated number of shares, Christchurch City Council will remain the equal largest non-Government shareholder in LGFA along with nine other councils. Also, following the sale the nine councils behind the creation of the Agency will continue to hold in excess of 51 per cent of the shares.
8. Since the intention of Council's shareholding in LGFA is to access capital markets and that access is not impacted by the sell-down, staff see no reason to give notice and seek to sell-down less than the pro-rata amount.
9. The requirement for establishment councils to sell-down shares to incoming members is a requirement of the second opening only. Share ownership is not a prerequisite of borrowing from the LGFA, and the second opening is the only increase in shareholders specifically provided for in the shareholder agreement.

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Any future share issues by the LGFA must be approved by the shareholders and there are no future obligations on existing shareholders to sell-down shares.

Timing and Council Approval

10. Under the timetable set out by the LGFA for the second opening, the LGFA will give notice of the sell-down requirement on 26 October 2012 and councils are required to give notice by 2 November if they wish to sell less than the pro-rata amount. As the Council invested in LGFA with the knowledge that further shareholders would be sought (which would require it to sell down a portion of its shareholding), no such notice has been given to LGFA.
11. The Investment Policy set by the Council in the 2009-19 LTCCP requires that the acquisition or disposal of all equity investments, i.e. shares, be approved by the Council. Staff propose that the Corporate and Financial Committee recommend that the Council agree to sell-down the pro-rata amount.

FINANCIAL IMPLICATIONS

12. The sale of shares would provide a return of \$134,020 and reduce the Council's contingent liabilities, in relation to the unpaid shares, by \$134,020.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

13. Not applicable.

LEGAL CONSIDERATIONS

14. As noted above the agreement which established the LGFA obliges establishment shareholders to sell a portion of their paid and unpaid shares to councils participating in the second opening.
15. The Investment Policy set by the Council in the 2009-19 LTCCP requires that the acquisition or disposal of equity investments be approved by the Council.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

16. Not applicable.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

17. No.

ALIGNMENT WITH STRATEGIES

18. Not applicable.

CONSULTATION FULFILMENT

19. No consultation has been undertaken.

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4 Cont'd**STAFF RECOMMENDATION**

That the Council:

- (a) Approve the sell-down of 134,020 paid-up Ordinary Shares and 134,020 unpaid Ordinary Shares in the Local Government Funding Agency Limited.
- (b) Authorise the Corporate Finance Manager to execute all documentation in respect of the above transaction.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

(5.) TEMPORARY WALK-IN CUSTOMER SERVICES FACILITY FOR HORNBY

General Manager responsible:	General Manager Public Affairs, DDI 941-8637
Officer responsible:	Unit Manager, Customer Services
Author:	David Dally – Unit Manager, Customer Services

PURPOSE OF REPORT

1. The purpose of this report is to present options for a temporary walk-in service centre in the Hornby area to replace the Sockburn Service Centre that was closed in May 2011 due to the earthquakes.

EXECUTIVE SUMMARY

2. An earlier staff report was presented to the Corporate and Financial Committee that discussed a number of options for temporary services in the Hornby area. It concluded that the transactions previously carried out at Sockburn had been satisfactorily absorbed across the service centre network and at the manual rates receipting service at Civic Video in the Hornby Mall. Accordingly, the report recommended that no further action was necessary.
3. The committee did not accept the staff recommendation and amended it to in fact ensure a temporary walk-in service centre was provided in the Hornby area. The revised recommendation was debated at the Council and the vote was tied. The Council therefore directed that the matter be referred back to the Committee for further consideration.
4. The option of a service centre presence in the Ministry of Social Development offices in the Heartland Centre on Shands Road has been previously researched and discounted due to lack of space. Similarly, finding spare space in the Hornby Library has also been considered and discounted. Locating a temporary building adjacent to the Hornby library has been considered and discounted as negotiations for the sale of the land are in progress.
5. In addition to the option of doing nothing further, three new options are discussed below:
 - siting a suitable temporary building adjacent to Denton Park
 - purchasing suitable land in the area for a suitable temporary building
 - renting shop-frontage space in the Hornby Mall.
6. A new development is the expansion of the range of services that will be provided at Civic Video. This is discussed in detail below.
7. The staff recommendation is to expand the services offered at the Civic Video.

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5 Cont'd**FINANCIAL IMPLICATIONS**

8. Each option has associated financial implications. These are considered with each of the options discussed below.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

9. No. Additional funding would be required irrespective of the option selected.

LEGAL CONSIDERATIONS**Have you considered the legal implications of the issue under consideration?**

10. Yes, and there are none.

ALIGNMENT WITH LTP AND ACTIVITY MANAGEMENT PLANS

11. Yes; the LTCCP and the unit's Activity Management Plan specifies a service centre at Sockburn.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

12. Yes. The 2012/13 Annual Plan includes the provision of a new library, service centre and community centre in the Hornby area, which in effect replaces the Sockburn facility. The reduction in the level of service at Sockburn is mitigated to some extent by the manual receipting service for rates payments at the Civic Video Store on the Hornby Mall.

ALIGNMENT WITH STRATEGIES

13. Not Applicable.

CONSULTATION FULFILMENT

14. Not applicable.

CONSIDERATION OF THE OPTIONS**OPTION ONE: PORTABLE BUILDING AT DENTON PARK**

15. It may be possible to relocate the temporary building currently sited adjacent to the South Library at Beckenham to a suitable location on or around Denton Park. A special permit for this would be required. This would also have to wait until such time as the South Library had been strengthened, reoccupied and opened to the public, expected to be at the end of the 2012 calendar year.
16. The temporary building at South Library would need to be disassembled for relocation, and then reassembled on the new site. Foundations and disabled access would need to be reconstructed, and cabling would have to be run and installed. The very approximate costs associated with this would be in the order of \$65 000. Leasing costs of about \$200 per week would be in addition to the capital establishment cost.

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OPTION TWO: LAND PURCHASE OR LEASE IN HORNBY FOR TEMPORARY BUILDING

17. A suitable parcel of land in the Hornby area would cost about \$250 per square metre. If a suitable site of 500 square metres could be sourced it would therefore cost approximately \$125,000. Leasing a suitable site would cost around \$35,000, if a suitable site could be sourced. Once the purchase or lease had been concluded, all the set up costs of Option One above would be incurred on top of the capital cost of the land.

OPTION THREE: RENTAL OF SHOP FRONTAGE SPACE IN HORNBY

18. The cost of renting a separate shop frontage in the Hornby area would be approximately \$225 per square metres per annum. A minimum of about 100 square metres would be required for
19. counters, customer waiting and a secure cash room, for a rental of about \$22,500 per annum. There is no immediate option available in the Hornby Mall vicinity.

OPTION FOUR: EXPAND SERVICES AT CIVIC VIDEO

20. The Civic Video Store provides a manual receipting service for rates payments. The proprietor is prepared to expand the receipting service to include parking fines, annual dog registration renewals, all rates payments, and other sundry council payments where an invoice is presented.
21. A hot-line phone to the call centre will also be provided, as well as a range of standard council forms. More technical transactions would not be possible, such as payments for building and resource consents, request for LIMs, liquor licences, health licences, and rates rebates. Therefore the overall level of Service offered would not be significantly less than that offered at a standard council service centre. The costs for this service are \$0.50 per transaction, plus \$300 per month. This option is extremely cost-effective, and would be reviewed after six months to check on utilisation.

STAFF RECOMMENDATION

That the Council agree to extend the range of Council services available at the Civic Video Store.

COMMITTEE CONSIDERATION

Councillor Carter left the meeting at 11.55am.

Councillor Button moved that the staff recommendation be adopted. Councillor Broughton seconded the motion.

Councillor Chen moved the following amendment:

That the Committee recommend to the Council that it set up a temporary service centre in the Hornby area, and investigate whether increased cost of work insurance is available to cover this.

The amendment was seconded by Councillor Johanson.

When put to the meeting, the amendment was declared **tied** by division 1, the voting being as follows:

For (2): Councillors Chen and Johanson.
Against (2): Councillors Broughton and Button.

Therefore the status quo remained.

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When put to the meeting, the original motion was declared **tied** by division 2, the voting being as follows:

For (2): Councillors Broughton and Button.
Against (2): Councillors Chen and Johanson.

Therefore the status quo remained.

Councillor Button moved that:

The Committee recommend to the Council that it investigate whether increased costs of work insurance is available to set up a dedicated temporary service centre in the Hornby area, and that there would be no contractual impediment to moving to a temporary service centre, should that be required.

The motion was seconded by Councillor Broughton.

When put to the meeting, the motion was declared **carried** by division 3, the voting being as follows:

For (3): Councillors Broughton, Button and Johanson.
Against (1): Councillor Chen.

COMMITTEE RECOMMENDATION

That the Council investigate whether increased costs of work insurance is available to set up a dedicated temporary service centre in the Hornby area, and that there would be no contractual impediment to moving to a temporary service centre, should that be required.

PART B - REPORTS FOR INFORMATION

(6.) EARTHQUAKE FINANCIAL REPORT FOR SEPTEMBER 2012

The Committee **received** the Earthquake Financial Report for September.

The Committee **requested** further information from staff on:

- why the Council has not replaced all services that have been affected due to the earthquakes, which would be covered by our insurance cover for increased costs of work, focusing on how we can recover the Council's full insurance entitlement for increased costs of work
- land slippage issues.

(7.) 2012 ANNUAL REPORTS FOR COUNCIL CONTROLLED ORGANISATIONS (CCOS): CIVIC BUILDING LIMITED, VBASE LIMITED, TUAM LIMITED, CHRISTCHURCH AGENCY FOR ENERGY TRUST, RICcarton BUSH TRUST, ROD DONALD BANKS PENINSULA TRUST AND THE WORLD BUSKERS' FESTIVAL TRUST

The Committee **agreed** that this report lie on the table until its next meeting.

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(8.) EARTHQUAKE INSURANCE CLAIMS UPDATE AUGUST 2012

The Committee **received** an update on earthquake related insurance claims for August 2012.

The Committee **requested** that it be provided with:

- all the reports received for insurance valuation purposes of the major assets listed in Appendix 1.
- an updated statement of position from the insurer on the Town Hall prior to the 22 November Council Meeting.

(9.) KERBSIDE COLLECTION FOR VACANT PROPERTIES

The Committee **agreed** that this report lie on the table until its next meeting. Refer to Clause 9 of this agenda.

PART C – DELEGATED DECISIONS**(10.) APOLOGIES**

The Committee received and accepted apologies from Councillor Jamie Gough, and from Councillor Tim Carter for early leaving.

Councillor Carter left the meeting at 11.55am and was absent for Clauses 4, 5, 9 and 11.

(11.) RESOLUTION TO EXCLUDE THE PUBLIC

At 1.05pm the Committee **resolved** to exclude the public for Clause 12 on the grounds set out on page 298 of the agenda.

The meeting concluded at 1.35pm.

CONSIDERED THIS 22ND DAY OF NOVEMBER 2012

MAYOR

CHRISTCHURCH CITY COUNCIL

**SCHEDULE OF ELECTED MEMBER ALLOWANCES AND EXPENSES
 RULES (1 July 2012 to 30 June 2013)**

SECTION 1 - NAME OF LOCAL AUTHORITY: CHRISTCHURCH CITY COUNCIL
 (Schedule prepared 10 May 2012)

Contact person for enquiries:

Name: Clare Sullivan	Designation: Council Secretary
Email: clare.sullivan@ccc.govt.nz	Telephone: 03 941 8533

SECTION 2 - DOCUMENTATION OF POLICIES

List the local authority's policy documents which set out the policies, rules and procedures relating to the expenses and allowances payable to elected members.

Document name
 Schedule of elected
 member allowances and
 expenses

Date
 Adopted by Council
 on 22/11/2012

SECTION 3 - AUTHENTICATION OF EXPENSE REIMBURSEMENTS AND ALLOWANCES

Summarise the principles and processes under which the local authority ensures that expense reimbursements and allowances payable in lieu of expense reimbursements, -

- *are in line with council policies*
 - *have a justified business purpose*
 - *are payable under clear rules communicated to all claimants*
 - *have senior management oversight*
 - *are approved by a person able to exercise independent judgement*
 - *are adequately documented*
 - *are reasonable and conservative in line with public sector norms*
 - *are, in respect of allowances, a reasonable approximation of expenses incurred on behalf of the local authority by the elected member*
 - *are subject to internal audit oversight.*
1. Comprehensive schedule approved by the Council. Basis is "actual and reasonable" expenses only.
 2. Expenditure must relate to the items listed in this schedule.

3. Expense claims are approved by the Council Secretary. Full receipts are required.
4. The policies set by the Council reflect public sector norms of reasonableness and conservatism.
5. Internal audit work programme includes sampling expense claims and allowances paid to elected members and staff.

SECTION 4 - VEHICLE PROVIDED

Are any elected members provided with use of a vehicle, other than a vehicle provided to the Mayor or Chair and disclosed in the remuneration information provided to the Remuneration Authority?

No.

SECTION 5 – TRAVEL TIME AND MILEAGE ALLOWANCES

- ~~1. For all elected members, reimbursement at \$0.74 per kilometre for car running associated with attendance at Council/Community Board related meetings or events, with:

 - ~~a) a minimum threshold of distance travelled being 30 kilometres for travel undertaken on any one day, with only distance in excess of this threshold qualifying for payment; and~~
 - ~~b) a maximum threshold of 5,000 kilometres at \$0.74 per kilometre that can be claimed by any one elected member in any twelve month period;~~
 - ~~c) payment of mileage at \$0.35 per kilometre for travel in excess of 5,000 kilometres~~

~~provided that the elected member travels:~~

 - ~~i) in his or her own vehicle; and~~
 - ~~ii) by the most direct route reasonable in the circumstances.~~~~
1. Elected members, excluding the Mayor, are entitled to a mileage allowance when using their own vehicle for Council business. The rate payable is subject to the following:
 - a) The initial threshold distance travelled each day is not eligible for the mileage allowance, with the threshold distance being either:
 - i) the distance equivalent to a round trip between the member's residence and the nearest office of the Council by the most direct route that is reasonable in the circumstances; or

ii) 30 kilometres, if the distance equivalent to a round trip between the member's residence and the nearest office of the Council is greater than 30 kilometres by the most direct route that is reasonable in the circumstances.

b) The first 5,000 kilometres of eligible mileage claimed by an elected member in any financial year shall be subject to an allowance of \$0.74 per kilometre.

c) Any eligible mileage over 5,000 kilometres claimed by an elected member in any financial year shall be subject to an allowance of \$0.35 per kilometre.

2. Mileage may include travel to and from the member's residence, if the travel is:

a) in the member's own vehicle; and

b) to attend a Council or Community Board related meeting or event (excluding events when the primary focus is on social activity)

c) by the most direct route reasonable in the circumstances.

23. For Community Board members only, reimbursement at \$15 per hour for travel time (including travel to and from the member's residence) for travel undertaken on any one day to attend a Council/ Community Board related meeting or event with a minimum threshold of 2-1 hours of time travelled, with only time in excess of this threshold qualifying for payment and if the travel is by the quickest form of transport reasonable in the circumstances.

SECTION 6 - TRAVEL AND ACCOMMODATION

6.1 Taxis and other transport

Are the costs of taxis or other transport reimbursed or an allowance paid?

Yes. For all elected members, costs for using public transport, e.g. bus and ferry, are reimbursed when the travel relates to attending Council or Community Board related meetings or events.

All elected members are entitled to the reimbursement of taxi fares when on Council business, instead of private vehicle or public transport, for the following reasons:

a) safety/security reasons, such as returning home from late meetings,

b) when travelling outside Christchurch on Council business, if a taxi is the most appropriate form of transport.

6.2 Carparks

Are carparks provided?

Yes. Mayor, Deputy Mayor and Councillors are provided with carparks for use whilst on Council business.

6.3 Use of Rental cars

Are rental cars ever provided?

Yes. The Mayor, Deputy Mayor and Councillors are occasionally provided with rental cars when attending conferences in other centres, where this is the most cost effective travel option (although rental cars are not provided for travel to and from Christchurch when attending such events).

6.4 Travel and Attendance at Conferences/Courses/Seminars

General

All travel and accommodation arrangements for elected members are to be made by Democracy Services staff with the Council's preferred travel agents at the most economic cost available (when possible) at the time of booking, unless all travel costs are being met privately or by an outside party.

Domestic Air Travel

Summarise the rules for domestic air travel.

All elected members are entitled to utilise domestic air travel for Council related travel, where travel by air is the most cost effective travel option.

International Air Travel

Summarise the rules for international air travel (including economy class, business class, stopovers).

As a general policy all elected member international air travel is by way of economy class, where all or part of the costs of the fares are to be met by the Council. Exceptions require the approval of the Council where business class air travel is desirable for health or other compelling reasons.

Attendance at Conferences, Courses, Seminars and Training Programmes

All elected members are entitled to payment of actual and reasonable registration, travel, accommodation, meal and related incidental expenses (including travel insurance) incurred in attendance at conferences, courses, seminars and training programmes etc, held both within New Zealand and overseas, subject to related expenditure being accommodated within existing budgets.

Mayor

In the case of the Mayor, the following rules apply provided the cost of travel and related expenses can be met within the relevant budget provision:

1. Travel on official Council business within New Zealand for attendance at conferences, courses, training events and seminars, or for other purposes associated with his position as Mayor requires the prior approval of the Chief Executive.
2. The prior approval of the Council is required for:
 - a) any fact-finding travel by the Mayor outside New Zealand for the purpose of inspecting or evaluating initiatives, facilities or operations which may be of benefit to Christchurch City.
 - b) any travel as part of a Sister City Delegation, where the cost of such travel is not wholly covered by the host city.
 - c) the associated travel, accommodation and incidental costs for the Mayoress to enable her to accompany the Mayor on overseas trips.
3. The exception to Council approval being required for 2a) to c) above is where all of the costs of travel are being met privately or by another party.

Councillors

1. All Councillors are provided with a discretionary allocation of \$4,000 per annum from the relevant travel and conference budgets, to be used for conferences, courses, seminars and training that they choose to attend.
 - a) This amount is non-transferable and is to cover course fees, travel, accommodation and meals.
 - b) The conference, course, seminar or training event selected must contribute to the Councillor's ability to carry out Council business.
 - c) Councillors wishing to utilise this discretionary funding for attendance at such events are required to obtain the prior written confirmation from both the Mayor (or the Deputy Mayor) and the Chief Executive that the conditions set out above have been met.
2. In the case of Councillors who are Chairs of Council Committees and wish to attend conferences, courses, seminars and training that is directly relevant to the business of their Committees:
 - a) such expenditure does not fall within the discretionary funding referred to in paragraph 1 above, and costs of up to \$2,000 for such attendance will be met from general travel budgets.

- b) attendance at such events will require the prior written approval from both the Mayor (or the Deputy Mayor) and the Chief Executive.
3. The prior approval of the Council is required for:
- a) Any fact finding travel by Councillors outside Christchurch for the purpose of inspecting or evaluating initiatives, facilities or operations which may be of benefit to Christchurch City.
 - b) Any travel by Councillors as part of a Sister City Delegation, where the cost of such travel is not wholly covered by the host city.
4. The exception to Council approval being required for 3a) and b) above is where all of the costs of travel are being met privately or by another party.
5. Any unspent funds from Councillor discretionary training/development budgets in any one financial year may be carried over for the next twelve month period, provided that:
- a) The purpose is for any one training course that is directly relevant to core governance competencies/skills and that exceeds \$4,000.
 - b) Approval for the course is granted by both the Mayor (or the Deputy Mayor) and the Chief Executive.
 - c) Approval for the carry-over of funds for attendance at such courses is given by the Mayor (or the Deputy Mayor) and the Chief Executive.

Community Board Members

In the case of Community Board Chairpersons and Community Board members, attendance at conferences, courses, seminars and training programmes etc requires the prior approval of the relevant community board, and is required to fall within budget parameters.

The exception to approval by the relevant community board being required is when a Community Board member is to be the Council's representative at a conference or event. In such cases the approval of the Council is required.

Elected Member Representatives on External Organisations

Where the Council has formally appointed elected members to external organisations (e.g. Zone 5 of Local Government New Zealand) such members may attend conferences or seminars held by the relevant external organisations of their own volition, provided the expenditure involved can be met within the relevant budget provision. (Such expenditure does not fall within the Councillors' discretionary allocation of \$4,000.)

6.5 Airline Club/Airpoints/Airdollars

Are subscriptions to airline clubs (such as the Koru Club) paid or reimbursed?

Yes. Mayor only, given frequent travel.

Are airpoints or airdollars earned on travel, accommodation etc paid for by the local authority, available for the private use of members?

Yes.

6.6 Accommodation costs whilst away at conferences, seminars, etc

Summarise the rules on accommodation costs.

1. Actual and reasonable costs reimbursed.
2. All accommodation must be booked through the Democracy Services Unit.

6.7 Meals and sustenance, incidental expenses

Summarise the rules on meals, sustenance and incidental expenses incurred when travelling. (If allowances are payable instead of actual and reasonable reimbursements, state amounts and basis of calculation.)

1. Actual and reasonable meal costs are paid for by the Council.
2. No reimbursement of meals provided by others.

6.8 Private accommodation paid for by local authority

Is private accommodation (for example an apartment) provided to any member by the local authority?

No.

6.9 Private accommodation provided by friends/relatives

Are allowances payable in respect of accommodation provided by friends/relatives when travelling on local authority business?

No.

SECTION 7 - ENTERTAINMENT AND HOSPITALITY

Are any hospitality or entertainment allowances payable or any expenses reimbursed?

No. The Mayor holds a purchasing card to pay directly for any hospitality expenses incurred while carrying out Council business. Costs for such expenses are provided for in operational catering budgets.

SECTION 8 - COMMUNICATIONS AND TECHNOLOGY

8.1 Equipment and technology provided/allowances paid to elected members

Is equipment and technology provided to elected members for use at home on council business?

Are any allowances paid in relation to communications and/or technology provided by the member relating to council business?

For Deputy Mayor, Councillors and Community Board Chairs:

EITHER:

A communications allowance of \$750 towards the expenses of all or any of the following:

- Mobile phone
- Computer or ancillary equipment
- An Internet Connection

OR

Provision of :

- PC, or laptop, or netbook, or IPAD or other tablet technology~~Laptop (or PC)~~, and
- Printer, and
- An Internet connection

And a contribution of \$37.50 per month towards the costs of Council related mobile phone calls.

For remaining Community Board Members

A communications allowance of \$375 towards the expenses of all or any of the following:

- Mobile phone
- Computer or ancillary equipment
- An Internet Connection

For Mayor

Provision of:

- Mobile telephone
- Computer or ancillary equipment
- An Internet Connection

In addition, the Council pays in full his:

- Home telephone line rental, and associated toll charges
- Monthly cellphone based rental, and all associated call charges

SECTION 9 - PROFESSIONAL DEVELOPMENT, CLUBS AND ASSOCIATIONS

Are any expenses reimbursed or allowances paid in respect of members' attendance at professional development courses, conferences and seminars?

Yes. See section 6 for full details.

Are any expenses reimbursed or allowances paid in respect of subscriptions to clubs or associations?

No.

SECTION 10 - OTHER EXPENSE REIMBURSEMENTS AND ALLOWANCES

Are any other expense reimbursements made or allowances paid?

No.

SECTION 11 - TAXATION OF ALLOWANCES

Are any allowances (as distinct from reimbursements of actual business expenses) paid without deduction of withholding tax?

No.

SECTION 12 - SIGNATURE

I seek approval from the Remuneration Authority, in relation to the period 1 July 2012 to 30 June 2013, of the expense reimbursement rules and payments of allowances applicable to elected members as set out in this document.

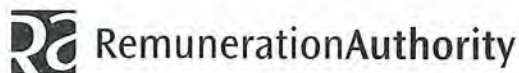
The approved document and any attachments will be available for public inspection in accordance with the Remuneration Authority's determination.



Signature

Democracy Services Manager
Designation

10 May 2012
Date



26 September 2012

To all Regional and Territorial authorities

**Elected officials expenses and allowances
Local Government Elected Members (2012/13) (Certain Local Authorities)
Determination 2012**

The Authority has received a number of requests for clarification of the content and application of clauses 9-11 of the determination.

All three clauses are designed to provide some flexibility to councils to apply based on local circumstance, rather than having a prescribed rule for all councils. All three set maxima for allowances and councils maintain the ability to recommend that their expenses do not include such payments.

This circular represents matters raised to date. If you have further enquiries please contact me via email at info@remauthority.govt.nz.

The Mileage Rate

Additionally the Authority has received enquiries related to the level of mileage reimbursement per kilometre. The Authority is aware of recent changes to the rate allowed by IRD for the purpose of submitting tax returns. The Authority will take this decision, along with any other changes that may occur, into consideration when setting the 2013/2014 determination but will not be adjusting the mileage rate in the 2012/2013 determination.

Vehicle Mileage – Clause 9

9 Vehicle mileage allowance

- (1) *A local authority may pay a member or a member of a community board a vehicle mileage allowance for travel by the member.*
- (2) *An allowance may be paid to a member under subclause (1) for each day within the period of this determination that—*
 - (a) *the member is not provided with a vehicle by the local authority; and*
 - (b) *the distance travelled by the member on the day exceeds the threshold distance; and*
 - (c) *the member is travelling—*
 - (i) *in a private vehicle; and*
 - (ii) *on the local authority's business; and*
 - (iii) *taking the most direct route that is reasonable in the circumstances.*

Remuneration Authority

PO Box 10084, Morrison Kent House, 105 The Terrace, Wellington, New Zealand
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- (3) *The allowance is payable, in relation to each day for which the member qualified under subclause (2),—*
- (a) *in accordance with subclause (4); but*
 - (b) *only for the distance travelled on the day that exceeds the threshold distance.*
- (4) *The vehicle mileage allowance payable to a member is—*
- (a) *no more than \$0.74 per kilometre for the first 5 000 kilometres for which the allowance is payable;*
 - (b) *no more than \$0.35 per kilometre for any distance over 5 000 kilometres for which the allowance is payable..*
- (5) *In this clause,—*
- on the local authority's business includes—***
- (a) *on the business of any community board of the local authority; and*
 - (b) *travel to and from a member's residence to an office of the local authority or a community board*
- threshold distance means the shorter of the following distances:***
- (a) *the distance equivalent to a round trip between the member's residence and the nearest office of the local authority by the most direct route that is reasonable in the circumstances; and*
 - (b) *30 kilometres, if the distance equivalent to a round trip between the member's residence and the nearest office of the local authority is greater than 30 kilometres by the most direct route that is reasonable in the circumstances.*

The amendments to this allowance clause are designed to allow the concept of 'travel from home to the council' to be applied with more flexibility. The effect is to allow for reimbursement to be made for mileage where the distance travelled is less than 30 kilometres and genuinely reflects travel to a recognised place of work.

Interpretation issues raised have been around:-

- 9(5)(b) *travel to and from a member's residence to an office of the local authority or community board*

This includes the main council office, a local hub to which councillors routinely travel to attend meetings or meet with staff over issues, the home base of a rural or suburban community board which it would be a reasonable expectation of a member that they will visit for business purposes. The expectation is that these premises would be well recognised locally as a permanent venue for district authority activity, and members would have an expectation that this be their 'place of work' for some or all council activity. Temporary areas where meetings might occur, such as local halls, libraries or hotels would not be recognised by this definition.

An example of the correct calculation of threshold distance is attached as Appendix 1.

Travel time allowance- Clause 10

10 Travel Time Allowance

- (1) *A local authority may pay a member or a member of a community board a travel time allowance if the office of the member cannot be properly regarded as a full-time position.*
- (2) *An allowance may be paid to a member under subclause (1) for each day within the period of this determination that—*
 - (a) *the member is travelling—*
 - (i) *on the local authority's business; and*
 - (ii) *by the quickest form of transport reasonable in the circumstances; and*
 - (b) *the travel time of the member exceeds 1 hour.*
- (3) *The allowance is payable, in relation to each day for which the member qualifies under subclause (2),—*
 - (a) *at no more than \$15 per hour; but*
 - (b) *only in respect of the travel for that day that exceeds 1 hour.*
- (4) *In this clause, **on the local authority's business** includes—*
 - (a) *on the business of any community board of the local authority; and*
 - (b) *travel to and from a member's residence to an office of the local authority or a community board.*

This change recognises submissions made to the Authority that 2 hours as a threshold **unreasonably penalised rural councillors and did not adequately reflect the distance that might be travelled by members to meetings.**

Interpretation issues raised have been around:-

- 10(1) *A local authority may pay a member or a member of a community board a travel time allowance if the office of the member cannot be properly regarded as a full-time position.*

As you are aware members are self-employed, not employees, and the issue of hours of work is to a great extent driven by matters within the control of the council and the individual. Currently the Authority does not deem any councillor or local or community board positions as full-time. A number of mayoral positions are deemed to be full-time and if there are queries regarding whether your mayor/chair is deemed to be full-time these should be directed to this office. The expectation around hours of work may vary in the future and if this should occur it is likely that the Authority would explicitly identify this expectation to councils and communities.

Communications Allowance- Clause 11

11 Communications allowance

- (1) *A local authority may pay a communications allowance to members and members of its community boards for expenses relating to 1 or more of the following:*
 - (a) *a mobile telephone;*
 - (b) *a computer or ancillary equipment;*
 - (c) *an Internet connection.*
- (2) *The maximum amount of the allowance is \$750 for each member for the period of this determination.*
- (3) *However, the allowance is not payable to a member to the extent that the local authority provides him or her with 1 or more of the following:*
 - (a) *the use of a mobile telephone;*
 - (b) *the use of a computer and ancillary equipment;*
 - (c) *an Internet connection.*

This clause was initially introduced to provide guidance to councils who wished to reduce administrative costs in reimbursing councillors who chose to utilise personal equipment in undertaking council business by paying an allowance, rather than reimbursing costs on an invoice basis.

The allowance is designed to cover the **additional** costs that councillors meet because of the duties they undertake as councillors. It is not designed to fully cover all costs members may meet.

The Authority and councils are confronted with an ever-changing suite of technology that can be used to maintain contact with council and constituents. Over the past decade usage of some technologies has become normalised (for example cell phone and broadband) whilst other technologies are no longer as prevalent (for example fax machines and land lines). The basis for the allowance needs to be adjusted accordingly.

Currently an increasing number of councils are considering, or have introduced, use of iPads or tablets for council papers and meetings. We are now receiving enquiries on the effect of that provision on the communication allowance.

The Authority believes that the suite of technologies available and required for council work, and the current cost of purchasing such services or equipment, requires careful assessment when determining the extent of any allowance that is made to councillors.

Generally, the Authority believes that at least 50% of the cost of the access to broadband and mobile networks is a normal cost against the councillor's personal income and the allowance should reimburse no more than the balance of those costs.

A question to be considered in providing, for example, an iPad or tablet to a member is whether other equipment or services are still needed by the member for council related

business. If all council business is conducted through the new technology the council should no longer be providing or subsidising a personal computer.

It is the whole suite of services, reimbursements and costs that should be considered in relation to the allowance, together with any personal benefit the member gains by the provision of the equipment.

Since the cost of equipment provided and services accessed varies widely there is not one answer the Authority can provide. If you wish to verify the communication calculation with the Authority, this can be done as part of the approval process for your expenses policy.



Angela Foulkes
Deputy Chair

Appendix 1

A councillor lives 7 kilometres from the local council office in his/her ward, and 20 kilometres away from the main council office.

For the purposes of this calculation the distance to the nearest council office is 7 kilometres and the round trip 14 kilometres, the threshold travel distance is the shorter of 2×7 kilometres and 30 kilometres.

If the councillor attends meetings during the day that involve 58 kilometres of travel the reimbursable distance is 44 kilometres.

If a councillor only travels to the office no reimbursement is payable.

Had there not been a local office, the threshold of 30 kilometres would apply, and the councillor would be reimbursed 10 kilometres for a round trip to the council office and 28 kilometres if meetings during the day require 58 kilometres of travel.

Appendix 1a: Levels of service forecast to fail to meet targets

Art Gallery and Museums

Measure: Akaroa Museum hours of opening.
Target: Minimum of 2,093 opening hours pa.
Results: 0 hours open to the public year to date.
Comments: The museum has been closed since 21 June due to Earthquake damage.
Remedial Action: A temporary opening for the summer months looks increasingly unlikely. The Museum is on a priority list of 27 community facilities - a decision will be made by December.

City & Community Long-Term Policy and Planning - incentives (commercial and residential)

Target: To be resolved for September quarter reporting.
Comments: Work programme for the Central City Recovery Plan is still emerging from CCDU.
Remedial Action: Details to be clarified with CCDU.

Libraries

Measure: Residents have access to a physical library relevant to local community need or profile.
Target: Provide for 10 voluntary libraries - rent free facilities including building and maintenance.
Comments: Supporting five voluntary libraries that remain open.
Remedial Action: Explore alternative accommodation options through the facilities rebuild process.

Target: Provide for 10 voluntary libraries - support for collections.
Comments: Continue to maintain the five open facilities collections.
Remedial Action: Continue to explore accommodation options for these services.

Building Consenting and Inspections

Measure: % of all building consent applications processed within statutory timeframes.
Target: 100% of all building consents granted within 20 working days.
Comments: 100% is an extremely challenging target. Our focus is on achieving this target for at least three months this year.
Remedial Action: Improve individual performance reporting. Continue to improve the processes, get new technology up and running as soon as possible - by end 2012.

Measure: % of all build consent applications processed within statutory timeframes.
Target: 100% of all commercial 3 consents granted within 20 working days.
Comments: Note that as with many of the consenting targets set to 100% a single consent missing deadline means that the target fails for the whole year.
Remedial Action: Improve process, new technology and individual performance reporting.

Measure: Code Compliance Certificate (CCC) applications processed in a timely manner.
Target: 100% of Code Compliance Certificates completed within 20 working days.
Remedial Action: We will continue to focus on better technology to enable better process.

Measure: Processing of Project Management Office (PMO) earthquake related building consents.

Target: 100 per cent processed within 20 working days.

Remedial Action: Improve process, new technology, individual performance reporting.

Target: For commercial category 1 and 2 consents: 100 per cent processed within 20 working days.

Remedial Action: Improve process, new technology, individual performance reporting.

Target: For commercial category 3 consents: 100 per cent processed within 20 working days.

Remedial Action: Improve process, new technology, individual performance reporting.

Land and Property Information Services

Measure: Residential property files provided to customers in electronic format.

Target: 100% within 3 working days of request.

Results: Up to 5 day turn around currently experienced.

Comments: New service provider is in transition phase of contract and still bedding in procedures.

Remedial Action: Resolve issues as they arise. Provide further training in procedures and business processes - discussions are being held.

Measure: Commercial property files are retrieved and provided in hard copy for customers.

Target: 100% of optional requests for scanning of records within 5 working days (charges apply).

Results: The occasional request has gone outside of these timeframes.

Comments: New service provider is in transition phase of contract and still bedding in procedures.

Remedial Action: Resolve issues as they arise. Provide further training in procedures and business processes - discussions are being held.

Water Supply

Measure: Monitoring the effectiveness of the pipe renewal programme

Target: <=13 breaks / 100 km of water main per year

Results: 25 mains breaks/100km over last three months

Comments: Reliant on rebuild to address issue.

Remedial Action: Ensure rebuild progresses to programme. Targets reset in 2013-22 LTP.

Target: <=71 breaks / 100 km of submain per year

Results: Sub main breaks > 170/100km over the first two months.

Remedial Action: Ensure rebuild progresses to programme. KPI adjusted in 2013-22 LTP.

Resource Consenting

Measure: % of complex resource consents processed within statutory timeframes.
Target: 100% within the statutory timeframes.
Results: 99% of applications were processed within the statutory timeframes.
Comments: The application that went over time was an historic application.

Measure: % of Central City land use consents processed within timeframes.
Target: 100% in 14 days (10 working days).
Results: 67% (6/9) of applications were processed within 10 working days.
Comments: 3 applications went over the 10 day timeframe. It is a challenging timeframe and staff are becoming familiar with a new set of rules.

Remedial Action: A greater focus is being taken on these consents to ensure 10 days is achieved.

Measure: % of Permitted Temporary Accommodation applications processed in timeframes
Target: 100% within 3 working days
Results: 88% (7/8) of applications were processed within 3 working days.
Comments: One application went over the timeframe by one day.
Remedial Action: Improved monitoring by staff of workloads and timeframes. 3 days is a very tight timeframe.

Measure: % of Site Specific Temporary Accommodation applications processed within timeframes
Target: 100% within 5 working days
Results: 20% (1/5) of applications were processed within 5 working days.
Remedial Action: This is a very difficult timeframe to meet. Complex applications also require consultation with the local Community Board. Action includes better monitoring of workloads and timeframes by staff.

Measure: % of simple subdivision consents processed within statutory timeframes
Target: 100% within 10 working days
Results: 80% (4/5) of simple subdivision applications were processed within 10 working days.
Comments: One application went over time due to an error where the fee paid for the application was not picked up.
Remedial Action: The area concerned has been alerted to the problem to resolve.

Appendix 1b: Levels of service requiring intervention to meet targets

Measure: The recovery of suburban centres is supported by urban design and planning initiatives (Ferry Road).
Target: Master Plan for consultation presented to Council by September 2012.
Results: November 2012.
Comments: Milestone delayed due to additional discussions and workshop on alignment of Master Plan with CTP.
Remedial Action: New date to council is November 22nd.

Civil Defence Emergency Management

Measure: Welfare Centres and Sector Posts are adequately staffed.
Target: Sector posts at least 25% staffed by 30/6/2014.
Results: Staffing levels for Sector Posts have dropped consistently since the earthquakes.
Comments: Recruitment drives are required to boost numbers. A volunteer induction and retention policy/plan is planned to retain existing volunteers.
Remedial Action: Plan recruitment drive, and develop volunteer induction policy and volunteer retention plan.

Target: Welfare Centres at least 90% staffed.
Results: Volunteer numbers have declined consistently since the earthquakes.
Comments: Recruitment drives are required to boost numbers. A volunteer induction and retention policy/plan is planned to retain existing volunteers.
Remedial Action: Plan recruitment drive and develop volunteer induction and retention plan.

Art Gallery and Museums

Measure: International Museum standards maintained: climate control.
Target: Humidity and temperature is maintained at 50%+/- 5% and at 21o+/- 2oC 24 hours a day/7 days a week/365 days a year (24/7/365) respectively.
Results: Actual Temperature control maintained within KPI range 91.8% on average during September 2012. This is an improvement on 91.5% in August. However humidity control was maintained within KPI range 56.5% on average during September 2012, not as good as 64.2% in August.
Comments: Temperature is consistent due to the new chillers. However we are investigating the drop in humidity.
Remedial Action: The location of concern is the Touring Galleries where the collection is being stored at present. Monthly reporting from Set Point Solutions will be changed to weekly reporting for more stringent monitoring.

Measure: Cost of providing Akaroa Museum service.
Target: Average operating cost per visitor of <\$15.00 ongoing.
Results: Unlikely to meet this target due to Museum being closed for first quarter of year.
Comments: There have been no visitors through the door since 21 June due to earthquake damage to the buildings. Visitors attending various Museum-organised events at other venues will be counted but numbers will be relatively small.

Remedial Action: Average operating cost per visitor will be calculated on a pro rata basis once the Museum is open again.

Measure: Akaroa Museum: number of visitors per annum.

Target: Visitors per annum for Akaroa Museum to be a range of 14,250 - 15,750.

Results: No visitors to the Museum for the first quarter of the year.

Comments: Museum has been closed since 21 June 2012 due to earthquake damage. The only visitors since then have been those attending a series of talks organised by the Museum in July - 75 people.

Remedial Action: The bulk of visitors are received during the summer - November to April. If a partial opening is possible for summer some recovery would be possible and annual target calculated on a pro rata basis. But a summer opening is looking unlikely. Museum is on a list of priority community facilities. Even if the decision was made to fix and reopen at this stage, the processes of consents, letting contracts and re-build would take up most of the summer.

Civic and International Relations

Measure: Sister City Relationships reviewed 3 yearly in accordance with International Relations Policy.

Target: Establish a working party to review the IR Policy and Sister Cities Strategy / Policies and report back by 28 Feb 2013.

Results: The review of the Civic and International Relations Policy is on hold.

Comments: At the Council meeting on 23 Aug 12 the Council resolved that a working party be established to review the Civic and International Relations Policy and Sister Cities Strategy to report back to the Council by the end of February 2013.

Remedial Action: Currently awaiting direction on the composition and timelines for the review.

Regional Economic Development, Business Support and Workforce Development

Measure: CCT promotes Christchurch and Canterbury as a desirable destination for business events and trade exhibitions.

Target: Achieve a share of national delegate days for MICE (Meetings, Incentive, Conference and Exhibitions) market in the 3.5% to 5.0% range.

Comments: 4th Qtr 2011/12 results = 2% 1st Qtr 2012/13 results are not yet available.

Remedial Action: Remedial actions to be discussed with CCT.

Measure: Visitors utilise the services of the Christchurch and Akaroa Visitor Information Centres.

Target: Akaroa Visitor Centre maintains visitor number levels in the range of 165,000 to 185,000 visitors annually for the duration of relocated cruise ship visits.

Results: Visitor number 2012/13 FYTD 8,260.

Comments: The primary reason for the downturn is the lack of international and domestic self drive holiday travellers visiting Akaroa.

Remedial Action: Discussions required with CCT about whether this trend will continue in to 2013/14.

Regional Parks

Measure: Number of students attending environmental education programmes each year.

Target: 8,000 - 9,500 each year (on Parks and other Council sites like Waste facilities).

Results: 501 for the month of September.

Comments: Although student participation levels have improved from the previous two years it is unlikely that the stated level of service will be met. Proposed school closures, mergers and relocations may also affect participation levels.

Remedial Action: Promotion of programmes continues. Level of service targets are being adjusted through the LTP process.

Building Consenting and Inspections

Measure: % of all building consent applications processed within statutory timeframes.

Target: 80% of all commercial 1 and 2 consents granted within 15 working days.

Comments: Customer acceptance of pre-application meetings helps greatly in this. New consents accepted / not accepted at vetting will improve consent quality and lead to faster processing.

Remedial Action: Get new vetting process up and running. Improve technology and individual performance reporting. We are optimistic that these changes will improve results.

Target: 85% of all residential building consents granted within 10 working days.

Comments: BCO vetting of all applications will help greatly in this. Incomplete applications add drag into the system.

Remedial Action: Get vetting process up and running as well as new technology and individual performance reporting. We are optimistic that these changes will improve results.

Measure: % satisfaction with building consents process.

Target: 65% of customers satisfied.

Comments: The "Go Ahead" campaign is critical.

Remedial Action: Improve customer communications and process responsiveness.

Measure: % of all building consent applications processed within statutory timeframes.

Target: For value of build works: \$150,000 to \$499,999 average processing time of 10 working days or less (excluding suspend time) and average total elapsed time of 20 calendar days.

Comments: We are improving processes.

Remedial Action: Improve process, install new technology, individual performance reporting. We are optimistic that these changes will improve results.

Target: For value of build works: \$500,000 to \$999,999 average processing time of 15 working days or less (excluding suspend time) and average total elapsed time of 25 calendar days.

Comments: New processes will greatly assist - vetting of consent applications.

Remedial Action: New process, new technology and individual performance reporting initiatives are underway.

Target: For value of build works: <\$150,000, average processing time of 5 working days or less (excluding suspend time) and average total elapsed time of 15 calendar days.

Comments: The new vetting process will assist greatly.

Remedial Action: New process, new technology and individual performance reporting initiatives are underway.

Target: For value of build works: >\$1,000,000: Average processing time of 20 working days or less (excluding suspend time) and average total elapsed time of 35 calendar days.

Comments: Pre-application meetings are absolutely critical - we need to promote these constantly.

Remedial Action: New process, new technology, individual performance reporting.

Measure: Efficiency: cost per transaction.

Target: Average cost (\$) of processing a building consent - \$1,610.

Comments: The final average cost will be impacted by consent volumes over the year. We will have a greater number of more expensive consents and this will drive the average upwards. Offsetting this is the efficiencies to be gained from process change and new technology.

Remedial Action: Implement process changes and install new technology as soon as possible.

Measure: Code Compliance Certificate (CCC) applications processed in a timely manner.

Target: For value of build works: \$500,000 to \$999,999 average processing time of 15 working days or less (exclude suspend time) and average total elapsed time of 25 calendar days.

Comments: We only have a random sampling basis at present. Need to get good tracking system in place - install new technology.

Remedial Action: New technology will allow a check of code application before acceptance. It will also enable a better document review process during the build and inspections period thus speeding the process.

Target: For value of build works: <\$150,000 average processing time of 5 working days or less (exclude suspend time) and average total elapsed time of 15 calendar days.

Comments: Need better technology to enable the better process.

Remedial Action: New technology will allow check of code application before accepting. It will also enable a better document review process during the build and inspections period, thus speeding the process.

Target: For value of build works: >\$1,000,000 average processing time of 20 working days or less (excluding suspend time) and average total elapsed time of 35 calendar days.

Comments: Need better technology so as to enable better process.

Remedial Action: New technology will allow check of code application before accepting. It will also enable a better document review process during the build and inspections period thus speeding the process.

Target: For value of build works: \$150,000 to \$499,999 average processing time of 10 working days or less (excluding suspend time) and average total elapsed time of 20 calendar days.

Comments: Need better technology so as to enable better process.

Remedial Action: New technology will allow check of code application before accepting. It will also enable a better document review process during the build and inspections period thus speeding the process.

Measure: Processing of Project Management Office (PMO) earthquake related building consents.

Target: For PMO residential consents -99 % processed within 5 working days.

Comments: Could be challenging if volumes grow too great.

Remedial Action: Get technology installed. Continue to develop a range of processing capacity outside Council so sudden increase in demand can be shared.

Target: One Stop Shop consents: 100 per cent processed within 20 working days.

Comments: Staff are in place (case managers and dedicated technical specialists.) There are issues around the old operating system and getting engineering input in a timely fashion. We are working on customer communications - pushing the need for early and in depth consultation.

Remedial Action: Install new technology before end 2012 and keep pushing pre-application meetings, as well as integration with CCDU.

Parking

Measure: Off street parking revenue performance.

Target: \$1,500 per space per year.

Results: \$1,333.

Comments: Over supply from private off-street parking is affecting revenue performance.

Remedial Action: Additional revenue from Re:Start car park after October should bring this back to target.

Wastewater Treatment and Disposal

Measure: CWTP Electricity use

Target: <=0.35 kwh of electricity / kg COD (chemical oxygen demand) removed at the Christchurch Wastewater Treatment Plant each year.

Results: 0.38kwh/kg COD.

Comments: New power meters have shown a step change in power usage.

Remedial Action: Investigate accuracy of new power meters.

Water Supply

Measure: Continuous potable water is supplied to all customers.

Target: <=1 unplanned interruption >=4hrs on average per week each year.

Results: City Care operations team are waiting on an IT solution from their IT team to accurately record and report these results.

Remedial Action: City Care to accurately report on interruptions over 4 hours by the end of October.

Target: <=9 unplanned interruptions / 1000 properties served per year

Results: Still tracking near 20 per 1000.
Comments: Unlikely to be able to meet the year end figure.
Remedial Action: SCIRT mains renewals required before this number can come down.
There is also a leak detection programme throughout this year.

Appendix 1c: Levels of service which have not been reported

Heritage Protection

Measure: Details of service delivery to be resolved.
Target: To be resolved for September quarter reporting.

Cemeteries

Measure: Maintain trees in cemeteries.
Target: From 2012/13 10 year programmed maintenance cycle for trees commenced.

Garden and Heritage Parks

Measure: Maintain trees in Garden and Heritage Parks.
Target: From 2012/13 10 year programmed maintenance cycle for trees commenced.

Neighbourhood Parks

Measure: Maintain trees in Neighbourhood Parks.
Target: 10 year programmed maintenance cycle for trees.

Sports Parks

Measure: Maintain trees in Sports Parks.
Target: From 2012/13 10 year programmed maintenance cycle for trees commenced.

Waterways and Land Drainage

Measure: Customer satisfaction with the maintenance of waterways and their margins.
Target: At least 66% customers satisfied with the maintenance of waterways and their margins.

Measure: Cost of maintaining waterways and land drainage system: at a cost per hectare not exceeding budgeted controllable costs / the number of properties expected by year end.
Target: \$105.98/ property.

Measure: Diversion of aquatic weed from landfill.
Target: Greenwaste from waterways maintenance activities (mechanical harvesting) diverted from landfill to Councils Compost Plant each year - at least 80%.

Measure: Resource consent compliance.
Target: No major or persistent breaches of Resource Consent conditions regarding the management of waterways and land drainage system per year, resulting in court action by ECan.

Measure: Water quality monitoring.
Target: All sites identified by the Interim Global Storm Water Consent Monitoring Plan are monitored and reported on - currently 41 sites. Sites and parameters to be altered as required for Integrated Catchment Management Plan consents.
Target: Implement a Water Quality Improvement programme in accordance with the

Surface Water Management Strategy.

- Measure: Environmental indicator monitoring.
Target: Implement environmental monitoring programme along waterways.
- Measure: Contract compliance.
Target: At least 90% maintenance works comply with contract specifications.
- Measure: Response times to Drainage faults and Surface Water Management Issues.
Target: Emergency Works: Urban 2 hours, Rural 6 hours.
Target: Priority Call Outs: Urban 3 working days, Rural 5 working days.
Target: Routine Call Outs: Urban 5 working days, Rural 10 working days.
Target: Urgent Works: Urban 24 hours, Rural 24 hours.
- Measure: Implementation and Management of the Interim Global Consent.
Target: Maintenance and Monitoring inspections are carried out in accordance with the conditions of the consent.
Target: Reports to ECan by 30 June each year with the required information.
Target: Site Audits are undertaken on sites where WQL3 activities occur.
Target: Storm water discharge consents are issued in accordance with the conditions of the Interim Global Stormwater Consent, and of the Integrated Catchment Management Plan.

Road Network

- Measure: Repairs to road surface - time taken to investigate/undertake repairs to carriageway surfaces, once problem is known or reported.**
Target: Collector / local roads - at least 95% within 48 hours.
Target: Rural roads - at least 95% within 72 hours.
- Measure: Maintain Street Trees
Target: 6 year proactive maintenance cycle for street trees.
- Measure: Maintenance of streets trees complies with Electricity (Hazards from Trees) Regulations 2003.
Target: 2012/13 95.57%.

Appendix 1d: Levels of service change requests

The following level of service change is made on the basis of a decision made by Council after the Annual Plan 2012/13 was finalised.

Activity / Level of Service	Change Requested	Rationale
<u>Civic and International Relations</u> 5.0.3 Sister City Relationships reviewed 3 yearly in accordance with International Relations Policy. Target: The review of the International Relations Policy is on hold until further notice.	Change the target to read "Establish a working party to review the International Relations and Sister Cities Strategy / Policies, and report back by 28 February 2013."	Based on Council resolution 23 August 2012.

In addition Council is asked to confirm the following targets. (These measures were set in the Annual Plan 2012/13 with targets to be provided once final budget was determined – necessary step where budget is a numerator for the calculation. The final target change – satisfaction with Council decisions - is a result of the Communications Audit.)

Activity / Level of service	Target to be confirmed
<u>Cemeteries</u> 6.4.7 Cost of maintaining Cemeteries: At a cost per hectare not exceeding budgeted controllable costs / the number of hectares expected by year	\$16,428 per hectare
<u>Regional parks</u> 6.3.6 Efficient management of Regional Parks: Cost of maintaining Regional Parks: At a cost per hectare not exceeding budgeted controllable costs / the number of hectares expected by year end (non LTP)	\$1,169 per hectare
<u>Garden and heritage parks</u> 6.2.5 Cost of maintaining the Botanic Gardens: At a cost per hectare not exceeding budgeted controllable costs / the number of hectares expected by year end	\$119,419 per hectare
6.2.8 Cost of maintaining garden and heritage parks (excluding the Botanic Gardens): At a cost per hectare not exceeding budgeted controllable costs / the number of hectares expected by year end (non LTP)	\$33,917 per hectare
<u>Neighbourhood parks</u> 6.0.5 Cost of maintaining Neighbourhood Parks: at a cost per hectare not exceeding budgeted controllable costs / the number of hectares expected by year end	\$9,497 per hectare
<u>Sports Parks</u> 6.1.6 Cost of maintaining Sports Parks: At a cost per hectare not exceeding budgeted controllable costs / the number of hectares expected by year end	\$4,471 per hectare

<p><u>Waterways and land drainage</u> 6.5.3 Cost of maintaining waterways and land drainage system: at a cost per hectare not exceeding budgeted controllable costs / the number of properties expected by year end</p>	<p>\$105.98 per property</p>
<p><u>Building Consents and Inspections</u> 9.1.6 Efficiency: Cost per transaction</p>	<p>Average cost (\$) of processing a building consent - \$1,610</p>
<p><u>Public Participation in Democratic Processes</u> 4.1.7 Proportion of residents that are satisfied with the opportunities to access information about Council decisions.</p>	<p>80%</p>

The final level of service change request is due to error. This is a non-LTP measure which can be altered via Council decision.

Activity / Level of Service	Change Requested	Rationale
<p><u>Regional Economic Development, Business Support and Workforce Development</u> 5.1.6 CDC delivers customised business acceleration services to businesses with high growth potential Target: Allocate \$ 50,000 of voucher funding to businesses by 30th April 2012</p>	<p>Delete the level of service</p>	<p>CDC states that this level of service has been accidentally carried through to 2012/13. It does not relate to this financial year.</p>

Appendix 2 – Financial Performance as at 30 September 2012

Operational and Capital Funding

\$000's	Year to Date Results			Forecast Year End Results			After Carry Forwards	
	Actual	Plan	Variance	Forecast	Plan	Variance	Carry Fwd	Result
Operating expenditure	109,241	108,656	(584)	448,060	439,732	(8,328)	-	(8,328)
Capital programme	130,342	176,028	45,686	902,099	879,191	(22,909)	(33,139)	10,230
Transfers to reserves	21,189	18,488	(2,701)	70,968	67,010	(3,959)	-	(3,959)
Interest expense	8,505	8,355	(150)	37,903	36,384	(1,519)	-	(1,519)
Debt repayment	1,077	1,077	-	4,306	4,306	-	-	-
Total expenditure	270,353	312,603	42,250	1,463,337	1,426,623	(36,714)	(33,139)	(3,575)
funded by :								
Fees, charges and operational subsidies	46,260	36,302	9,958	157,206	144,400	12,806	-	12,806
Dividends and interest received	6,384	5,911	474	66,126	65,599	527	-	527
Rates	77,308	77,863	(556)	313,388	313,180	209	-	209
Transfers from reserves	113,676	134,575	(20,899)	654,901	664,961	(10,061)	-	(10,061)
Asset sales	93	-	93	904	1,205	(301)	-	(301)
Development contributions allocated	2,038	2,164	(126)	9,400	8,655	745	-	745
Capital grants and subsidies	1,103	956	147	8,426	9,953	(1,527)	-	(1,527)
Total funding available	246,862	257,772	(10,910)	1,210,351	1,207,953	2,398	-	2,398
Balance required	23,491	54,831	31,341	252,986	218,670	(34,316)	(33,139)	(1,177)
Borrowing for Capital Programme & Grants	2,797	28,477	25,680	190,730	156,678	(34,052)	(33,139)	(913)
Borrowing for EQ Response	5,712	6,050	339	24,151	26,102	1,951	-	1,951
Ratepayer cash opex surplus (deficit)	(14,982)	(20,304)	5,322	(38,105)	(35,890)	(2,215)	-	(2,215)

Group of Activities Operating Result

\$000's	Year to Date Results			Year End Forecast		
	Actual	Plan	Variance	Forecast	Plan	Variance
City & Community Long-Term Policy & Planning	2,530	3,741	1,211	15,473	15,792	318
District Plan	582	775	193	3,098	3,004	(94)
Heritage Protection	737	2,490	1,754	10,771	11,042	270
Energy Conservation	45	22	(22)	87	87	(0)
Capital Revenues	-	-	-	(699)	-	699
City Development	3,893	7,029	3,136	28,730	29,924	1,194
Building Strong Communities	915	1,292	377	5,143	5,143	(0)
Community Facilities	490	524	34	2,262	2,119	(143)
Community Grants	6,062	6,134	72	10,700	10,700	0
Social Housing	(65)	702	767	3,521	5,177	1,655
Civil Defence Emergency Mgmt	288	275	(14)	1,259	1,165	(94)
Walk In Customer Services	481	507	25	1,932	2,073	140
Capital Revenues	-	-	-	-	-	-
Community Support	8,173	9,434	1,261	24,819	26,377	1,558
Art Gallery and Museums	3,730	4,268	538	13,846	14,732	886
Libraries	7,063	7,530	467	28,857	29,504	647
Capital Revenues	(205)	(7,270)	(7,066)	(29,522)	(29,081)	440
Cultural and Learning Services	10,589	4,528	(6,061)	13,182	15,155	1,973
City Governance and Decision Making	2,331	2,387	56	9,563	9,631	68
Public Participation in Democratic Processes	708	724	15	2,893	2,894	1
Democracy & Governance	3,039	3,110	71	12,456	12,525	69
Civic and International Relations	371	292	(79)	1,138	1,138	0
Regional Economic Development	2,190	2,231	41	7,785	7,825	40
City Promotion	72	40	(32)	493	473	(19)
Economic Development	2,634	2,563	(71)	9,416	9,436	21
Neighbourhood Parks	3,298	3,022	(276)	12,851	13,077	226
Sports Parks	2,374	1,795	(579)	9,111	8,797	(314)
Garden & Heritage Parks	1,401	1,630	229	7,275	7,301	27
Regional Parks	1,919	1,928	8	10,712	8,472	(2,239)
Cemeteries	318	253	(65)	1,259	1,264	4
Waterways & Land Drainage	5,553	5,169	(383)	24,487	24,487	0
Harbours & Marine Structures	103	162	59	(51)	(18)	33
Rural Fire Fighting	133	156	22	681	774	93
Capital Revenues	(1,720)	(4,621)	(2,901)	(11,938)	(18,463)	(6,525)
Parks & Open Spaces	13,379	9,494	(3,885)	54,388	45,693	(8,695)

\$000's	Year to Date Results			Year End Forecast		
	Actual	Plan	Variance	Forecast	Plan	Variance
Recreation and Sports Services	2,616	3,848	1,233	14,215	15,118	902
Events & Festivals	1,565	1,601	36	6,294	6,305	11
Venue Management (Vbase)	147	28	(119)	(63)	(10)	53
Capital Revenues	(211)	(445)	(235)	(3,461)	(1,781)	1,679
Recreation and Leisure	4,117	5,033	915	16,986	19,631	2,646
Recyclable Materials Collection & Processing	1,629	1,718	89	6,857	6,874	18
Residual Waste Collection & Disposal	3,207	3,299	91	13,455	13,650	195
Organic Material Collection & Composting	3,033	3,371	339	13,346	13,474	128
Commercial/Industrial Waste Minimisation	71	79	9	492	492	(0)
Refuse Minimisation & Disposal	7,940	8,467	527	34,149	34,490	341
Licensing and Enforcement	(670)	(299)	371	5,340	5,226	(114)
Building Consenting & Inspections	2,063	700	(1,363)	3,122	(773)	(3,894)
Resource Consenting	509	727	218	2,698	2,708	11
Building Policy	1,261	594	(667)	2,398	1,637	(761)
Land & Property Information Services	(9)	141	151	566	571	5
Regulatory Services	3,153	1,863	(1,290)	14,125	9,370	(4,755)
Road Network	12,802	16,762	3,960	67,059	69,230	2,171
Active Travel	3,228	3,655	426	15,206	15,599	392
Parking	59	137	78	375	1,026	651
Public Transport Infrastructure	430	467	38	2,124	2,079	(46)
Capital Revenues	(16,148)	(28,178)	(12,030)	(114,108)	(111,609)	2,499
Streets & Transport	371	(7,157)	(7,528)	(29,342)	(23,675)	5,668
Wastewater Collection	9,255	8,591	(664)	36,833	36,455	(378)
Wastewater Treatment & Disposal	3,335	4,043	708	14,409	15,956	1,546
Capital Revenues	(26,860)	(40,387)	(13,526)	(197,752)	(161,547)	36,204
WW Collection & Treatment	(14,271)	(27,753)	(13,482)	(146,509)	(109,137)	37,372
Water Supply	6,464	6,920	456	25,588	26,743	1,155
Water Conservation	6	13	8	124	124	0
Capital Revenues	(2,642)	(14,086)	(11,444)	(46,051)	(56,344)	(10,294)
Water Supply	3,828	(7,153)	(10,980)	(20,339)	(29,477)	(9,138)
Groups of Activities	46,846	9,458	(37,387)	12,059	40,312	28,253
Corporate Revenues & Expenses	(120,901)	(86,339)	34,562	(383,303)	(384,549)	(1,246)
ISP's & Eliminated Internals	(791)	(1,010)	(220)	(143)	(1,158)	(1,015)
Net Cost of Service (excl Vested)	(74,846)	(77,891)	(3,045)	(371,387)	(345,395)	25,993
Misc P&L Unallocated	(2)	-	2	(2)	0	2
Vested Asset Income	(8,035)	(1,757)	6,278	(11,905)	(7,029)	4,876
CCC Net Cost of Service	(82,883)	(79,648)	3,235	(383,294)	(352,423)	30,871

Group of Activities Capital Programme

\$000's	Year to Date Results			Year End Forecast		
	Actual	Plan	Variance	Forecast	Plan	Variance
City Development	19	100	81	2,493	2,492	(1)
Community Support	59	212	154	8,760	10,515	1,755
Cultural and Learning Services	2,685	3,648	963	12,326	15,470	3,144
Democracy & Governance	-	-	-	-	-	-
Economic Development	29	-	(29)	167	167	0
Parks & Open Spaces	1,876	6,127	4,251	41,835	44,573	2,738
Recreation and Leisure	447	487	40	3,301	3,803	502
Refuse Minimisation & Disposal	197	142	(55)	1,155	1,153	(2)
Regulatory Services	-	5	5	94	94	-
Streets & Transport	6,511	8,734	2,223	49,067	53,490	4,422
Wastewater Collection & Treatment	3,133	13,705	10,573	63,783	71,215	7,433
Water Supply	2,489	6,512	4,023	27,858	25,687	(2,171)
Corporate	234	2,729	2,494	39,813	39,027	(786)
Capital Works Programme	17,677	42,401	24,725	250,651	267,685	17,034
Earthquake Capital Expenditure	112,665	133,484	20,819	651,114	661,057	9,942
Equity Investments	-	-	-	-	-	-
Planned Carry forwards	-	142	142	334	(49,551)	(49,885)
Capital Programme	130,342	176,028	45,686	902,099	879,191	(22,909)
Capital Sales	(93)	-	93	(904)	(1,205)	(301)
Vested Assets (including Rebuild)	8,035	875	(7,160)	11,905	7,029	(4,876)
Net Total Capital	138,284	176,903	38,619	913,100	885,015	(28,086)

Appendix 3 - Capital Projects as at 30 September 2012

Group Of Activities	Project Title	YTD Actual (\$000s)	YTD Budget (\$000s)	YTD Variance (\$000s)	% Spend of Total Budget	Forecast Total Spend (\$000s)	Current Budget (\$000s)	Year End Variance (\$000s)	Proposed Carry Forwards (\$000s)	Net Variance After C/Fwd (\$000s)
City Development										
Projects > \$250k										
	Urban Renewal		50	(50)	0.0%	264	264	0	0	0
	Restricted Assets - Renew & Replacements	(2)	25	(27)	-0.1%	1,628	1,628	0	0	0
	Robert McDougall Building	21	25	(4)	3.5%	601	600	1	0	1
City Development Total		19	100	(81)	0.8%	2,493	2,492	1	0	1
Community Support										
Projects > \$250k										
	Housing Improvements / Remodelling	2	135	(133)	0.2%	854	987	(133)	0	(133)
	New Civil Defence Bldg (Emerg Ops Cntr)		0	0	0.0%	500	488	13	0	13
	Halswell - new Suburban Community Cen	26	27	(1)	0.9%	1,472	2,958	(1,486)	1,486	(0)
	Salvation Army Citadel property purchase		0	0	0.0%	5,492	5,492	0	0	0
	Balance of programme	31	51	(20)	4.8%	442	591	(149)	0	(149)
Community Support Total		59	212	(154)	0.6%	8,760	10,515	(1,755)	1,486	(269)
Corporate Capital										
Projects > \$250k										
	Strategic Land Acquisitions	13	1,399	(1,386)	0.0%	37,158	37,158	0	0	0
	IM&CT Bus Solutions Delivery		66	(66)	0.0%	(66)	1,429	(1,495)	0	(1,495)
	Fleet and Plant Asset Purchases	188	422	(234)	11.1%	1,690	1,690	0	0	0
	IM&CT Renewals and Replacements	120	723	(603)	8.8%	1,358	1,358	0	0	0
	Corp Accom - Renewals & Replacement	200	71	129	70.6%	283	283	0	0	0
	Capital Governance Group Pool		0	0	0.0%	0	2,888	(2,888)	0	(2,888)
	Asset Programme Rollout City Water&Waste	250	253	(2)	99.1%	250	253	(2)	0	(2)
	SLP Land Value Offset	(4,534)	(4,240)	(294)	-35.7%	(12,707)	(12,707)	0	0	0
	Consents & Customer	2,409	1,915	494	35.4%	6,809	1,915	4,894	0	4,894
	Mid level enhancement requests	1,212	890	322	55.3%	2,191	1,025	1,166	0	1,166
	CWW In-situ servers	260	427	(167)	37.8%	520	687	(167)	0	(167)
	Windows 2000 Server Upgrade	55	194	(139)	11.8%	305	464	(159)	0	(159)
	IM&CT Equipment Renewals and Replacement	92	284	(191)	5.5%	1,643	1,678	(34)	0	(34)
	Balance of programme	(31)	326	(357)	-2.7%	377	906	(529)	0	(529)
Corporate Capital Total		234	2,729	(2,494)	0.3%	39,813	39,027	786	0	786
Cultural and Learning Services										
Projects > \$250k										
	Content Capital Project	735	1,190	(455)	16.7%	4,053	4,408	(355)	0	(355)
	Library Built Asset Renewal & Replacement	4	145	(141)	0.7%	582	582	0	0	0
	FA NA Collections Acquisitions	308	127	181	60.6%	508	508	0	0	0
	Aranui - New Library	1,394	1,569	(175)	64.0%	2,075	2,177	(102)	0	(102)
	Halswell - New Library	54	53	1	1.0%	2,774	5,507	(2,733)	2,733	0
	Art in Public Places	16	321	(306)	1.2%	1,286	1,286	0	0	0
	Library RFID Project	136	135	0	22.8%	595	594	0	0	0
	Balance of programme	38	107	(69)	7.6%	454	408	46	0	46
Cultural and Learning Services Total		2,685	3,648	(963)	17.2%	12,326	15,470	(3,144)	2,733	(411)
Economic Development										
Balance of programme										
		29	0	29	17.2%	167	167	(0)	0	(0)
Economic Development Total		29	0	29	17.2%	167	167	(0)	0	(0)
Parks & Open Spaces										
Projects > \$250k										
	Neighbourhood Reserve Purchases	14	250	(236)	1.4%	1,005	1,001	4	0	4
	District Sports Park Purchases		181	(181)	0.0%	724	724	0	0	0
	Waterways & Wetlands Purchases	5	263	(257)	0.5%	1,052	1,051	1	0	1
	Botanic Gardens Entry Pavilion	145	354	(208)	1.6%	7,032	9,067	(2,035)	1,049	(986)
	Kruses Drain	17	203	(187)	6.6%	251	203	48	0	48
	Inner City Park Dev.		128	(128)	0.0%	510	510	0	0	0
	Owaka & Awatea Green Corridor	1	3	(1)	0.3%	552	552	(0)	0	(0)
	Waterways Detention and Treatment Facili		0	0	0.0%	2,112	2,112	0	0	0
	Lower Milns	87	400	(313)	9.0%	918	970	(52)	0	(52)
	Sports Parks Tree Repl Prog	69	93	(24)	16.0%	402	430	(28)	0	(28)
	Washington Reserve	27	60	(33)	0.0%	803	800	3	0	3
	Sport Parks - Buildings (R&R)		101	(101)	0.0%	645	555	90	0	90
	Neighbourhood Parks - Playgrounds and re		0	0	0.0%	250	0	250	0	250
	Sport Parks - Planted areas and Trees (R		0	0	0.0%	450	0	450	0	450
	Open Water Systems - Box Drains (R&R)		65	(65)	0.0%	260	260	0	0	0
	Open Water Systems - Unlined drains (R&R)		83	(83)	0.0%	332	332	0	0	0
	Wharfs and Jetties (R&R)	3	150	(147)	0.6%	433	431	3	0	3
	Shirley/Philpotts Drain		111	(111)	0.0%	442	442	0	0	0
	Awatea South Basin	501	706	(205)	37.9%	1,323	1,322	1	0	1
	Kirkwood	0	5	(5)	0.0%	350	350	0	0	0
	Carrs Road S/W Facility	6	102	(96)	0.3%	1,771	1,770	0	0	0
	Neighbourhood Parks - Structures (R&R)	138	111	27	18.4%	750	111	639	0	639
	Qualifes/Murphys Wetland	7	0	7	0.7%	1,006	1,000	6	0	6
	Prestons/Clare Park	37	3	34	0.8%	2,004	4,500	(2,496)	2,496	(0)
	Owaka Basin	1	0	1	0.0%	2,100	2,100	0	0	0
	New Cemetery Purchase	0	0	0	0.1%	500	500	0	0	0
	Avon River		0	0	0.0%	6,400	6,400	0	0	0
	Balance of programme	816	2,757	(1,941)	13.0%	7,458	7,079	379	0	379
Parks & Open Spaces Total		1,876	6,127	(4,251)	4.2%	41,835	44,573	(2,738)	3,545	807
Recreation and Leisure										
Projects > \$250k										
	Test Cricket	311	36	275	13.5%	1,680	2,307	(627)	627	0
	Balance of programme	136	451	(315)	7.7%	1,621	1,496	125	0	125
Recreation and Leisure Total		447	487	(40)	11.0%	3,301	3,803	(502)	627	125
Refuse Minimisation & Disposal										
Projects > \$250k										
	Closed L'fill A'care Burwood Stg2C2D2E	6	70	(64)	1.5%	386	386	(0)	0	(0)
	Waste Transfer Stations and Bins (R&R)	141	0	141	39.5%	357	357	0	0	0
	Balance of programme	50	72	(22)	12.1%	413	411	2	0	2
Refuse Minimisation & Disposal Total		197	142	55	17.0%	1,155	1,153	2	0	2
Regulatory Services										
Balance of programme										
			5	(5)	0.0%	94	94	0	0	0
Regulatory Services Total			5	(5)	0.0%	94	94	0	0	0

Appendix 4 - Special Funds as at 30 September 2012

Housing Separately Funded Activity results to 30 September 2012

\$000's	Annual Results			Forecast Results		
	Act/YTD	Plan/YTD	Variance	Forecast	Plan Year	Variance
1 July Opening Balance	29,311	29,311	-	29,311	29,311	-
Income	3,641	3,651	(11)	14,693	14,325	368
Expenditure	(2,133)	(2,851)	717	(12,222)	(13,483)	1,261
Net Income	1,507	801	707	2,471	842	1,629
Less Loan principal repayments	(3)	(3)	-	(7)	(7)	-
Less Capital expenditure (net)	(16)	(135)	119	(978)	(1,097)	119
Plus Interest on fund balance	319	86	233	1,295	344	951
Housing Account Cash Balance	31,118	30,060	1,058	32,092	29,394	2,698
Loan balances	17	17	-	14	14	-

Social Housing is a separately funded activity; the cash balance of the Housing Development Fund is retained for future operating, renewal and replacement, and capital expenditure.

Christchurch Earthquake Mayoral Relief Fund as at 30 September 2012

\$000's	Annual Results			Forecast Results		
	Act/YTD	Plan/YTD	Variance	Forecast	Plan Year	Variance
1 July Opening Balance	2,850	2,850	-	2,850	2,850	-
Contributions	31	-	31	31	-	31
Interest	30	-	30	77	-	77
Draw downs:						
Whitewings Charitable Trust	(9)	(9)	-	(9)	(9)	-
Contemporary Circus Trust	-	(10)	10	(10)	(10)	-
Ferrymead Park Ltd	(14)	(14)	-	(14)	(14)	-
Earthquake Mayoral Relief Fund Balance	2,888	2,817	71	2,925	2,817	108

COUNCIL 22. 11. 2012

CORPORATE AND FINANCIAL COMMITTEE
14. 11. 2012

**A meeting of the Corporate and Financial Committee
 was held in Committee Room 2
 on Wednesday 14 November 2012 at 11.05am.**

PRESENT: Councillor Broughton (Chairperson),
 Councillors Chen and Johanson.

APOLOGIES: Councillors Button, Carter and Gough.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

(1.) KERBSIDE COLLECTION FOR VACANT PROPERTIES

General Manager responsible:	General Manager Corporate Services, Ph: 941-8528
Officer responsible:	Corporate Finance Manager
Author:	Steve Kelsen, Funds and Financial Policy Manager

PURPOSE OF REPORT

1. Some residents who have vacated their properties either because of earthquake damage or Canterbury Earthquake Recovery Authority (CERA) zoning, have indicated a desire to continue to access a Council-provided kerbside collection service. The Council does not currently provide a collection service for vacant properties.
2. This report provides the background to this issue and proposes that the Council:
 - (a) Agree that no change should be made to current kerbside collection services:
 - (b) Note that:
 - (i) Council kerbside collection bins are being progressively retrieved from vacant properties, but some bins are currently still available at some vacant properties, particularly in the Red Zone where settlement between the landowner and CERA has not taken place
 - (ii) ratepayers whose properties have been demolished or vacated are not being charged for the kerbside collection service, although Council continues to incur costs associated with collection, retrieval, and identifying bins stolen or relocated from vacant properties
 - (iii) the provision of bins and kerbside collection service to vacant properties will have cost and security implications for both the Council, the Council's collection contractor, and the property owner
 - (iv) alternative collection services are commercially available at a similar price to the Council service.

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1 Cont'd**EXECUTIVE SUMMARY***Current level of service*

3. Following the series of Canterbury earthquakes, wheelie bins are being progressively removed from those properties where improvements have been demolished or where the property is receiving a rates remission because it is unable to be occupied. In the case of properties where the improvements have been demolished the waste minimisation targeted rate, which funds the organics and recycling collection, has been removed from the rates assessment. For properties that are unable to be occupied the 40 per cent rates remission granted by the Council equates to the average cost of Council services, including kerbside collection, that are delivered directly to that property.
4. Historically, properties with improvement value of greater than \$21,000 were entitled to an allocation of rubbish bags. When the wheelie bin system was introduced this threshold was lifted to \$30,000 and vacant land was excluded. The purpose of these tests was to prevent delivery of wheelie bins to, and the collection of the targeted rate from, vacant properties and electricity power boxes, garages etc.
5. Kerbside collection services, either through the rubbish bag system or the wheelie bin system, have not previously been provided to empty sections. While this is because waste collection is generally unnecessary and unwanted at vacant sections, an additional factor is the likelihood of the relocation by owners or the theft of bins from vacant sections. Council staff and contractors have observed that bins from unoccupied properties are being relocated across the city, generally without the property owner's permission.
6. The wheelie bins do not belong to the property owner; they are an asset belonging to the Council's collection contractor. However, the bins allocated to a property are the property owner's responsibility. Under Clause 10 of the Terms and Conditions set by the Waste Management Bylaw 2009, property owners are liable for full-replacement cost should bins be stolen. Also, the Council faces additional and unrecoverable collection costs where stolen or relocated sets of bins are presented for collection. A bin amnesty will be held in 2013 to allow bins that have been relocated across the city to be returned to the contractor.
7. At its Earthquake Forum on 18 October 2012, the Council received a request for the reinstatement of kerbside collection service from the owner of a Fendalton property that is unable to be occupied and is receiving the 40 per cent rates remission. That ratepayer is maintaining the section, while the residence is unable to be occupied, in anticipation of reoccupying it following rebuild. The Council has not retrieved bins from that property, and contractors' records show that bins are still being collected from the roadside in front of that property.
8. To date the Council's contractors have only retrieved bins from vacated properties where they are CERA owned or where the ratepayer has contacted us to request a retrieval. Other affected ratepayers, approximately 6000 of them, are not being rated but still have bins and many of these are still being presented and collected. The retrieval of these bins will continue over the next few months.
9. Once contractors have retrieved bins from vacated properties alternative collection services are available. For example, the commercial cost of fortnightly collection of a 240 litre wheelie bin is \$218 per year (the Council's standard residual waste bin has a 140 litre capacity). Alternatively a 2 cubic metre skip (14 x 140 litre wheelie bin equivalents) would cost \$150 for a single pickup. These services are likely to be more suitable than the Council's collection service because the kerbside collection service has very specific timeframes set by the Waste Management Bylaw. Council bins must be presented no early than 5pm on the day prior to collection, and must be brought in again by 11pm on collection day. This presents difficulties for absent property owners and increases the risk of bins being stolen from these vacant sites.

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1 Cont'd*Extension of service to vacant properties*

10. Under existing Council policy, where the Council agrees to provide a service, ratepayers are able to opt into the full three bin service by paying an annual charge, which is equal to the cost of the standard service (\$258 in 2012/13). This ability to opt in is currently only available to non-rateable properties such as churches, which are not-liable for the targeted rate, and to clubs and charities occupying Council land and are therefore tenants rather than ratepayers. This service is currently only available where there are improvements on the land because of the issues identified above. However, it is possible to extend the service to include vacant properties.
11. Should the Council determine that it is appropriate to continue to extend the current opt-in service to provide kerbside collection for vacated properties there will be a number of consequences:
 - additional administration staff time and resources required for customer service, database maintenance and invoicing
 - precedent – the provision of a service to vacant sections may set a precedent obliging the Council to provide the opt in service to all vacant land
 - possible issues and potentially increased costs as gradually areas cease to be serviced by the collection vehicles
 - the Council already faces a claim from the contractor for the collection of lost bins from the CBD and red zone properties; there is potential for this to increase costs if bins remain at, or are distributed to, vacant properties.

FINANCIAL IMPLICATIONS

12. The Council's organics and recycling kerbside collection service is funded by a targeted waste minimisation charge (\$144.12 for 2012/13). Residual waste collection is funded through general rates. The opt-in charge for 2012/13 is \$258 and covers the cost of the full three bin service. However, it does not cover additional costs associated with bin delivery or retrieval, location of relocated or stolen bins, or the incremental costs that would be associated with database maintenance and invoicing for a vacant land service.
13. Any additional cost associated with continuing to provide kerbside collection services to vacant sections is unbudgeted. At this stage it is not possible to determine what that cost could be because the number of property owners who would opt-in to the service is unknown.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

14. Not applicable.

LEGAL CONSIDERATIONS

15. Under existing Council policy, where the Council agrees to provide the service ratepayers are able to opt into the full three bin service with the payment of \$258.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

16. Not applicable.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

17. No.

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1 Cont'd**ALIGNMENT WITH STRATEGIES**

18. Not applicable.

CONSULTATION FULFILMENT

19. No consultation has been undertaken.

STAFF RECOMMENDATION

That the Council:

- (a) Agree that no change be made to current kerbside collection services.
- (b) Note that:
 - (i) Council kerbside collection bins are being progressively retrieved from vacant properties but some bins are currently still available at some vacant properties, particularly in the Red Zone where settlement between the landowner and CERA has not taken place
 - (ii) ratepayers whose properties have been demolished or vacated are not being charged for the kerbside collection service, although Council continues to incur costs associated with collection, retrieval, and identifying bins stolen or relocated from vacant properties
 - (iii) the provision of bins and kerbside collection service to vacant properties will have cost and security implications for both the Council, the Council's collection contractor and the property owner
 - (iv) alternative collection services are commercially available at a similar price to the Council service.

COMMITTEE CONSIDERATION

Councillor Broughton moved that the staff recommendation be adopted.

The motion was seconded by Councillor Chen. When put to the meeting the motion was declared **carried** on Division No.1, with voting being as follows:

For (2): Councillor Broughton and Chen.

Against (1): Councillor Johanson

The Committee requested that staff provide the following information to the Council prior to the Council's consideration of this report on 22 November:

- Copies of the reports that have been approved by the Council previously in relation to the decision on the rates rebate.
- An indication of costs for the provision of a green bin to households receiving rates rebate.
- Clarification on rates rebate information as it relates to red rubbish bins.
- A global figure on a yearly basis on how much it would cost to provide three bins to properties receiving rates rebate.
- A breakdown of the targeted rate as outlined in the Waste Minimisation Policy in 2008.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

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PART B - REPORTS FOR INFORMATION

(2.) DEPUTATIONS BY APPOINTMENT

Nil.

The meeting concluded at 12.04pm.

CONSIDERED THIS 22ND DAY OF NOVEMBER 2012

MAYOR

COUNCIL 22. 11. 2012

10. CHRISTCHURCH EARTHQUAKE MAYORAL RELIEF FUND: APPLICATIONS FOR GRANTS

General Manager responsible:	General Manager, Community Services, DDI 941-8607
Officer responsible:	Strategic Initiatives Manager
Author:	Lincoln Papali'i, Strategic Initiatives Manager

PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval to:
 - (a) grant \$15,000 to Barrington Tennis Club Inc
 - (b) grant \$17,025 to Sydenham Park Complex Inc
 - (c) grant \$11,300 to Christchurch Worship Centre
 - (d) grant \$20,000 to Training Ship Cornwell
 - (e) grant \$5,100 to Mt Pleasant Oscar
 - (f) grant \$10,000 to ParaFed Canterbury
 - (g) decline \$239,677.98 to Christchurch Independent Baptist on Burwood
 - (h) decline \$35,565 to Beckenham Baptist Church
 - (i) decline \$10,000 to Cashmere Primary School.

EXECUTIVE SUMMARY

2. The purpose of the Christchurch Earthquake Mayoral Relief Fund as adopted by the Council on 12 May 2011 is set out in paragraph 6 below. As trustee for the Fund, the Council is bound to apply the monies only for the purposes specified in the Council resolution of 12 May 2011.
3. The applicant organisations have requested a total of \$550,667.00 towards the costs incurred by them as a result of earthquake damage. Summary details of the individual requests are given in the report.
4. Staff recommend that the Council makes grants totalling \$78,425.00 for applicant organisation projects.

FINANCIAL IMPLICATIONS

5. The financial requests for each project are outlined in the background section of this report. As at 30 September 2012 there was \$2,878,146 in uncommitted funds held by the Christchurch Earthquake Mayoral Relief Fund. If the grants recommended, in this report and the earlier Christchurch Earthquake Mayoral Relief Fund report on this agenda are approved there will be \$ 2,739,721.00 remaining in the fund.

LEGAL CONSIDERATIONS

Have you considered the legal implications of the issue under consideration?

6. At the Council meeting of 12 May 2011 it was resolved:
 - ...(b) *That the Christchurch Earthquake Mayoral Relief Fund was established, and will continue to be maintained, by the Council as a "public fund" (as described in section LD 3(2)(d) of the Income Tax Act 2007) exclusively for the purpose of providing money for any one or more charitable, benevolent, philanthropic or cultural purposes related to and in particular to provide relief to the people of Christchurch from the adverse effects of the 4 September 2010 and 22 February 2011 earthquakes, and associated aftershocks, by providing money for any activity or work required as a result of those events that:*

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- (i) *contributes to the rebuilding of the social and physical infrastructure of Christchurch, and*
 - (ii) *assists in:*
 - *remedying hardship suffered by individuals, groups, community organisations and businesses, and/or*
 - *protecting, repairing damage to or enhancing the physical fabric of the city.*
7. The Mayoral Earthquake Relief Fund essentially operates as a trust with the Council acting as the trustee. As trustee, the Council is bound to apply the monies only for the purposes specified in the Council resolution above.
8. In terms of the activities that can be funded by the Mayoral Earthquake Relief Fund, the first requirement is that any grant be used to contribute to the rebuilding of the social and physical infrastructure of Christchurch. The Oxford Dictionary defines the word "infrastructure" generally as "the foundation or basic structure of an undertaking" and specifically as "the installations and services (power stations, sewers, roads, housing etc) regarded as the economic foundation of a country". The word "infrastructure" therefore implies the undertaking of physical works.
9. However, paragraph (b) (i) of the resolution refers to "...any activity or work required as a result of those events that (i) **contribute** to the rebuilding of the social and physical infrastructure of Christchurch..." It is therefore not necessary that the Mayoral Earthquake Relief Fund's monies be applied solely to rebuilding actual physical infrastructure, but it is necessary that the monies be applied to any work or activity that **contributes** to such rebuilding. Therefore, whilst the focus of the Mayoral Earthquake Relief Fund is the rebuilding of the social and physical infrastructure ("bricks and mortar"), it can also be used for any activity which **contributes** to that outcome.
10. In addition, any grant from the Mayoral Earthquake Relief Fund must also assist in either remedying hardship or protecting, repairing or enhancing the physical fabric of the city.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

11. Not applicable.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

12. Not applicable.

CONSULTATION FULFILMENT

13. Discussions with the individual applicants have been carried out.

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STAFF RECOMMENDATION

14. That the Council approve the following grant allocations from the Christchurch Earthquake Mayoral Relief Fund:
 - (a) \$15,000 to the Barrington Tennis Club Inc to assist with the repairs to their damaged tennis courts.
 - (b) \$17,025 to the Sydenham Park Complex Inc to assist with the repairs and alterations to their damaged pavilion.
 - (c) \$11,300 to the Christchurch Worship Centre to assist with purchase of storage containers, fencing, shed and replacement of chairs.
 - (d) \$20,000 to Training Ship Cornwell to assist with the rebuild of their Sea Cadet facilities.
 - (e) \$5,100 to Mt Pleasant OSCAR to assist with the funding of a storage shed.
 - (f) \$10,000 to ParaFed Canterbury to assist with the relocation of their office and storage of their gymnasium equipment.

15. That the Council decline the following grant applications to the Christchurch Earthquake Mayoral Relief Fund:
 - (g) \$239,677.98 to the Christchurch Independent Baptist on Burwood to rebuild their church.
 - (h) \$35,565 to the Beckenham Church to create a green space on the site of their demolished building.
 - (i) \$10,000 to the Cashmere Primary School to repair their damaged swimming pool.

BACKGROUND (THE ISSUES)

Barrington Tennis Club Inc - \$15,000 Request

16. Barrington Tennis Club is an Incorporated Society and Charitable Trust seeking funding toward the repairs of their earthquake damaged courts. The earthquakes caused significant damage to the courts with liquefaction humps in places up to 30 centimetres tall. Of the four courts, they are currently only able to use two.
17. The insurance policy taken out by the club only covered the club house/pavilion and not the tennis courts.
18. Barrington Tennis Club is situated on Garnett Avenue, Barrington and was established in 1925. The club leases the land from Christchurch City Council with the lease valid until 2021. Their current annual rent is \$555.80.
19. The club is not affiliated with the Canterbury Tennis Association due to the number and age of the members. Prior to the February earthquake there were 35 members over the age of 65, paying subscriptions of \$60 per person, per annum. The courts also used periodically by a neighbouring intermediate school. The club uses the courts on a Tuesday morning for Senior Citizens members, a Club night is held every Wednesday along with Senior Women using the facilities fortnightly.
20. In 2009/10 the courts had been refurbished at a cost of \$36,500, this was funded from reserve funds of \$12,000 with the balance being met by a grant from the Gaming Machine Trust. On completion of the refurbishment the club was marketing a membership drive with a positive response. Unfortunately the September 2010 earthquake hit halting this. The Club has looked into different options for the repairs, with the best quotation received at \$16,750. The Club has the ability to pay \$1,750 towards the repair. Repairs will take approximately four to six weeks.

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21. If Barrington Tennis Club is unsuccessful with this application they will continue to apply to charities for funding as they have little ability to fundraise. They have been declined by Christchurch Earthquake Appeal Trust and Christchurch Rotary Earthquake Appeal Committee.
22. The Recreation and Sports Unit note that the facilities at Barrington are excellent. However, the membership base is small and if a grant is supported, recommend that the Club continue with the promotion of attaining higher utilisation of the facilities within the community.
23. The total income generated in the 2011/12 period was \$3,883; total expenditure for the same period was \$3,699 leaving a surplus of \$184.00. The clubs total assets less liabilities for the same period total \$10,408, which is primarily the Club Pavillion.
24. A grant of \$15,000 is recommended given the limited ability of the group to fundraise following their investment from club reserves into court refurbishment in 2010, and the fact that the repair of the courts will enable the members and other users to fully utilise the site with minimal outlay.

Sydenham Park Complex Incorporated - \$17,025 Request

25. Sydenham Park Complex Inc. is an Incorporated Society and Charitable Trust formed in 2008 and is an umbrella group which looks after the assets of both the Sydenham Cricket and Hockey Clubs. The clubs pavilion was built by Sydenham Cricket Club Inc in 1968 on land leased to the club by the Council. The current lease runs through to 31 March 2019, with two further terms of eleven years, giving a final expiry date of 31 March 2041. The current annual rent is \$548.57 plus GST.
26. The pavilion has sustained substantial earthquake damage and is completely unusable. There is a short fall from the insurance payout to the funds required to carry out the earthquake repairs and minor alterations. They have a fixed quotation for \$297,025 from Hanham & Philip Contractors Ltd. Building consent has been approved by the Council. Repair work has commenced and is due to be completed by the end of November 2012.
27. Sydenham Park Complex, with its insurance payout and fund raising has \$250,000 in hand. An application has been approved and granted through Pub Charity for \$5,000, as well as \$15,000 being granted from Southern Trust with the remaining balance of \$17,025 being sought from the Christchurch Earthquake Mayoral Relief Fund.
28. The sporting facilities are being utilised by approximately 2,000 users per year. They are currently in negotiations with several clubs and if they are successful, this will greatly increase utilisation. The membership base currently is made up of 102 senior hockey players who pay a fee of \$350 per year, 225 junior hockey players at \$60.80 per year, 120 senior cricket players at \$200 per year and 400 junior cricket players at \$60.80 per year. These fees are not income for Sydenham Park Complex; they go to the individual clubs for their Association fees, ground fees and day to day running of the clubs.
29. Pre-quake the facility was used mainly by sports groups such as Canterbury Cricket and Selwyn Cricket for Saturday children sporting activities. It was also available for small functions, birthday parties etc for a small cost to cover expenses.
30. Sydenham Park Complex is committed to engaging the wider community in the use of the newly repaired facility. Once complete they envisage that it will be available to any community groups and social service organisations at a minimal rent to cover expenses. Private rental will be kept to a minimum to maximise community usage. The new facility will also include a meeting and resource room.
31. The total income generated as at 30 June 2011 was \$14,700; total expenditure for the same period was \$11,048 leaving a surplus of \$3,652. The clubs net assets for the same period totalled \$615,987, which was primarily the Club Pavillion asset.
32. A grant of \$17,025 is recommended as the requested amount is a minimal outlay to support the completion of a \$300,000 project that will benefit a facility that will be utilised by at least two sporting clubs and codes with a combined membership of 220 senior players and 625 juniors.

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Christchurch Worship Centre (CWC) - \$18,299 Request

33. CWC is a Charitable Trust based at 319 Pages Road, Aranui. CWC suffered external and internal building damage in the February earthquake with liquefaction being a major issue, damaging furniture and other chattels and items.
34. The building is currently leased from Food Stuffs starting 1 August 2005. From 1 April 2009 the lease was agreed on a month by month basis. The building repairs from the earthquake damage are yet to be carried out by the insurance company and Food Stuffs. CWC has received a minimal contents insurance pay out.
35. CWC is the trading name of The Assembly of God (Sydenham) Trust Board along with the Whakaoranga Trust.
36. Pastor Peter Hira took over the church in 1988 with a congregation of 150-200 people. Worship is being held at Aranui Primary school. CWC offer services in weekly worship and study groups, counselling/addictive counselling (approximately 40 hours a week for adults and 20 hours a week for youth) Intern Student training programme, Food Bank, Earthquake Emergency Centre, Youth Activities, Budget Service, Maori and Pacific Island care and mentoring and also offers use of its facilities to various other community services at no cost.
37. The Whakaorange Trust runs an Oscar programmes at Pages Road along with Kapa Haka Instruction for 13 schools and a free community gym with over 100 members.
38. After the earthquakes CWC with the help of volunteers, dug out the liquefaction in the centre and started making preparations to run a food bank distributing approximately 3,000 parcels per day. CWC also distributed more than 900 civil defence buckets to homes and local businesses. CWC received significant support and donations to assist them in their post-quake work and received a letter from the Governor General for their contribution.
39. CWC paid for storage containers, a shed and fencing to secure the premises due to the volume of food stored on site at a cost of \$8,000. 120 chairs suffered liquefaction damage and need recovering at a cost of \$27.50 per chair a total of \$3,300.
40. CWC also sought assistance with providing a new heat pump, kitchen appliances, a trailer, heating costs and food for the food bank. Legal Services has advised that part of the request falls outside of the fund criteria.
41. CWC financial statements for 2011 show total Income \$168,728, with total expenditure of \$140,457, leaving a surplus of \$28,271. CWC net assets total \$528,116, being predominantly property and equipment.
42. A grant of \$11,300 is recommended to support the post-quake contribution to the rebuild of the city's social infrastructure.

TS Cornwell – Sea Cadet Association of New Zealand - \$200,000.00 Request

43. TS Cornwell (Training Ship Cornwell) is a non profit youth Sea Cadet Unit based at 153 Main Road, Redcliffs. Due to the earthquakes TS Cornwell's Headquarters Building (HQ) has suffered major damage resulting in the HQ being unused for parade for the past year.
44. TS Cornwell is keen to preserve the history of the unit and rebuild on the existing site as there is access to the water for sailing and boating activities. The building has been demolished and an architect has drawn up new plans and timelines for the new build. The CERA website shows that the site is classed as Green TC3.
45. Preliminary costs for the rebuild is approx \$550,000 with insurance cover paying \$125,467.20. This leaves a shortfall of \$424,532.80 of which TS Cornwell intends to seek funds from the Lotteries Community Facilities Fund. The Navy have stated that they will not provide funding towards the rebuild.

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46. TS Cornwell accommodates 45 boys and girls (13 – 18 years of age) with members mainly from the eastern suburbs along with four officers and a support committee. Members pay a donation of \$30 per term towards utility costs. The cadets are currently parading from HMSNZ Pegasus on Montreal Street with TS Steadfast until their HQ is rebuilt.
47. In 2009 the Navy League Canterbury decided to settle a trust entitled Canterbury Navy League Sea Cadet Charitable Trust and that the property at 153 Main Road Redcliffs would be transferred to this trust at book value. The trust has no other assets other than this building.
48. The cadets participate in local volunteer activities including ANZAC Day, Waitangi Day celebrations and carry out community work as well as camps, outdoor projects and leadership programs. The programs are put together in conjunction with NZ Cadet Force to develop the youth of today for the service of tomorrow.
49. Financial Statements up until 31 December 2011 show a total income of \$49,442.36, total expenditure \$24,992.39 with cash or its equivalent of \$24,519.39.
50. A grant of \$20,000 is recommended as a leverage contribution enabling the applicant to seek funding from sources such as the Lottery Community Facilities Fund, and noting that the sea cadets provides positive opportunities for both young males and females to seek scholarships to become university educated officers in the New Zealand Navy. T S Cornwell also notes that the rebuilt facility design will give them opportunities for wider community participation through promoting the use of the new facility for community meeting space when not in use by the cadets.

Mt Pleasant OSCAR - \$5,100 Request

51. Mt Pleasant OSCAR operates as a private business as a sole trader providing after school and holiday programmes for children at Mt Pleasant School. In the February earthquake, the Mt Pleasant school hall where the Mt Pleasant OSCAR operated from was severely damaged. All play equipment was stored in cupboards within the hall and was damaged beyond repair.
52. Mt Pleasant OSCAR has managed to source new equipment and is running from the school library which has no storage facilities. Play equipment is stored all over the school creating a hazard. The school has requested that OSCAR purchase a storage shed to accommodate the equipment. Mt Pleasant OSCAR state that they do not have available funds to fund the storage and seeks funding of \$5,100.
53. This Mt Pleasant OSCAR has been running for five years from Mt Pleasant School offering a daily programme from 3pm – 6pm for 17 children at \$17 per child, per day. The school holiday programme offers a 40 hour week programme for approx 40 children at \$35-\$39 per child, per day.
54. Due to timing of this assessment, the shed had to be purchased using allocated funding from other programmes and Mt Pleasant OSCAR has confirmed that they still require assistance.
55. Financial statements for 31 December 2011 showed income of \$25,462 and expenditure \$3,942, with net assets totalling \$21,520, with the bulk of this amount being goodwill and tagged funds.
56. A grant of \$5,100 is recommended to contribute to the ongoing social infrastructure opportunities for young children provided through supporting the funding request.

ParaFed Canterbury - \$10,000 Request

57. ParaFed Canterbury is an Incorporated Society who have leased a gymnasium and office from the Canterbury District Health Board (CDHB) for the past eighteen years. An engineers report was carried out on the building after the earthquakes and the CDHB informed ParaFed that the building was unsafe and that alternative premises would need to be found.

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58. Funding is being sought to assist with the costs incurred for relocating the ParaFed office to Melrose Wheelchairs at Sawyers Arms Road and to move and store the gymnasium equipment including the costs of truck and trailer rental and associated labour requirements to move the gymnasium equipment. The gymnasium equipment is currently stored in a 40 foot container at Burwood Hospital.
59. ParaFed Canterbury was formed in 1967 to offer sporting opportunities to people with disabilities. In 1994 ParaFed decided to move premises to Burwood Hospital due to a membership base of some four hundred people. ParaFed employ two full-time staff members and three part-time staff.
60. The services offered to members, not only covers sporting opportunities but also an arts programme and accessible housing (offered at below market value). The gymnasium is primarily for members with disabilities but it is also open to able bodied members. Children with disabilities can become members of a Junior Sports Club which focuses on building self esteem, social and sports skills. In 2010 a Youth Club for 16-26 year olds also started on a fortnightly basis. Sporting events are organised at national, domestic and international levels and have also been hosted by ParaFed.
61. Charges by ParaFed are as follows:
 - Membership \$40 per year with sessions then charged
 - Swimming \$2
 - Arts programme \$20 per term
 - Boccia \$20 per tem
 - Shooting \$20 per term
 - The affordable housing is charged at \$250 per week (this has been dropped due to the damaged and the property being in the red zone)
 - Community hall is hired at \$35 per day.
62. Financial statements ending 31 December 2011 show a net profit of \$49,906.
63. A grant of \$10,000 is recommended to support a contribution to the rebuilding of post-quake social infrastructure to members of our community who face additional matters of hardship.

Christchurch Independent Baptist on Burwood (CIB) - \$239,677.78 Request

64. CIB is based at 9 Burwood Road and was severely damaged during the earthquake as a result the church has been demolished. The insurance was a commercial policy only paying for the value of the church building of \$345,000, excluding the land. This has left a shortfall for the church. The land is zoned Green/Blue, TC3.
65. The church envisages a larger building that can offer Funerals, Weddings, Budget Advice, Drop in Centre, Counselling, Holiday Club and School Holiday Club and Role modelling for teens.
66. Other funding has been secured for \$29,847.57 with assistance for \$239,677.98 being sought for a total project cost of \$614,525. This project cost is subject to unknown additional costs associated with foundation requirements, including geo-tech studies, additional engineering design-work, foundation-depth requirements etc.
67. CIB was founded in January 1989 as Faith Baptist Fellowship and in February 1998 was renamed to CIB. CIB progressed to buying their first building in June 2010 and renamed it Christchurch Independent Baptist on Burwood to reflect that the church was built on Burwood Road.
68. The average congregation has grown in size since 2010 from 23 in number to 33 in 2011 and then to 43 in 2012. In addition to holding worship the church provided local communities with a facility for groups to meet – eg Brownies/Guides, indoor bowls which has been sorely missed over the past year. The church is now holding service at St Kentigern on Rockwood Avenue near QEII.

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69. Financial statements as of 31 March 2012 show total income \$81,731, total expenses of \$85,778 with a deficit after depreciation of -\$4,283.
70. No grant is recommended. The total project cost remains unclear at this time and it is likely that the project shortfall will only increase. Further, based on the 2011 church membership of 33 people, a grant of the amount requested would equate to \$7,262.96 per person.

Beckenham Baptist Church - \$35,565 Request

71. Beckenham Baptist Church a Charitable Trust based at 146 Colombo Street was demolished due to extensive damage resulting from the September and February earthquakes. At a meeting in December it was decided by the church that since the demolition there is no longer an area within the grounds for the community. The church prior to demolition had a garden at the front with a bench. The church feels an area for the community to sit and reflect would be beneficial.
72. The church plans to create a garden on the site at Colombo Street where the church stood. The design has a seating area at the top (next to the local coffee shop) with a garden area behind this. Limited parking will be by the youth hall of the church. The plan includes replacing the walkway between Colombo and Tennyson Street which at present is hazardous. Ideally the church would like to complete the garden before the end of winter. Timeframe to complete is approximately 2-3 months.
73. The insurance company has contributed \$5,000 towards the garden with the church contributing \$3,000. They are seeking a shortfall of \$35,565.00. The work will be carried out by volunteers, where possible, and paid labour where unavoidable.
74. The church was first established in 1880 moving to Beckenham in 1928 with the church opening in 1930. It then expanded building a Sunday school hall, youth hall and a lounge chapel complex. The church holds weekly worship from their Youth Hall, which remains on the site.
75. The congregation of the church has a range of ages with members attending the church for a number of years. On an average week, approximately 53 adults attend worship.
76. The church is used by various individuals including the Lancewood Court and Stepping Stone Trust. The Youth Hall hosts the Boy's Brigade, Music and Play Groups and Craft Group and also Girls' Brigade. This is charged at a minimal cost to cover cleaning and maintenance.
77. The insurance payout for the demolition of the church was \$837,879.30 which, after paying for the removal of asbestos, has been put into term deposits with the balance in the current account. No decisions have been made at this time for the rebuilding of the church. If the church is rebuilt, then it will be built on the site where they envisage that the community garden will be.
78. No grant is recommended. The church has invested the bulk of its insurance payout of \$837,879.30 into term deposits accounts, and has sufficient funds to undertake this project if they do not rebuild their church for some years, as indicated.

Cashmere Primary School - \$10,000 Request

79. Cashmere Primary School suffered damage in the earthquake to their swimming pool causing cracks and drainage issues. The Ministry of Education has given the school approval to repair the swimming pool but due to other priorities they are unable to help fund this.
80. The cost for the overall repairs is \$35,650, other funding has been approved for \$10,000 by the Board of Trustees, leaving a \$25,650 shortfall which the school intends to fundraise.
81. They are looking to complete works by November 2012. The quotation of works is not fixed but the school has been assured there will not be any hidden costs.

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82. The school opened in 1905 with land donated from Cracroft Estate and was named Cashmere School in 1907. The swimming pool was in use daily by students from November through March and also by 85 families to use out of hours, weekend and school holidays via an authorised key system. The cost per family from November to March is \$70 covering the cost of chemicals and caretakers time. The school is using Pioneer pool for 50 per cent of the students swimming lessons.
83. Financial Statements ending 31 December 2011 show year to date income \$719,309 with year to date expenditure \$680,575 leaving an operating surplus of \$38,734. Current assets in the bank \$464,046.
84. No grant is recommended. Advice has been received that the Ministry of Education will provide funding to resolve school swimming pool issues.