

# **CHRISTCHURCH CITY COUNCIL AGENDA**

**THURSDAY 27 MARCH 2014**

**9.30AM**

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





## CHRISTCHURCH CITY COUNCIL

**Thursday 27 March 2014 at 9.30am**  
**in the Council Chamber, Civic Offices, 53 Hereford Street**

**Council:** The Mayor, (Chairperson).  
Councillors Vicki Buck, Jimmy Chen, Phil Clearwater, Pauline Cotter, David East, Jamie Gough,  
Yani Johanson, Ali Jones, Raf Manji, Glenn Livingstone, Paul Lonsdale, Tim Scandrett and  
Andrew Turner

<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>PAGE NO.</b>
1.	APOLOGIES	1
2.	DECLARATION OF INTEREST	1
3.	CONFIRMATION OF MINUTES - COUNCIL MEETING OF 27 FEBRUARY 2014 AND 13 MARCH 2014	1
4.	DEPUTATIONS BY APPOINTMENT	21
5.	PRESENTATION OF PETITIONS	22
6.	REPORT OF THE ACTING CHIEF EXECUTIVE	23
7.	REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: MEETING OF 19 FEBRUARY 2014	32
8.	REPORT OF THE CHAIRPERSON OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: MEETING OF 19 MARCH 2014	38
9.	REPORT OF THE ENVIRONMENTAL COMMITTEE: MEETING OF 25 FEBRUARY 2014	174
10.	REPORT OF THE ENVIRONMENTAL COMMITTEE: MEETING OF 20 MARCH 2014	182
11.	REPORT OF THE FINANCE COMMITTEE: MEETING OF 4 MARCH 2014	222
12.	REPORT OF THE EARTHQUAKE RECOVERY COMMITTEE OF THE WHOLE: 6 MARCH 2014	240
13.	REPORT OF THE COMMUNITY COMMITTEE: MEETING OF 11 MARCH 2014	242
14.	REPORT OF THE CHAIRPERSON OF THE COMMUNITY COMMITTEE: EXTRAORDINARY MEETING OF 21 MARCH 2014	360
15.	REPORT OF THE HOUSING COMMITTEE: MEETING OF 11 MARCH 2014	374
16.	REPORT FROM THE CHAIRPERSON OF THE HOUSING COMMITTEE – RENTAL INCREASE	392
17.	REPORT OF THE REGULATION AND CONSENTS COMMITTEE: MEETING OF 18 MARCH 2014	398
18.	REPORT OF THE STRATEGY AND PLANNING COMMITTEE: MEETING OF 21 MARCH 2014	500
19.	DENTON OVAL AMENITY BLOCK STREIGHTENING	526



**COUNCIL 27. 3. 2014**

<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>PAGE NO.</b>
20.	SUBMISSION BY SUBMISSIONS PANEL ON THE PSYCHOACTIVE SUBSTANCES REGULATIONS CONSULTATION	528
21.	REASSIGNMENT OF DELEGATIONS FROM GENERAL MANAGERS TO NEW DIRECTOR POSITIONS	538
22.	DELEGATION OF AUTHORITY FOR EARTHQUAKE RECOVERY COMMITTEE OF THE WHOLE TO APPROVE PRIORITY CHAPTERS OF DISTRICT PLAN REVIEW FOR MINISTERIAL REVIEW (TO BE SEPARATELY CIRCULATED)	560
23.	DUDLEY CREEEK POST EARTHQUAKE REMEDIATION OPTIONS (TO BE SEPARATELY CIRCULATED)	562
24.	ISAAC THEATRE ROYAL LOAN – AMENDMENT TO DEED OF PRIORITY	564
25.	RATES REMISSION, MASS LAND MOVEMENT AT 10 CLIFF STREET	566
26.	NOTICES OF MOTION	570
27.	RESOLUTION TO EXCLUDE THE PUBLIC	572



**COUNCIL 27. 3. 2014****1. APOLOGIES****2. DECLARATION OF INTEREST**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

**3. CONFIRMATION OF MINUTES - COUNCIL MEETING OF 27 FEBRUARY 2014 AND  
13 MARCH 2014**

Attached.



## MINUTES

**MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL  
HELD AT 9.30AM ON THURSDAY 27 FEBRUARY 2014**

**PRESENT:** Lianne Dalziel, The Mayor, (Chairperson).  
Councillors Vicki Buck, Jimmy Chen, Phil Clearwater, Pauline Cotter, Davie East,  
Jamie Gough, Yani Johanson, Ali Jones, Glenn Livingstone, Paul Lonsdale,  
Raf Manji, Tim Scandrett and Andrew Turner.

**1. APOLOGIES**

An apology for lateness was received from Councillor Jones.

It was **resolved** on the motion of Councillor Scandrett, seconded by Councillor Cotter, that the apology be accepted.

**2. DECLARATION OF INTEREST**

Nil.

**3. CONFIRMATION OF MINUTES – COUNCIL MEETING OF 30 JANUARY 2014 AND  
13 FEBRUARY 2014**

It was **resolved** on the motion of Councillor Clearwater, seconded by Councillor Gough, that the open minutes of the Council meeting held on Thursday 30 January 2014 and 13 February 2014 be confirmed.

**4. DEPUTATIONS BY APPOINTMENT**

Nil.

**5. PRESENTATION OF PETITIONS**

Nil.

**6. REPORT OF THE ACTING CHIEF EXECUTIVE**

The Mayor moved, seconded by Councillor Turner, that the information contained in this report be received.

Councillor East moved by way of amendment:

That the Council delegate authority to the Earthquake Recovery Committee to make any decisions on the Sensing City project should it be necessary.

The amendment was seconded by Councillor Clearwater and when put to the meeting was declared **carried**.

The amended motion was then put as the substantive motion and was declared **carried**.

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 27. 2. 2014**

- 2 -

**7. REPORT OF THE FINANCE COMMITTEE: MEETING OF  
4 FEBRUARY 2014**

**(1.) PERFORMANCE REPORT FOR THE SIX MONTHS TO 31 DECEMBER 2013**

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

**(2.) EARTHQUAKE CLAIMS UPDATE AS AT 31 DECEMBER 2013**

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

**(3.) DEBT WRITE OFF – SUNDRY**

It was **resolved** on the motion of Councillor Manji, seconded by Councillor Gough, that the Council resolve to write off a debt of \$64,515.48 plus GST.

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

**7A. APPOINTMENT OF RISK AND AUDIT MANAGEMENT COMMITTEE (TO BE SEPARATELY  
CIRCULATED)**

This item will be considered at the Council meeting on 13 March 2014.

**8. REPORT OF THE HOUSING COMMITTEE: MEETING OF 11 FEBRUARY 2014**

**(1.) FACILITIES REBUILD SOCIAL HOUSING PROGRAMME STATUS UPDATE**

It was **resolved** on the motion of Councillor Cotter, seconded by Councillor Clearwater, that the Council receive the information in this report.

The Council adjourned from 10.35 am to 10.50 am.

**(2.) RED ZONE HOUSING RELOCATION**

It was **resolved** on the motion of Councillor Buck, seconded by Councillor Livingstone:

2.1 That the Council undertakes a special consultative procedure to seek the community's views on the Council's role in the provision of affordable (including social) housing, particularly affordable rental housing.

2.2 That staff be requested to bring a report and draft Statement of Proposal to a meeting of the Council to be held at the earliest opportunity, but no later than mid March.

It was **resolved** on the motion of Councillor Livingstone, seconded by Councillor Cotter, that the Council:

2.3 Support in principle any efforts to support relocating housing.

2.4 Support in principle the relocating of red zone houses onto council land, given the potential for social housing and sustainability outcomes.

2.5 Recognise that there are other means of providing social housing that should be tested, alongside red zone house relocation, through an open procurement process.



**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 27. 2. 2014**

- 3 -

**8 Cont'd**

- 2.6 Delegate to the General Manager Community Services and the Chief Financial Officer (in consultation with the Chair and Deputy Chair of the Housing Committee) the selection of council social housing land for a small scale trial of up to ten units for the express purpose of providing social housing
- 2.7 That up to \$2m be allocated from the Social Housing fund to resource the relocation trial, noting that there is a balance of \$9m unallocated funds.
- 2.8 Request staff to work with ICNZ and CERA to identify and evaluate which specific houses are available for this pilot relocation programme by March 7 2014, as per the staff memo of February 26.
- 2.9 This provision of up to ten houses either from the relocation or the residential red zone or by other means is to go out to tender with the aim that the Council can make a decision on it at its earliest opportunity.

It was **resolved** on the motion of Councillor Livingstone, seconded by Councillor Cotter, that the report as a whole be adopted.

**9. REPORT OF THE COMMUNITY COMMITTEE: MEETING OF 11 FEBRUARY 2014**

**(1.) FACILITIES REBUILD PROGRAMME – MONTHLY STATUS UPDATE**

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Turner, that the Council receive the information in this report.

**(2.) FACILITIES REBUILD PLAN: DEMOLITION OF LYTTELTON SERVICE CENTRE**

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

- 2.1 Approve the demolition of the Lyttelton Service Centre at 33 and 35 London Street, Lyttelton.
- 2.2 Request that the Facilities Rebuild Programme investigate re-instating the service centre by incorporating the service centre into the Lyttelton Library, using the Lyttelton Masterplan to guide the process.
- 2.3 Direct staff to consult with the Community Board prior to submitting a report to the Community Committee on the re-instatement of the service centre as part of a combined facility.
- 2.4 Request clarification around the basis for the insurance settlement and does this include the automatic reinstatement per event.

**(3.) FACILITIES REBUILD PLAN - DEMOLITION OF HEATHCOTE VOLUNTARY LIBRARY BUILDING**

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Lonsdale, that this item be considered by the Council at its meeting on 13 March via the report from the Community Board.

**(4.) FACILITIES REBUILD PLAN: HEATHCOTE COMMUNITY CENTRE DEMOLITION REQUEST**

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Lonsdale, that this item be considered by the Council at its meeting on 13 March via the report from the Community Board.

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 27. 2. 2014**

- 4 -

**9 Cont'd**

**(5.) FACILITIES REBUILD PLAN: REBUILD OF HEATHCOTE COMMUNITY CENTRE**

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Lonsdale, that this item be considered by the Council at its meeting on 13 March via the report from the Community Board.

**(6.) LIBRARIES 2025 FACILITIES PLAN 2014 UPDATE**

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

- 6.1 Staff produce an executive summary with updated maps and demographics.
- 6.2 Staff seek feedback from Community Boards on revised actions and the updated plan and bring the feedback back to the Community Committee for consideration.
- 6.3 Staff provide a copy of the Voluntary Library Report.
- 6.4 Staff update the Table 1: Forecast Population in Key Areas 2006-2026 and a copy be distributed to the Committee.
- 6.5 Staff provide an executive summary of the Libraries 2025 Facilities Plan which clearly outlines the levels of service and the direction the Council wants to take going forward. This will be useful for the Long Term Plan.

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

**10. REPORT OF THE EARTHQUAKE RECOVERY COMMITTEE OF THE WHOLE: MEETING OF 12 FEBRUARY 2014**

**(1.) PROTOCOL WITH EASTERN VISION**

The Mayor and Councillors East and Livingstone declared an interest in this item.

- 1.1 It was **resolved** on the motion of Councillor Cotter, seconded by Councillor Turner, that the Council approve and sign the engagement protocol with Eastern Vision
- 1.2 That the primary point of contact with Eastern Vision at a Council governance level be with the Burwood/Pegasus and Hagley/Ferrymead Community Boards and that a joint structure to address this be determined by those Boards.

**(2.) OCCUPANCY OF COUNCIL OWNED COMMERCIAL BUILDINGS**

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

- 2.1 Rescind the delegations given in section 31(b) of the 15 December 2011 Council minutes.
- 2.2 Delegate the decision(s) to close and reopen commercial buildings for staff and public use to the General Manager of Corporate Services and the General Manager of Community Services *(or the equivalent Directors when the new Council structure is in place)* subject to the following framework:
  - 2.2.1 Carry out a DEE assessment on buildings of Importance Level 2 or above.
  - 2.2.2 Carry out a DEE or Interim Use Evaluation (IUE) on Importance Level 1 buildings.

**10 Cont'd**

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 27. 2. 2014**

- 5 -

- 2.2.3 Create an Occupancy Assessment Panel consisting of one Council and two external Chartered Professional Engineers to provide occupancy recommendations on low strength buildings with brittle collapse mechanisms.
- 2.2.4 Where a DEE assessment has been completed, or until a DEE assessment has been completed, a building may be occupied without restriction except that:
- buildings that have a seismic capacity of 33 percent NBS or less and have significant damage shall not be occupied;
  - buildings that have a seismic capacity of 33 percent NBS or less and have brittle collapse mechanisms shall not be occupied unless the Occupancy Assessment Panel assesses the building as suitable for occupancy.
- 2.2.5 Where an IUE assessment has been completed, or until an IUE assessment has been completed, a building may be occupied without restriction except that buildings that the assessing Chartered Professional Engineer believes should not be occupied will not be occupied.
- 2.2.6 Buildings that can not be occupied may be accessed for further assessments, removal of chattels or to undertake critical maintenance (such as essential work on building services equipment), subject to a written access plan being approved by a Chartered Professional Engineer.

It was **resolved** on the motion of the Mayor, seconded by Councillor Scandrett, that the report as a whole be adopted.

**11. REPORT OF THE REGULATION AND CONSENTS COMMITTEE: MEETING OF 18 FEBRUARY 2014**

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

**12. REPORT OF THE STRATEGY AND PLANNING COMMITTEE: MEETING OF 18 FEBRUARY 2014**

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

**13. COMMUNITY ORGANISATIONS LOAN FUND – 2013/2014 FUNDING ROUND**

It was **resolved** on the motion of Councillor Clearwater, seconded by Councillor Scandrett, that the Council:

- 13.1 Approve a loan of \$50,000 to Cashmere Tennis Club subject to confirmation of the financial information provided by the Cashmere Tennis Club's last application to the Spreydon Heathcote Community Board.
- 13.2 Approve a loan of \$35,000 to Canterbury Softball Inc.
- 13.3 Approve the Strategic Initiatives Manager to investigate the ability or practicality of the Council to enter into a General Security Agreement (GSA) with Cashmere Tennis Club and Canterbury Softball Inc.

Councillor Jones arrived at 12.01 pm.

**14. LAND USE RECOVERY PLAN: HOUSING NEW ZEALAND EXEMPLAR HOUSING PROJECTS**

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 27. 2. 2014**

- 6 -

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

- 14.1 Endorse Housing New Zealand Corporation's selection of sites bounded by Clyde Road, Aorangi Road and Bevin Place (Bryndwr) and bounded by Lynn Place, Skipton Street and Acheson Avenue (Shirley) as Exemplar projects under the Land Use Recovery Plan.
- 14.2 Confirm its commitment to collaborate with Housing New Zealand Corporation to achieve Exemplar Project status for the sites at Bryndwr and Shirley.
- 14.3 Note that further reports will be provided when the outstanding information on the Bryndwr and Shirley projects has been provided by Housing New Zealand Corporation.

Councillor Gough left the meeting at 12.30 pm.

The Council adjourned at 12.30 pm and resumed at 1.18 pm.

## **15. DRAFT TERMS OF REFERENCE FOR ALL COMMITTEES**

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

15.1 Approve the Terms of Reference and Delegations set out in **Attachment 1** for the:

- Earthquake Recovery Committee (as a Committee of the Whole)
- Finance Committee
- Community Committee
- Housing Committee
- Environmental Committee
- Regulation and Consents
- Strategy and Planning.

The Earthquake Recovery Committee of the Whole, Housing Committee and Environmental Committee recommended changes are as follows:

### **Earthquake Recovery Committee of the Whole**

Add:

- Rockefeller Foundation 100 Resilient Cities Network
- Major Heritage Buildings

### **Strategy and Planning Committee**

Remove:

- Land Use Recovery Plan

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 27. 2. 2014**

- 7 -

**15 Cont'd**

**Housing Committee**

Add under the heading "Developing and prioritising a work plan for the 2013-2016 term of Council", add under the second point "Strategies to address homelessness":

- Housing needs across the city
- Emergency Housing
- Housing to address particular vulnerabilities

**Environmental Committee**

The heading "Roads and Footpaths" be preceded by the term "Transport".

**Community Committee**

Add:

- Children and Youth
- Disability and accessibility
- Healthy Christchurch
- Older persons
- Community facilities (excluding major facilities) rebuild.

15.2 Appoint Councillors Gough and Lonsdale as members of the District Plan Appeals Subcommittee.

**16. NOTICES OF MOTION**

Nil.

**22. RESOLUTION TO BE PASSED - SUPPLEMENTARY REPORTS**

It was **resolved** on the motion of the Mayor, seconded by Councillor Buck, that the reports be received and considered at the Council meeting of 27 February 2014.

**23. CENTRAL CITY CAR PARKING UPDATE**

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

- 23.1 Note the information contained in the report.
- 23.2 The Mayor will call a meeting of all interested parties as soon as possible in order to present the report and to discuss solutions.
- 23.3 The report is to be referred to an Earthquake Recovery Committee of the Whole who are given the delegation to make decisions on this matter.

**17. RESOLUTION TO EXCLUDE THE PUBLIC**

At 2.21 pm it was **resolved** on the motion of the Mayor, seconded by Councillor Buck, that the resolution to exclude the public as set out on page 284 - 286 of the agenda and 392 of the supplementary agenda and page 393 of the supplementary agenda No. 2 be adopted.

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 27. 2. 2014**

- 8 -

**CONCLUSION**

The meeting concluded at 3.24 pm.

**CONFIRMED THIS 27<sup>TH</sup> DAY OF MARCH 2014**

**MAYOR**

## MINUTES

**MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL  
HELD AT 9.30AM ON THURSDAY 13 MARCH 2013**

**PRESENT:** Lianne Dalziel, The Mayor, (Chairperson).  
Councillors Vicki Buck, Jimmy Chen, Phil Clearwater, Pauline Cotter, David East,  
Jamie Gough, Yani Johanson, Ali Jones, Glenn Livingstone, Paul Lonsdale,  
Raf Manji, Tim Scandrett and Andrew Turner.

**1. APOLOGIES**

An apology for lateness was received from Councillor Manji.

An apology for early departure was received from Councillor Johanson.

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

**2. DECLARATION OF INTEREST**

There were no declarations of interest.

**3. DEPUTATIONS BY APPOINTMENT**

Colin Stokes addressed the meeting regarding item 10 - Report of the Riccarton/Wigram Community board meeting of 18 February 2014, and item 10A - Reimbursement of Costs Recommended by the Riccarton/Wigram Community Board.

**4. PRESENTATION OF PETITIONS**

Nil.

The agenda was dealt with in the following order.

**32. RESOLUTION TO BE PASSED - SUPPLEMENTARY REPORTS**

It was **resolved** on the motion of Councillor Clearwater, seconded by Councillor Turner, that the reports be received and considered at the Council meeting of 13 March 2014.

**5. REPORT OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD: MEETING OF 3 FEBRUARY 2014**

Val Carter, Community Board Chairperson, tendered her apology.

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

**6. REPORT OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD: MEETING OF 17 FEBRUARY 2014**

Val Carter, Community Board Chairperson, tendered her apology.

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

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 13. 3. 2014**

- 2 -

**7. REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: MEETING OF 5 FEBRUARY 2014**

Sara Templeton, Community Board Chairperson tendered her apology.

Joe Davies, Deputy Chairperson addressed the Council.

**(1.) FERRYMEAD BRIDGE REPLACEMENT – BRIDLE PATH ROAD/MAIN ROAD INTERSECTIONS**

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Lonsdale, that the Ferrymead roading layout be amended to include a right turn from Bridle Path Road to Main Road (Sumner).

That the public arts advisory group be invited to investigate a public artwork to be placed in the Ferrymead Bridge locality.

**(2.) DEPUTATIONS BY APPOINTMENT**

**2.2 TE WHARE ROIMATA**

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Lonsdale, that the Council instruct staff to prepare a report for the Regulation and Consents Committee investigating the introduction of an alcohol ban in Linwood Village and Doris Lusk Reserve.

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

**8. REPORT OF THE LYTTTELTON/MT HERBERT COMMUNITY BOARD: MEETING OF 22 JANUARY 2014**

Paula Smith, Community Board Chairperson, addressed the Council.

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

**9. REPORT OF THE RICcarton/WIGRAM COMMUNITY BOARD: MEETING OF 4 FEBRUARY 2014**

Mike Mora, Community Board Chairperson addressed the Council.

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

That staff prepare a report on all issues regarding 288 Springs Road together with any issues relating to non-compliance and whether there are any additional concerns regarding demolition waste.

Councillor Manji entered the meeting at 10.22am

**10. REPORT OF THE RICcarton/WIGRAM COMMUNITY BOARD: MEETING OF 18 FEBRUARY 2014**

Mike Mora, Community Board Chairperson and Debbie Mora, Board member addressed the Council.



**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 13. 3. 2014**

- 3 -

**10 Cont'd**

**(1.) NOTICE OF MOTION**

Refer to the decision made under item 10A.

**10A. REIMBURSEMENT OF COSTS RECOMMENDED BY RICCARTON/WIGRAM COMMUNITY BOARD**

Councillor Manji declared an interest and took no part in items 10.1 and 10A.

It was **resolved** on the motion of the Mayor, seconded by Councillor Buck, that the Council not pay the sum of \$60,000.00 to Mr Stokes.

Councillor Chen asked that his vote against the motion be recorded.

**(2.) SHANDS ROAD/EDMONTON ROAD - INSTALLATION OF GIVE WAY AND TRAFFIC SIGNAL CONTROLS**

It was **resolved** on the motion of Councillor Chen, seconded by Councillor Buck, that the installation of traffic signals and associated traffic controls at the new intersection at Shands Road/Edmonton Road, be approved.

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

The Council adjourned from 10.54 am to 11.10 am.

**11. REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: MEETING OF 5 FEBRUARY 2014**

Mike Davidson, Community Board Chairperson, addressed the Council.

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

**12. REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: MEETING OF 19 FEBRUARY 2014**

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

**13. REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD: MEETING OF 4 FEBRUARY 2014**

Paul McMahon, Community Board Chairperson, addressed the Council.

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

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 13. 3. 2014**

- 4 -

**14. REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD: MEETING OF 21 FEBRUARY 2014**

**(1.) PREFAB NZ INCORPORATED – LEASE EXTENSION**

It was **resolved** on the motion of Councillor Clearwater, seconded by Councillor Scandrett:

- 1.1 That the Council commence consultation under section 138 of the Local Government Act 2002 on the proposal to grant a further 2 year lease to PrefabNZ and staff to report to Council.
- 1.2 That the Council meet with representatives of Canterbury A & P Association as soon as it can be arranged.

It was **resolved** on the motion of Councillor Scandrett, seconded by Councillor Clearwater, that the report as a whole be adopted.

**15. REPORT OF THE AKAROA/WAIREWA COMMUNITY BOARD: MEETING OF 19 DECEMBER 2013**

Lyndon Graham, Deputy Chairperson, addressed the Council.

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

**16. REPORT OF THE CHAIRMAN OF THE AKAROA/WAIREWA COMMUNITY BOARD: MEETING OF 20 FEBRUARY 2014**

Lyndon Graham, Deputy Chairperson, addressed the Council.

**(1.) CONNECTION OF EXISTING DWELLINGS TO WATER AND WASTEWATER SERVICES ON BANKS PENINSULA**

It was **resolved** on the motion of Councillor Turner, seconded by Councillor Cotter, that the Council:

- 1.1 Authorise the City Environment General Manager to offer seven non-residential properties in Wainui a wastewater service and up to 15 properties in Little River a restricted water service, providing an existing legal dwelling sits within 100 metres of the road frontage in which the service exists.
- 1.2 That those property owners who take up this offer of service pay rates for the service on the same basis as the residential properties in each settlement.
- 1.3 That as part of the District Plan Review process the General Manager Strategy and Planning reconsiders the Rural Residential Zone provisions in the Banks Peninsula Plan.
- 1.4 That staff be requested to work with the Banks Peninsula Rugby Club, and the Wairewa Marae to resolve quantity issues with their connections to the Little River water supply.

**(2.) AKAROA TERMINAL WASTEWATER PUMPING STATION SITE OPTIONS**

It was **resolved** on the motion of Councillor Turner, seconded by Councillor Clearwater, that the Council:

- 2.1 Support the option of the site in the Akaroa Boat Parking area, behind the Mini Golf area (Site 5) as the preferred site for the terminal wastewater pumping station.

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 13. 3. 2014**

- 5 -

**16 Cont'd**

- 2.2 Request that staff meet with the Akaroa Design and Appearance Advisory Committee to discuss options for the external appearance of a new pumping station, and report back to the Community Board with the design details when these are determined.

**(3.) DEED OF LEASE – LITTLE RIVER RAILWAY STATION TRUST**

It was **resolved** on the motion of Councillor Turner, seconded by Councillor Scandrett, that the Council:

- 3.1 Enter into a Deed of Lease with the Little River Railway Station Trust for a term of thirty years with an Annual Rent of \$1.00 and that the Corporate Support Manager be granted delegated authority to negotiate, finalise and conclude all other further terms and conditions.
- 3.2 Delegate authority to the Corporate Support Manager to administer the terms and conditions of the lease including the approval of any sub-leases to appropriate sub-tenant put forward by the Little River Railway Station Trust.

**(4.) DEED OF ASSIGNMENT OF LEASE – AKAROA MINI GOLF**

It was **resolved** on the motion of Councillor Turner, seconded by Councillor Scandrett, that the Council:

- 4.1 Consent to the assignment of the lease of land comprising part of Lot 1 DP 79110 for the Akaroa Mini Golf from Brian Stanley Woods to Darin Charles Rainbird, emphasising that the lease provides for mini golf only and no other commercial activity.
- 4.2 That prior to the final expiry of the lease and subject to the consultation and satisfaction of the Akaroa/Wairewa Community Board, that the Corporate Support Unit Manager be granted delegated authority to negotiate and enter into a new lease with Darin Charles Rainbird for a maximum term of fifteen years, subject to the Akaroa/Wairewa Community Board being satisfied with the proposed investment in the design and development of the Akaroa Mini Golf facilities.

**17. REPORT OF THE BURWOOD/PEGASUS COMMUNITY BOARD: MEETING OF 3 FEBRUARY 2014**

Andrea Cummings, Chairperson, addressed the Council.

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

**18. REPORT OF THE BURWOOD/PEGASUS COMMUNITY BOARD: MEETING OF 17 FEBRUARY 2014**

Andrea Cummings, Chairperson, addressed the Council.

It was **resolved** on the motion of the Mayor, seconded by Councillor East,

1. That the report be received.
2. That Council staff report to the Council on 10 April 2014 on options for both temporary and permanent speed limit changes to the area described in item 18.1.1 on page 115 of the agenda.

## COUNCIL 27. 3. 2014

## CHRISTCHURCH CITY COUNCIL 13. 3. 2014

- 6 -

**19. REPORT OF THE JOINT MEETING OF THE BURWOOD/PEGASUS AND THE SHIRLEY/PAPANUI COMMUNITY BOARDS: MEETING OF 24 FEBRUARY 2014**

Andrea Cummings, Chairperson, addressed the Council.

**(1.) MARSHLAND ROAD / MAIREHAU ROAD INTERSECTION IMPROVEMENTS**

It was **resolved** on the motion of Councillor Cotter, seconded by Councillor Livingstone, that the Council:

- 1.1 Approve that the intersection of Marshland Road and Mairehau Road be controlled by traffic signals (lights);
- 1.2 Authorise the recommended parking restrictions and traffic controls as follows;

**Revoke existing Give Way**

- 1.2.1 That the existing Give Way control on Mairehau Road at its intersection with Marshland Road be revoked.
- 1.2.3 That the existing Give Way control on McSaveney's Road at its intersection with Marshland Road be revoked.

**Install new intersection controls**

- 1.2.4 That all road approaches at the intersection of Mairehau Road and Marshland Road, except the Mairehau Road left turn slip lane, be controlled by Traffic Signals in accordance with Section 6 of the Land Transport Rule: Traffic Control Devices (2004).
- 1.2.5 That a Give Way control be placed against the Mairehau Road left turn slip lane at its intersection with Marshland Road.
- 1.2.6 That a Give Way control be placed against the McSaveney's Road approach at its intersection with Marshland Road.

**Revoke existing and install new parking restrictions on Marshland Road**

- 1.2.7 That the existing bus stop on the east side of Marshland Road at its present position commencing at a point 184 metres north of its intersection with Mairehau Road and extending 13 metres in a northerly direction be revoked.
- 1.2.8 That the stopping of vehicles be prohibited at any time on the east side of Marshland Road commencing at a point 181 metres north of its intersection with Mairehau Road and extending in a northerly direction for a distance of 13 metres.
- 1.2.9 That all existing parking and stopping restrictions on the east side of Marshland Road commencing at a point 268 metres north of its intersection with Mairehau Road and extending in a northerly direction for a distance of 14 metres be revoked.
- 1.2.10 That a bus stop be installed on the east side of Marshland Road commencing at a point 265 metres north of its intersection with Mairehau Road and extending in a northerly direction for a distance of 14 metres.
- 1.2.11 That the existing bus stop on the west side of Marshland Road at its present position commencing at a point 18 metres north of its intersection with McSaveney's Road and extending 14 metres in a northerly direction be revoked.

**COUNCIL 27. 3. 2014****CHRISTCHURCH CITY COUNCIL 13. 3. 2014**

- 7 -

**19 Cont'd**

- 1.2.12 That the stopping of vehicles be prohibited at any time on the west side of Marshland Road commencing at a point 18 metres north of its intersection with McSaveney's Road and extending in a northerly direction for a distance of 14 metres.
- 1.2.13 That all existing parking and stopping restrictions on the west side of Marshland Road commencing at a point 125 metres north of its intersection with McSaveney's Road and extending in a northerly direction for a distance of 14 metres be revoked.
- 1.2.14 That a bus stop be installed on the west side of Marshland Road commencing at a point 125 metres north of its intersection with McSaveney's Road and extending 14 metres in a northerly direction.

**Revoke existing and install new parking restrictions on Mairehau Road**

- 1.2.15 That all existing parking and stopping restrictions on the north side of Mairehau Road commencing at its intersection with Marshland Road and extending in an easterly direction for a distance of 129 metres be revoked.
- 1.2.16 That the stopping of vehicles be prohibited at any time on the north side of Mairehau Road commencing at its intersection with Marshland Road and extending in an easterly direction for a distance of 111 metres.
- 1.2.17 That the stopping of vehicles be prohibited at any time on the north side of Mairehau Road commencing at a point 125 metres east of its intersection with Marshland Road and extending in an easterly direction for a distance of 4 metres.
- 1.2.19 That all existing parking and stopping restrictions on the south side of Mairehau Road commencing at its intersection with Marshland Road and extending in an easterly direction for a distance of 163 metres be revoked.
- 1.2.20 That the stopping of vehicles be prohibited at any time on the south side of Mairehau Road commencing at its intersection with Marshland Road and extending in an easterly direction for a distance of 110 metres.
- 1.2.21 That the stopping of vehicles be prohibited at any time on the south side of Mairehau Road commencing at a point 137 metres east of its intersection with Marshland Road and extending in an easterly direction for a distance of 4 metres.
- 1.2.22 That a bus stop be installed on the south side of Mairehau Road commencing at a point 141 metres east of its intersection with Marshland Road and extending in an easterly direction for a distance of 14 metres.
- 1.2.23 That the stopping of vehicles be prohibited at any time on the south side of Mairehau Road commencing at a point 155 metres east of its intersection with Marshland Road and extending in an easterly direction for a distance of 8 metres.

**Install new shared pedestrian/cycle path**

- 1.2.24 That the pathway on the east side of Marshland Road commencing at its intersection with Mairehau Road and extending in a northerly direction for a distance of 19 metres be resolved as a shared pedestrian/bicycle pathway.

## COUNCIL 27. 3. 2014

## CHRISTCHURCH CITY COUNCIL 13. 3. 2014

- 8 -

## 19 Cont'd

1.2.25 That the pathway on the west side of Marshland Road commencing at a point 124 metres south of its intersection with McSaveney's Road and extending in a southerly direction for a distance of 45 metres be resolved as a shared pedestrian/bicycle pathway.

1.2.26 That the pathway on the north side of Mairehau Road commencing at its intersection with Marshland Road and extending in an easterly direction for a distance of 26 metres be resolved as a shared pedestrian/bicycle pathway.

**Install new cycle lanes**

1.2.27 That a special vehicle lane for the use of eastbound bicycles only be established on the north side of Mairehau Road against the kerb or edge of seal, commencing at a point 26 metres east of its intersection with Marshland Road and extending in an easterly direction for a distance of 16 metres.

1.2.28 That a special vehicle lane for the use of westbound bicycles only be established on the south side of Mairehau Road against the kerb or edge of seal, commencing at its intersection with Marshland Road and extending in an easterly direction for a distance of 55 metres.

1.2.29 That a special vehicle lane for the use of westbound bicycles only be established between the left turn and right turn traffic lanes on Mairehau Road on the approach to Marshland Road commencing at the intersection with Marshland Road and extending in an easterly direction for a distance of 33 metres.

1.3 Authorise that the project proceed to final design, tender and construction.

1.4 Not implement the bus stop on the northern side of Mairehau Road until Environment Canterbury has completed its review of whether this bus stop is still required.

It was **resolved** on the motion of Councillor Cotter, seconded by Councillor Livingstone, that the report as a whole be adopted.

**20. PARKING DELEGATIONS EXTENSION**

It was **resolved** on the motion of Councillor Clearwater, seconded by Councillor Chen:

1.1 That the Council resolve to extend the parking delegations for short term metered On-street parking to the General Managers City Environment Group and Corporate Services (or the equivalent Executive Leadership team positions when the new structure is in place) and the Chair and or Deputy Chair of the Environmental Committee to set prices. The addition of Clause 5(4)(a) and Clause 5(4)(b) of the Council Traffic and Parking Bylaw 2008 needs to be included in the delegation to give affect to the recommendation.

1.2 That a report on parking charges and the use of existing parking spaces be presented to the Environmental Committee on a quarterly basis.

**21. APPOINTMENT OF RISK AND AUDIT MANAGEMENT COMMITTEE**

It was **resolved** on the motion of Councillor Manji, seconded by the Mayor:

1.1 That the Council rescind its resolution of 7 November 2013 appointing the Risk and Audit Management Subcommittee.

1.2 That the Council appoint, as a committee of the Council, an Audit and Risk Management Committee.

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 13. 3. 2014**

- 9 -

**21 Cont'd**

- 1.3 That the Council members of the Committee be the Mayor, the Deputy Mayor, and Crs. Manji (Deputy Chair), Gough, East and Chen.
- 1.4 That the Terms of Reference and Delegations of the Audit and Risk Management be as set out in Attachment 1.
- 1.5 That that the Mayor and Cr. Manji be authorised to appoint three independent persons as members of the Committee, and to appoint one of those independent persons as the chairperson of the Committee.

**Item 22 was a duplicate item and the resolution should be referred to in item 33.**

**23. REPORT OF THE CHAIRPERSON OF THE EARTHQUAKE RECOVERY COMMITTEE OF THE WHOLE 6 MARCH 2014**

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

1. Retrospectively agree with the Earthquake Recovery Committee of the Whole's decisions:
  - 1.1 That the proposed amendments to the New Zealand Local Government Association rules be discussed by the submissions panel before the 13th of March in order to decide how the Council vote be exercised. This will be endorsed at the Council meeting on the 13th of March 2014.
  - 1.2 That Councillor Johanson represent the Council at the Special General Meeting of the New Zealand Local Government Association on the 13th of March to exercise our vote.
2. Endorse the Submission's Panel's view on the Council's position of the amendments to the constitution of the New Zealand Local Government Association.

**24. REPORT OF THE CHAIRPERSON OF THE COMMUNITY COMMITTEE 11 FEBRUARY 2014**

**(1.) FACILITIES REBUILD PLAN - DEMOLITION OF HEATHCOTE VOLUNTARY LIBRARY BUILDING**

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Jones, that the Council agree to the demolition of the Heathcote Voluntary Library Building located at 8 Martindales Road and request that staff give effect to the Community Board feedback.

**(2.) FACILITIES REBUILD PLAN: HEATHCOTE COMMUNITY CENTRE – DEMOLITION REQUEST**

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Lonsdale, that the Council agree to the demolition of the Heathcote Community Centre located at 45 Bridle Path Road and staff give effect to the Community Board feedback subject to written confirmation from the insurers.

**(3.) FACILITIES REBUILD PLAN: REBUILD OF HEATHCOTE COMMUNITY CENTRE**

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Lonsdale, that staff report back to the Council on this matter after incorporating feedback from the Community Committee and the Hagley/Ferrymead Community Board with further information regarding the analysis of what can be built for the budget available by 10 April 2014.

**COUNCIL 27. 3. 2014**  
**CHRISTCHURCH CITY COUNCIL 13. 3. 2014**

- 10 -

**25. COUNCIL RESOLUTION TRACKER**

It was **resolved** on the motion of Councillor Scandrett, seconded by Councillor Turner, that the Council:

- 1.1 Receive this report.
- 1.2 Agree that completed items marked "yes" in the column "Action/Resolution completed yes/no" in the spreadsheet will be removed from the next month's listing.
- 1.3 Note that this report will be presented on a monthly basis.

**26. NOTICES OF MOTION**

Nil.

**33. AKAROA WATER TREATMENT AND SUPPLY DESIGNATION**

It was **resolved** on the motion of Councillor Clearwater, seconded by Councillor Turner, that the Council:

- 1.1 Receive the report and recommendations of Commissioner Darryl Millar.
- 1.2 In accordance with section 168A(4) of the Resource Management Act 1991, confirm the requirement subject to the conditions recommended.

**27. RESOLUTION TO EXCLUDE THE PUBLIC**

At 1.14 pm it was **resolved** on the motion of the Mayor, seconded by Councillor Chen, that the resolution to exclude the public set out on page 196 - 198 of the agenda be adopted.

The Council adjourned at 1.15 pm.

The public were readmitted at 2.03 pm when the meeting concluded.

**CONFIRMED THIS 27TH DAY OF MARCH 2014**

**MAYOR**



**4. DEPUTATIONS BY APPOINTMENT**

- 4.1 Paul Zaanen, Manager, New Brighton Business and Landowners Association regarding the Eastern Recreation and Sports Centre – Clause 14, item 2.
- 4.2 Jo Zervos, regarding the Eastern Recreation and Sports Centre – Clause 14, item 2.
- 4.3 Liz Studholme, Christchurch Coastal Pathway Group regarding Clause 8, item 1 – Coastal Pathway – Concept Plan Adoption.



**5. PRESENTATION OF PETITIONS**



## **Acting CEO Report - #5**

### **Council Meeting – 27 March 2014**

---

#### **1. EXECUTIVE SUMMARY**

The adverse weather events earlier this month have affected many Council operations. Key staff worked extremely long hours during and after the 3-4 March storm, which caused considerable flooding in many parts of the city.

Consultation on the Draft Annual Plan 2014/15 is underway. It runs from 17 March to 22 April after which the Council will hear submissions on the draft plan.

The release of data this month for our first post-earthquake property revaluation led to the Council website receiving 208,500 page views which set a new record (there are normally between 14-25,000 page views a day).

Of those the views were split between the rates information application (80,337) and the home living section which users normally use to get to rates info (74,341). There were also 47,158 site visits. This compares to flood days 27,347 site visits. Normally the site visits are around 7,000 site visits.

The website has been tweaked to make it more user-friendly for people doing property value searches.

Please note: Updates to this report are shown in red text.

#### **2. ANSWERS TO QUESTIONS RAISED AT COUNCIL MEETINGS**

Refer to Appendix A.

#### **3. RECOMMENDATION**

That the information contained in this report be received.

## 4. ISSUES COMING UP

### 4.1 Adverse weather event management

We are constantly reviewing our response to adverse weather events. After each event we debrief on what worked well with our response and areas where improvements are required. Recognising that a long term solution to flooding in the Flockton basin will take time, we are looking at measures we can put in place to minimise the impact of flooding in the area in the short term.

## 5. INTERNAL ORGANISATIONAL UPDATES

### 5.1 CDC Update

This will be provided for each ERCoW meeting commencing on the 3<sup>rd</sup> April.

### 5.2 Annual Staff Engagement Survey

Staff at the Christchurch City Council are surveyed annually to gauge how engaged staff are with working at the Christchurch City Council. There is a direct link between an engaged workforce and productivity, therefore the findings of the survey influence the Council's Human Resources priorities.

This year's survey is underway. The overall results are expected in mid-April, with team results available later in May.

### 5.3 Change proposal for the Office of the Chief Executive.

A proposal for the management and staff structure of the new Office of the Chief Executive was released to staff on 5 March. Staff were invited to make feedback on the proposal and this feedback is being considered before we release the final decision on 31 March.

### 5.4 Executive Leadership Team Appointments

There are four new appointments to Council's leadership team. They are :

- **Brendan Anstiss – Director Corporate Services.** Brendan is currently General Manager Recovery Monitoring with CERA. Before taking on this role, he held senior management and leadership roles with the Department of Corrections since 1999. He will start in his new role on 22 April.
- **Mary Richardson – Director Office of the Chief Executive.** Mary is currently Executive Director/CEO of the Methodist Mission – a role she has held since 2010. Her previous roles included Director of Policy for the Department of Internal Affairs. Mary was the Unit Manager Policy and Research for the Council from 1998 to 2005. She will start at the Council in June.
- **Jane Parfitt – Chief Operating Officer.** Jane is currently the Council's Acting Chief Executive. She has worked at the Council since 2003 as the General Manager City Environment. Her previous roles include Chief Executive Officer for the Waimakariri District Council (2000 to 2003) and Chief Executive Officer Healthlink South (1997 to 2000). She will transition to her new role pending the appointment of the Council's Chief Executive.
- **David Adamson – Director of Facilities and Infrastructure Rebuild.** A professional engineer, he is currently Chief Executive of the Southland District Council (SDC) a position he has held since 2004. Before his appointment as CEO, he was the SDC's General Manager Asset Management. He has previously worked at the Rotorua District Council, the Taupo County Council and the New Plymouth City Council. He will start at the Council in June

A Transitional structure will be in place from the 31<sup>st</sup> March so that the change momentum keeps going. The final structure will be progressively implemented as new Directors come on board.

## APPENDIX A

### QUESTIONS FROM COUNCIL MEETINGS

#### **Morgan's Valley**

What has been done and what hasn't been done. Need to go back to Council with a briefing on the situation in Morgan's Valley.

**Answer:** Refer to Appendix C.

#### **Colombo Street Distribution Centre**

Can the mezzanine of the Colombo Street Distribution Centre be used on a temporary basis?

**Answer:** Yes, the mezzanine floor in the Distribution Centre can be used. There are six desks up there and a small kitchen.

We are currently investigating what is required in terms of budget and security if we opened the mezzanine floor for community groups.

#### **Use of Community Facilities Availability For Community Groups/Not-for-Profit organisations.**

Council wants a breakdown of what community facilities are available by way of accommodation (temporary and permanent) Council want to understand what current needs are and how much of a 'gap' there might be. Then a further report will need to be provided to Council on options.

**Answer:** Refer to Appendix B for list of available Council owned facilities that are available for use. Staff are collating information using staff knowledge and community research already undertaken – this will be completed by early May 2014 and a report identify gaps and recommendations will be prepared for Council in late May 2014.

#### **Addington Traffic Plan**

Is there a discrete traffic plan for Addington? When will it be done by? How does it relate to consents/growth in the area? There was an idea that we had a workers bus for that area – Ecan were doing something – what is the status of this?

**Answer:** There have been significant changes in Addington following the earthquakes with new buildings for commercial development and the fact that many businesses from the central city have moved into temporary office premises in the Riccarton and Addington Area. Because of this, many staff are parking on the local roads and causing problems for the neighbouring residents who also want to use their roads for on-street parking. As a result a Parking Plan was put in place in 2013.

The number of car parks for each new building will conform to the terms of its resource consent, as set out in the City Plan. However due to undersupply, the Council is also talking with several property owners with the desire to change empty sections into interim car parks as soon as possible. In terms of the traffic movements in the area these have increased after the earthquakes. Council staff are currently undertaking a corridor study of the Halswell to Central City on Lincoln and Halswell Roads to determine the future needs covering all modes. Two key routes that cross this route and impact on Addington are Moorhouse and Whiteleigh Avenues. This information will be then prepared for a business case for the next Long Term Plan 2015 to 2025.

#### **Building Consents Report**

Map of consents issued by suburb.

**Answer:** A map showing consents by suburb will be ready for the Council meeting on the 27 March.

#### **Eastern Recreation and Sports Centre**

When in March will this go to Council? – need date

**Answer:** The report will go to the Council meeting on the 27<sup>th</sup> March

### South West Library and Service Centre Facility

Can we include this in the list of major facilities?

**Answer:** Yes this will be done.

### Port Hills Demolition

Can we have a briefing from CERA?

**Answer:** Formal request has been made to CERA to hold this briefing – will follow up on date.

### Draft Heritage and Place Recovery Programme

Acting CEO to follow up with the CERA CEO and/or the Deputy CCDU CEO in relation to the following matters previous raised with them:

- *Majestic Theatre*
- *Rretention of Bill Sutton's house on Templar Street*
- *Working with the Heritage Garden Proposal*

**Answer:**

**Majestic Theatre:** A decision has been made by CERA to demolish the building and a letter has been received (dated 13 Mar 2014) from CERA advising of this decision. A request has gone to CERA for the engineering report.

**Templar Street (known as "Bill Sutton's House"):** Is not currently in Crown ownership. The present owner is expected to settle with the Crown at the end of March. He has offered to board up the windows and doors to protect the property from vandalism.

**Heritage Garden:** 373 River Road is the property proposed for a heritage garden. It has a temporary fence around it, and demolition has been halted.

### Tree Policy

Tree policy Update.

**Answer:** An updated and revised Draft Tree Policy was presented to the Community Board Chairs at their meeting of 7 March 2014. At that meeting the Board Chairs decided to reform the Tree Policy Working Party prior to each Community Board making comment and recommendations. The Working Party will be made up of one Elected Member from each Community Board and Council staff. Paula Smith is the Chair. It is intended that the Working Party will commence discussions within the next six weeks with full Community Board consultation following. At this point in time it envisaged that this process will run through until August/September 2014 with a report to Council being prepared in December 2014.

### New Brighton Levels of Service

Confirm that LOS are being met

**Answer:** Public toilets - The LoS are met, but more work is needed on cleaning and refurbishment. Regular rubbish collection - Litter bin emptying is meets LoS, however infrequently household and camper rubbish fills the bin prematurely. Timely street cleaning after major events - Council events are well planned and cleaned up. Public events planned by other organisations are a problem. We are working on coordination. Comparison of standards to other key activity centres - The LoS are identical across the city. We pay special attention to Council assets in New Brighton due to the scale of the earthquake damage.

### Strategic View of Traffic Lights

It appears that we put in traffic lights at each new subdivision. Do we look at other options and consider the flow on effects resulting from traffic lights in new subdivisions?

**Answer:** As part of the assessment of effects of a new development and testing for consistency against the City Plan Objectives and Policies, Integrated Transport Assessments (ITAs) consider the likely traffic impacts of particular development proposals and identify appropriate mitigation measures where necessary. The form of



intersection is often dictated by the amount of traffic generated by the development and the effect on the adjacent network. New access arrangements may range from priority intersections for small developments to roundabouts or traffic signals for higher traffic demands. Such considerations align with Regional Transport policies in terms of ensuring appropriate access and priority for pedestrians, cyclists and public passenger transport as well as assisting in the delivery of the Christchurch Transport Strategic Plan vision and goals. To remedy, mitigate or avoid the adverse effects of a development on the transport system, the Developer is responsible for providing safe access from their site to the existing transport network for all users.

Infrastructure upgrades located at the new development site interface or normally funded by the developer or in some circumstances shared with Council away from the site, and that are required as a consequence of new development resource consents, may be funded by Council as part of the LTP process and the growth component recovered through Council's Development Contribution Policy. An example of this is Prestons Development where the developer is providing new signalised intersections onto Prestons Road and the Council funding upgrades on Marshland Road. All these intersections are signalised due to road function ( minor arterial ) and traffic generation plus access for cyclists and pedestrians to cross.

## APPENDIX B

1. Fendalton Community Centre
2. Richmond Community Cottage
3. North New Brighton Memorial Hall & Community Centre
4. South Brighton Transitional Community Centre
5. Abberley Park Hall
6. St Albans Transitional Community Centre
7. Templeton Community Centre
8. Waimairi Road Community Centre
9. Harvard Community Lounge
10. Riccarton Community Centre
11. Parklands Community Centre and Parkview Lounge
12. Avic Hill Arts and Craft Centre
13. Harewood Community Hall
14. Ouruhuia Hall
15. Diamond Harbour Community Hall
16. Pigeon Bay community Hall
17. Kaituna Community Hall
18. Port Levy Community Hall
19. Duvauchelle Community Hall
20. Little River Community Hall
21. Le Bons Bay Community Hall
22. Little Akaloa Community Hall
23. Okains Bay Community Hall
24. Coronation Voluntary Library
25. Landsdowne Community Centre
26. Somerfield Community Centre

All community centres listed above, whether council or community managed have some areas available for community use and are very well used especially in the evenings and weekends. Availability is subject to prior bookings. Bookings can be completed by either contacting the relevant management committee or contacting Council on 941 8999.

## APPENDIX C

# Morgans Valley – Earthquake Recovery Committee Deputation

### Introduction

At the Earthquake Recovery Committee meeting on 6 March 2014 the Committee received a deputation from Fiona McDonald and Andrea Newman regarding issues facing owners of vacant land in the Port Hills Red Zone. Ms. McDonald and Ms. Newman are owners of vacant land at 56 and 79 Morgan Valley Road respectively. Both properties have been red zoned by Cera and as vacant land have received a 50% offer from the Government.

The deputation provided a paper to the Committee and in that paper raised a number of issues:

- What is the Council doing about unstable rocks above Morgans Valley?
- Why were no rockfall hazards identified on the LIM of the sections, with purchasers lead to believe that any that any hazard that existed had been mitigated?
- What has the Council done with its maintenance plan for the fence that was put in place?
- Where is the file?
- What has been done to follow up on the MBIE advice to the Morgan's Valley resident who had her s124 removed. It was strongly recommended in this advice that the CCC urgently reinstate and bring up to standard the rockfall protection measures that were a requirement of the Resource Management Act.
- Will council play a part in resolving this situation for the families or will it force them to take legal action?
- It's time for the CCC to come to come to the party to discuss mitigation solutions and/or compensation where applicable?

### Background

Before answering these questions it may be useful to provide some background to the issues raised by the deputation.

The Morgans Valley rezoning process started in 2000-2001. The landowner, Scotts Valley Ltd. at the time had commissioned Bell Geoconsulting Ltd (David Bell) to provide geotechnical advice to the landowner. Mr. Bell provided to Scotts valley Ltd. a report dated 17 April 2001. That report, amongst other matters, addressed rockfall protection as there was historically a concentration of fallen boulders on the upper slopes from a series of large steep bedrock bluffs above the area proposed for residential development. There were also large volcanic boulders located within the proposed subdivision While the risk of rockfall was deemed minimal, Mr. Bell saw the consequences of boulder runout of a large to moderate event were considered unacceptable and protection measures were considered appropriate. 3 hazard mitigation measures were proposed in the April 2001 report:

- (a) construction of a 5 metre track to collect boulders;
- (b) on the downslope side of the track a 1.8m high deer fence
- (c) below the track and fence, close tree planting of fast growing species.

By June 2002 Mr. Bell advises the track and fencing works had been completed and tree planting commenced. He advises land titles can be issued.

In March 2003, and after the rezoning had been completed, the Council granted a subdivision consent for a 72 lot subdivision in Morgan's Valley. One of the conditions is for the developer to provide evidence that the 5m wide track and fencing constructed above lots 35-44 of the new subdivision has been completed in accordance with Mr. Bells 17 April 2001 letter. The reference to lots 35-44 clearly indicates that not all properties in the subdivision were seen as requiring rockfall protection. It appears in practical terms in granting the subdivision consent the Council relied upon Mr. Bell's June 2002 letter saying the track and fencing work had been completed and titles could be issued.

In December 2004 , after completion of the subdivision, titles started to be bought and house construction would have begun on a number of sections. Rockfall interception measures were later reassessed and extended to the north in consultation with Council officers. There had also been fencing erected for some properties by individual property owners upon house construction in addition to that referred to in by the 2003 subdivision consent

In early 2005 there was a fatal climbing accident in the Britten Crag area near the subdivision which released some rock debris which impacted the deer fence. Additional interception measures were designed for the area as a result of this incident.. Mr. Bell inspected the area of the rockfall and on 26 February 2005 provided a report recommending appropriate signage to be placed which occurred.

In a report dated 23 May 2005 Mr. Bell stated all construction following his April 2001 report had been carried out in accordance with his instructions.

On 28 May 2005 Mr. Bell recorded he had not been engaged to advise on rockfall measures for the subdivision as a whole. In that letter he also noted:

- (a) there should be regular inspections on a monthly basis and damage repair to the 3 interception structures as well as removal of rocks from benches;
- (b) in conjunction with "Rockfall Hazard Warning Notices" a 24 hour phone number on the signage to report rockfall events;
- (c) for the first 2 years he inspect the facilities 6 monthly.

In this letter he also stated:

*"It cannot, however, be assumed that the interception structures have been constructed as means of permanent protection of every facility below the fence-and-bench structures under all conceivable circumstances.... In my opinion there exists a long term obligation on Council to maintain and even enhance the rockfall interception facilities that have been constructed in Morgans Valley.*

He also stated:

*"Whilst the system of rockfall interception used is considered appropriate for the site conditions, it has not been designed to provide permanent protection to dwellings or other facilities on the lower slopes under all conceivable conditions, but instead to ensure satisfactory interception of at least the predicted 1 in 100 year failure event: additional geotechnical advice may be required by individual property owners once house sites have been identified in the subdivision below."*

In August 2005 officers prepared draft Land Information Memorandum and Project Information Memorandum clauses to be included in LIMs and PIMs for many of the allotments in the subdivision ,but not all, based on this statement from Mr. Bell. One of these allotments was that owned by Ms. McDonald, but not that owned by Ms. Newman.

In the same month an internal memorandum records the need for the monthly inspections, designer inspection, signage and suitable record keeping to be undertaken in a systematic manner.

## Questions

- **What is the Council doing about unstable rocks above Morgans Valley?**

If the question means are unstable rocks being removed then that is not occurring. The issues around mitigation of rockfall risk is part of a forthcoming report to the Council on area wide mitigation.

- **Why were no rockfall hazards identified on the LIM of the sections, with purchasers lead to believe that any that any hazard that existed had been mitigated?**

It appears from records that information regarding rockfall hazards were not included on LIMs of some of the properties . However as can be seen above there was signage in the area regarding rockfall. Also given the LIM wording referred to above the mitigation system in place at the time sections were purchased was to a 1:100 year event. It was never designed for the forces generated by the 2010-11 earthquakes.

- **What has the Council done with its maintenance plan for the fence that was put in place?**

To the knowledge of staff today prior to the earthquakes there had been some maintenance of the 3 fences referred to but there are not maintenance records to the extent recommended by Mr. Bell.

- **Where is the file?**

The file has been located and Ms. McDonald and Ms. Newman has been invited to view the file.

- **What has been done to follow up on the MBIE advice to the Morgan's Valley resident who had her s124 removed. It was strongly recommended in this advice that the CCC urgently reinstate and bring up to standard the rockfall protection measures that were a requirement of the Resource Management Act.**

This matter will be addressed as part of the report on rockfall protection measures on the Port Hills. Regarding Morgan's Valley today with the knowledge the Council has after the earthquakes staff would not be recommending a fence. A bund would be a better option but with a multi million cost and not at the site of the deer fence.

- **Will council play a part in resolving this situation for the families or will it force them to take legal action?**

At this stage the resolution of this situation will depend on what resolutions the Council passes when it considers the report on rockfall protection measures referred to above.



**HAGLEY/FERRYMEAD COMMUNITY BOARD  
19 FEBRUARY 2014**

**Report of a meeting of the Hagley/Ferrymead Community Board  
held on Wednesday 19 February 2014 at 3pm in the Boardroom,  
180 Smith Street, Linwood, Christchurch.**

**PRESENT:** Sara Templeton (Chairperson), Joe Davies (Deputy Chairperson), Alexandra Davids, Yani Johanson, Paul Lonsdale and Islay McLeod.

**APOLOGIES:** An apology for absence was received and accepted from Brenda Lowe-Johnson.

An apology for lateness was received and accepted from Yani Johanson who arrived at 3.07pm and was absent for clauses 10, 11 and part of clause 2.1.

The Board meeting adjourned from 5.13pm and resumed at 5.21pm.

The Board reports that:

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**1. ELECTED MEMBERS' INFORMATION EXCHANGE**

**1.1 FLOOD DANGER**

Board members discussed concerns regarding flood risk and danger and the need for action and outcomes. Islay McLeod tabled a recommendation and supporting information.

The Board **decided** to request that the Christchurch City Council urgently convenes a flood risk symposium to which appropriate experts are invited to speak.

**1.2 LOCAL ALCOHOL POLICY**

Board members discussed concerns raised by the Victoria Neighbourhood Association regarding alcohol related behaviour in the area.

The Board **decided** to request that the Council urgently progress adoption of a Local Alcohol Policy.

**PART B - REPORTS FOR INFORMATION**

**2. DEPUTATIONS BY APPOINTMENT**

**2.1 CHRISTCHURCH COASTAL PATHWAY GROUP**

The Board **received** a deputation and presentation from the Christchurch Coastal Pathway Group Chair Tim Lindley and Coordinator Liz Studholme providing an update to the Board on the Coastal Pathway. The Board Chairperson signed the Memorandum of Understanding between the Christchurch Coastal Pathway Group, the Council and the Board.

The Board Chairperson thanked Tim Lindley and Liz Studholme for their deputation.

27. 3. 2014

**Hagley/Ferrymead Community Board 19. 2. 2014**

- 2 -

**2 Cont'd****2.2 TE RARANGA**

The Board **received** a deputation and supporting information from Clint Ussher in support of the application for funding for the Neighbourhood Project "Piece of Cake" to be launched during weekend of 28 and 29 March 2014.

The Board Chairperson thanked Clint Ussher for his deputation.

Clause 12 (Part C) of these minutes details the Board's decision on this matter.

**3. PRESENTATION OF PETITIONS**

Nil.

**4. NOTICES OF MOTION**

Nil.

**5. CORRESPONDENCE****5.1 ROGER SUTTON, CHIEF EXECUTIVE, CANTERBURY EARTHQUAKE RECOVERY AUTHORITY**

The Board **received** correspondence from Roger Sutton, Chief Executive, Canterbury Earthquake Recovery Authority, in response to the Board's correspondence requesting consideration be given to an exception for compensation to Port Hills property owners recently red zoned.

**6. BRIEFINGS****6.1 GRAFFITI PROGRAMME**

The Board **received** a briefing and presentation from Sarah Gardyne, Graffiti Business Coordinator and Phil Shaw, Community and Safety Manager from the Graffiti Programme providing the Board with an update on the Council's Graffiti Programme.

**6.2 SPORTS FIELDS UPGRADES**

The Board **received** a briefing and presentation from Kevin Collier and Vaughan Utteridge from the Sport Services Team, Recreation and Sports Unit, updating the Board on the development of high quality grass sports surfaces in Christchurch to be utilised by the FIFA Under 20 World Cup in New Zealand in 2015.

**7. REPORT OF THE CHAIRPERSON OF THE COMMUNITY COMMITTEE - COMMUNITY COMMITTEE CHAIRPERSON'S REQUEST FOR FEEDBACK FROM HAGLEY/FERRYMEAD COMMUNITY BOARD**

The Board considered a report from the Chairperson of the Community Committee seeking feedback from the Board on the staff recommendations for the following three reports considered by the Community Committee.

- Facilities Rebuild Plan – Demolition of Heathcote Voluntary Library Building
- Facilities Rebuild Plan – Demolition of Heathcote Community Centre
- Facilities Rebuild Plan – Rebuild of Heathcote Community Centre



27. 3. 2014

**Hagley/Ferrymead Community Board 19. 2. 2014**

- 3 -

**7 Cont'd**

The Chairperson of the Community Committee will present the Board feedback with the Committee's recommendations on these reports to the Council meeting on 27 February 2014.

The Board **decided** to provide the following feedback:

**7.1 Demolition of Heathcote Voluntary Library Building**

- That signage be erected to indicate future of site.
- That the site is left in tidy usable condition, top soiled and grassed.
- That care be taken to protect the established fruit trees and willow hut.
- That demolition is to be as sustainable as possible and that the community be involved.

The Board noted that members of the community have been talked to about the content of this report.

**7.2 Demolition of Heathcote Community Centre**

- That signage be erected to indicate future of site.
- That the site is left in tidy usable condition, top soiled and grass.
- That demolition is to be as sustainable as possible and that the community be involved.
- That discussions with the cricket club and play centre take place before the contract for demolition is given.

**7.3 Rebuild of Heathcote Community Centre**

7.3.1 That the community be consulted before any decisions be made on the site for the new facility.

7.3.2 The Board **decided** to request that the Council delegate the decision on the final design of the Heathcote Community Centre Facility to the Community Board.

**8. COMMUNITY BOARD ADVISER'S UPDATE**

- The Board **received** information from the Community Board Adviser on Board related activities including upcoming meetings, the schedule for Combined Community Board Seminars for 2014 and current consultations.
- The Board **received** a memorandum on the Speed Limit Review Process in response to the Board's request for information on the process to review and change the speed limit on Aldwins Road outside Linwood College.

The Board **decided** that Board members, Yani Johanson, Paul Lonsdale and Joe Davies will meet with representatives of Linwood College and the Board of Trustees to discuss the concerns raised.

The Board **decided** to request information on the process for installation of a school speed zone outside Linwood College on Aldwins Road.

- Clause 8 Continued (Part C) of these minutes details the Board's decision regarding a submission to the Canterbury Civil Defence Emergency Plan.

27. 3. 2014

**Hagley/Ferrymead Community Board 19. 2. 2014**

- 4 -

**9. QUESTIONS UNDER STANDING ORDERS**

Nil.

**1. ELECTED MEMBERS' INFORMATION EXCHANGE (CONTINUED)**

- Clause 1 of these minutes details the Board's recommendations to the Council regarding flood danger concerns and the Local Alcohol Policy.
- Board members were advised that a resident of Beachville Road has raised concerns regarding the Stronger Christchurch Infrastructure Rebuild Team (SCIRT) Beachville Road Eastern Seawall Project being on hold and the lack of notification for input to adjoining property owners.
- Joe Davies mentioned his concerns regarding housing in the ward and that he would seek the Board's support for a housing portfolio to be established.
- The Board Chairperson informed Board members of a meeting she attended to discuss damage to sand dunes in Sumner from Coast to Coast spectators and advised that a meeting has been organised by the Event Manager to discuss this and future mitigation.
- Board representatives updated Board members on a residents' meeting held regarding the Living Earth Organics Plant in Bromley.

The Board **decided** to request information on how the Board could undertake the survey of residents in the Bromley area regarding offensive and objectionable odours in this area.

**PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD****8. COMMUNITY BOARD ADVISER'S UPDATE (CONTINUED)****8.2 SUBMISSION TO THE DRAFT CANTERBURY CIVIL DEFENCE EMERGENCY MANAGEMENT PLAN**

Board members considered a draft submission to the Draft Canterbury Civil Defence Emergency Management Plan.

The Board **decided** to adopt the submission and to present the submission to the hearings on the Draft Plan.

**10. DECLARATION OF INTEREST**

There were no declarations of interest.

**11. CONFIRMATION OF MEETING MINUTES – 5 FEBRUARY 2014**

It was **resolved**, that the minutes of the Hagley/Ferrymead Community Board ordinary meeting of 5 February 2014 be confirmed.

**12. APPLICATION TO HAGLEY/FERRYPEAD COMMUNITY BOARD 2013/14 DISCRETIONARY RESPONSE FUND – TE RARANGA (CANTERBURY POST-EQ CHURCHES FORUM)**

The Board considered a report seeking its approval of an application for funding from the Hagley/Ferrymead Community Board 2013/14 Discretionary Response Fund from Te Raranga (Canterbury Post-EQ Churches Forum) for \$2,500 towards The Neighbourhood Project.

27. 3. 2014

**Hagley/Ferrymead Community Board 19. 2. 2014**

- 5 -

**12 Cont'd****STAFF RECOMMENDATION**

It is recommended that the Hagley/Ferrymead Community Board approves a grant of \$1,500 from its 2013/14 Discretionary Response Fund to Te Raranga (Canterbury Post-EQ Churches Forum) towards the printing of "Piece of Cake" postcards to each household in the Hagley/Ferrymead Ward.

**BOARD DECISION**

The Board **decided** to decline funding for this project but acknowledged that it is a worthwhile metropolitan project.

**13. PHILLIPS STREET – PROPOSED PARKING RESTRICTIONS**

The Board considered a report seeking approval to install a 5 minute parking restriction in Phillips Street, Phillipstown.

The Board **resolved** to:

- 13.1 Approve that any existing parking restrictions on the eastern side of Phillips Street commencing at a point 97 metres south of its intersection with St Asaph Street and extending in a southerly direction for a distance of 10 metres be revoked.
- 13.2 Approve that the parking of vehicles be restricted to a maximum period of 5 minutes on the eastern side of Phillips Street commencing at a point 97 metres south of its intersection with St Asaph Street and extending in a southerly direction for a distance of 10 metres. This restriction is to apply from 8.30am to 10am and 2pm to 3pm from Monday to Friday.

**14. APPLICATION TO HAGLEY/FERRYMEAD COMMUNITY BOARD 2013/14 DISCRETIONARY RESPONSE FUND – TE WHARE ROIMATA TRUST**

The Board considered a report seeking its approval of an application for funding from the Hagley/Ferrymead Community Board 2013/14 Discretionary Response Fund from Te Whare Roimata for \$1,500 for the Smith Street Community Gardens Portable Toilet Hire project.

The Board **resolved** to approve a grant of \$1,500 from its 2013/14 Discretionary Response Fund to Te Whare Roimata Trust towards the hire of a portable toilet for the Smith Street Community Gardens, but request that staff investigate a permanent solution and report back to the Board before September 2014.

The Board **decided** to express concern to the Acting Chief Executive over the withdrawal of the operational funding and the expectation that the Board will pick up the cost.

The Board Chairperson declared the meeting closed at 6.26pm.

**CONFIRMED THIS 12TH DAY OF MARCH 2014**

**JOE DAVIES  
DEPUTY CHAIRPERSON**



27. 3. 2014

**CLAUSE 8****REPORT BY THE CHAIRPERSON OF THE  
HAGLEY/FERRYMEAD COMMUNITY BOARD**

19 MARCH 2014

**PART A – MATTERS REQUIRING A COUNCIL DECISION****1. COASTAL PATHWAY – CONCEPT PLAN ADOPTION**

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer	Y	PA Diane Campbell, 8281
<b>Officer responsible:</b>	Unit Manager, Natural Environment and Heritage	Y	PA Amanda Poore 8812
<b>Author:</b>	Mark Rushworth, Senior Planner	Y	Mark Rushworth, 8803

**1. PURPOSE OF REPORT**

- 1.1 The purpose of this report is to seek adoption of the Coastal Pathway Concept Plan.

**2. EXECUTIVE SUMMARY**

- 2.1 Consultation on the draft Concept Plan for the Coastal Pathway in March/April 2013 indicated a high level of community support for the project. Council confirmed its support for the project in June 2013 acknowledging that the Concept Plan needed to be finalised, incorporating amendments in response to submissions, and integrated with the Main Road Master Plan. Proposed amendments to the Concept Plan include the redesign of a section on Beachville Road, adjacent to Redcliffs Park, and an expansion of the discussion of tangata whenua interests and values.

**3. BACKGROUND**

- 3.1 The Coastal Pathway project is provided for within Activity Management Plan 1.0 City and Community Long Term Policy and Planning. It forms part of the Liveable City Programme – Urban Regeneration Policy and Planning, with level of service 1.0.4: Advice and support is provided to assist suburban development, recovery and renewal. It is consistent with a number of strategies including the Christchurch Transport Strategic Plan and the Public Open Space Strategy. The draft Main Road Master Plan incorporates the Coastal Pathway as one of its actions.
- 3.2 The Christchurch Coastal Pathway Group has advocated for the establishment of a 6.5 kilometre multi functional pathway between Ferrymead and Sumner, with a 1.3 kilometre loop around McCormacks Bay. This has gained wide community support, including from the Hagley/Ferrymead Community Board. Council funded the initial coastal path study to develop the Concept Plan in partnership with the Coastal Pathway Group. Key features of the proposed pathway are:
- An accessible pathway suitable for a wide range of potential users, including children, adults, families, mobility impaired, walkers and cyclists
  - Safe movement along the coastal corridor with connections to communities and links to features and attractions in the area
  - An ecological area where the unique, natural coastal environment is accessible
  - A place for the exchange of ideas, knowledge, histories and stories

27. 3. 2014

## 1 Cont'd

- Supports recreation and is a place to congregate and socialise
  - Supports commercial opportunities such as local businesses along the route
  - Provides for sustainable transport
  - Contributes to the social and economic wellbeing of the coastal communities, assisting in their recovery from the earthquakes.
- 3.3 Extensive community and stakeholder engagement was undertaken during the preparation of the draft Concept Plan. In total 409 submissions were received and 85% of these indicated support for the pathway concept. The findings from the submissions were reported to Council on 13 June 2013 and Council endorsed the project providing funding within the Three Year Plan (2013 – 2016). Consultation on the draft Main Road Master Plan took place between 21 October and 22 November 2013. This included a workshop for the Scott Park stakeholder groups. The Coastal Pathway was the most supported action within the Master Plan.
- 3.4 Council entered into a Memorandum of Understanding (MOU) with the Coastal Pathway Group on 28 November 2013. Staff have maintained a dialogue with the Group throughout the development of this plan.
- 3.5 Staff are liaising with Stronger Christchurch Infrastructure Rebuild Team (SCIRT) to take advantage of any opportunities to deliver the horizontal infrastructure aspects of the pathway as part of their repairs programme. The first section of the pathway was opened along the McCormacks Bay causeway on 1 November 2013.

## 4. COMMENT

- 4.1 Consultation on the draft Coastal Pathway Concept Plan generated 409 submissions. The matters raised by submissions that required further consideration were:
- Scott Park – potential impact on water sports users
  - Redcliffs Park – potential loss of playing fields (26 submissions)
  - Beachville Road west – implications of potential road closure (47 submissions)
  - Beachville Road east – design of linear park
  - Redcliffs – waters edge route
  - Moncks Bay – potential impact of boardwalk on beach, views and access
  - Shag Rock Reserve – need for a safe cycle and pedestrian link between Redcliffs and Sumner
  - Esplanade – improvements to planting/landscaping, seating, surfacing, beach access/ramps
  - Ecological effects – potential adverse impact on the estuary
  - Barrier free design – safe access for mobility and sensory impaired
  - Extending the route – providing for the pathway to continue into adjacent areas
  - Tangata whenua – the Rūnanga of Ngāi Tūāhuriri and Te Hapū o Ngāti Wheke seek to ensure that forward progress is culturally appropriate, authentic and inclusive for and of Ngāi Tahu, tangata whenua interests are recognised and provided for and tangata whenua values are protected from the adverse effects of development.

Submissions on the Main Road Master Plan raised concern about the impact of the proposed pathway and streetscape upgrades on parking through Redcliffs village.

- 4.2 Details of the staff response and proposed amendments are set out in **Attachment 1**. There are a number of other minor consequential amendments to reflect the change in status of the Concept Plan from consultation draft to adopted final version. The revised Concept Plan is set out in **Attachment 2**. Once approved the final document will be published for public release.

## 1 Cont'd

## 5. FINANCIAL IMPLICATIONS

- 5.1 The concept plan includes a rough order of costs of \$19 – \$27 million based on the draft design. Final costs will need to be established at the detailed design stage, taking into account the revisions set out in this report (which include cost savings at Redcliffs Park). The Three Year Plan (2013 – 2016) has budgeted up to \$9.9 million, through the Council Buildings and Infrastructure Improvement Allowance, for the Coastal Pathway project. The civil engineering/base infrastructure component of the overall pathway is estimated to be between \$13 and \$19 million. The initial Council funding is sufficient to achieve a serviceable pathway for Stage 1 (Scott Park to Redcliffs) and Stage 2 (Sumner to Scarborough) over the next three years. Additional funding will be required to complete the pathway. The MOU sets out a cost sharing arrangement and establishes fund raising expectations for the Coastal Pathway Group.

## 6. STAFF RECOMMENDATION

It is recommended that the Council:

- 6.1 Endorse the proposed amendments to the Coastal Pathway Concept Plan, as set out in **Attachment 1**.
- 6.2 Recommend to Council that it adopts the amended Coastal Pathway Concept Plan, as set out in **Attachment 2**.

## 7. BOARD CONSIDERATION

The Board received correspondence on this matter from Dr Pat McIntosh and deputations from Christchurch Coastal Pathway Group, Canterbury Windsports Association, Mt Pleasant Yacht Club, Redcliffs Residents Association and Topsy Rule.

Council staff responded to Board member questions and provided advice to the Board on matters raised. Board members were advised of minor amendments to be made to the Concept Plan to reflect the removal to the saltmarsh area at Redcliffs Park and the change to the layout of the Bridle Path Road/Main Road intersections as resolved by the Council on 13 March 2014.

## 8. BOARD DECISION

The Board **decided** to:

- 7.1 Endorse the proposed amendments to the Coastal Pathway Concept Plan, as set out in **Attachment 1**.
- 7.2 Request that a list of areas where more detailed design will be consulted on be compiled and publically available. Note that one area that will be included is Beachville Road picnic area (western end).

## 9. BOARD RECOMMENDATION

That the Council adopts the amended Coastal Pathway Concept Plan, as set out in **Attachment 2**.

27. 3. 2014

## 2. MAIN ROAD MASTER PLAN – CONSULTATION REPORT

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Strategy and Planning	N	
<b>Officer responsible:</b>	Urban Design and Regeneration Unit Manager	Y	Carolyn Ingles, 941 8239
<b>Author:</b>	Mark Rushworth, Senior Planner	N	

### 1. PURPOSE OF REPORT

- 1.1 To provide feedback on submissions to the draft Main Road Master Plan and to present the Hagley/Ferrymead Community Board recommendation regarding hearings on the draft Master Plan.

### 2. EXECUTIVE SUMMARY

- 2.1 The Main Road Master Plan forms part of the Suburban Centres Programme aimed at assisting the rebuild and recovery of the damaged suburban commercial centres following the Canterbury earthquakes of 2010/2011. It forms phase 2 of the Ferry Road/Main Road Master Plan.
- 2.2 Two hundred and sixteen submissions were received on the draft Master Plan. Almost three quarters supported the over all direction of the plan. The most popular actions were identified as:
1. Coastal Path
  2. Redcliffs village centre streetscape enhancements
  3. Re-establish supermarket
  4. Redcliffs village centre parking – monitoring and review
  5. Pedestrian crossings
- 2.3 Twenty five submitters expressed a desire for their submissions to be heard, should Council decide to hold Hearings. Appendix Three of the Summary of Submissions (refer **Attachment 1**) identifies those submitters who wish to be heard and the extent of their support or opposition to Draft Master Plan direction, vision, and/or individual actions.
- 2.4 Of those submitters that wish to be heard, a clear majority support the direction of the Master Plan (72 per cent). Only four submitters stated that they oppose the Master Plan direction. The main reasons given by these submitters relate to matters of vehicle access, parking, speeds, and the provision of pedestrian and cycle facilities. Three submitters who oppose the direction of the Master Plan, go on to support individual Master Plan actions.
- 2.5 Officer comments and recommendations have been prepared to address submitter feedback and concerns (refer **Attachment 1**). On the basis of the level of submitter support to the Master Plan, and officer recommendations prepared to address submitter concerns, it is recommended not to hold hearings.

### 3. BACKGROUND

- 3.1 The Main Road Master Plan is provided for within Activity Management Plan 1.0 City and Community Long Term Policy and Planning. It forms part of the Liveable City Programme – Urban Regeneration Policy and Planning, with level of service 1.0.4: Advice and support is provided to assist suburban development, recovery and renewal. It is consistent with a number of strategies including the Christchurch Transport Strategic Plan and the Public Open Space Strategy.



27. 3. 2014

## 2 Cont'd

- 3.2 The Main Road corridor, along the Avon–Heathcote/Ihutai estuary and coastal margin between Ferrymead and Sumner has suffered significant damage to infrastructure, community facilities and residential properties as a result of the 2010-2011 earthquakes. The draft Master Plan is focused on the rebuild and recovery of the commercial centres at Redcliffs and Soleares Avenue/McCormacks Bay as well as the corridor linking them between Ferrymead Bridge and Marriner Street, Sumner.
- 3.3 In preparing the plan regard has been given to the Ferry Road Master Plan and the Sumner Village Centre Master Plan, which form 'book ends' to the Main Road corridor. Consideration has also been given to other relevant plans for the area including the Mahaanui Iwi Management Plan, the Redcliffs Residents Association's Redcliffs Village Structure Plan and the draft Coastal Pathway Concept Plan. The development of the plan has followed the process established through the Suburban Centres Programme, which includes considerable community engagement at an early stage. Consideration has also been given to the various other projects that are taking place within this area, including the Stronger Christchurch Infrastructure Rebuild Team (SCIRT) programme, in order to ensure that the approach is integrated and holistic.
- 3.4 The Master Plan sets out a vision for the area and a number of goals and actions to help achieve this. The plan is structured around the following recovery themes:
- Economy and Business
  - Movement
  - Natural Environment
  - Community, Culture, Heritage
  - Built Environment
- 3.5 It also identifies five main action areas:
- Redcliffs village centre
  - McCormacks Bay
  - Scott Park
  - Te Ana O Hineraki/Moa Bone Point Cave and Redcliffs Park
  - Moncks Bay
- 3.6 Prior to preparing the Draft Master Plan, a series of focus group sessions and community workshops were held between May and June 2013. An "Inquiry By Design" workshop was also held with internal Council staff and several stakeholder representatives. The purpose of those community and stakeholder sessions was to identify, discuss, and test the ideas, values and aspirations that people have for the Main Road corridor and its commercial centres.
- 3.7 Following the Hagley/Ferrymead Community Board's endorsement of the Draft Master Plan, the Council approved the Draft Master Plan for public consultation in mid-September 2013. Consultation on the draft Master Plan took place between 21 October and 22 November 2013. Three public drop in sessions were held – Redcliffs Bowls Club, Christchurch Yacht Club, Moncks Bay and Mt Pleasant Yacht Club. Approximately 130 people attended and were able to view the Master Plan and talk with the project team and SCIRT staff.

## 4. COMMENT

- 4.1 Analysis of the submissions has been undertaken, and a detailed report is set out in **Attachment 1**. This will be made available to the community through the Master Plan's web page.

## 2 Cont'd

- 4.2 In total 216 submissions have been received. Of those submitters that directly responded to the question, the majority have provided their support for the Master Plan's overall direction (89 per cent). Furthermore, all Master Plan projects have achieved a generally high level of submitter support (i.e. the least supported action in the Draft Master Plan is opposed by only 16 per cent of submitters).
- 4.3 Of all the Master Plan actions, those projects that received the least support (i.e. submitters who signalled they disagree or strongly disagree) were:
- M8 Redcliffs village centre parking (16 per cent opposition);  
 M3 Beachville Road streetscape enhancements (13 per cent opposition);  
 NE2 Cliff illumination (12 per cent opposition);  
 M2 Redcliffs streetscape enhancements (9 per cent opposition);  
 NE3 Scott Park enhancements (7 per cent opposition); and  
 BE2 View shafts (7 per cent opposition).
- 4.4 For these actions, submitter concern mainly relates to:
- The potential impact of landscape plantings;
  - The precise route/alignment of the Coastal Pathway;
  - The potential removal of on-street car parking in specific locations; and
  - Views of the Estuary and/or cliffs.
- 4.5 **Attachment 1** contains staff comments and recommendations as to how submitter feedback could be addressed, and how the Master Plan could be amended prior to its final adoption by the Council.
- 4.6 New Zealand Transport Agency (NZTA) supports the Plan's objectives to ensure that Main Road will continue to provide a freight function and as an over-dimension route and hazardous substances transport alternative to the Lyttelton Tunnel. Lyttelton Port of Christchurch and a number of freight related companies seek to raise attention that the rebuild and recovery of commercial centres within the corridor should not come at the expense of efficient and safe freight movements within the corridor. The final Master Plan can reinforce this point.
- 4.7 Several submitters provided feedback on issues or projects that fall outside the immediate scope of the Draft Master Plan or are already being addressed through other mechanisms. For example, several submitters commented on the provision for a right hand turn from Bridle Path Road into Main Road. Other submitters commented on the three laning of Main Road from Ferrymead Bridge to Mt Pleasant.
- 4.8 Twenty five submitters indicated that they wished to be heard if Hearings are held. These are identified in Appendix 3 of Attachment 1. Of the submitters willing to be heard, a clear majority support the overall direction of the Master Plan (72 per cent). Only four submitters have clearly stated they oppose the overall direction of the Master Plan. Three of those submitters support individual Draft Master Plan actions. Comments and recommendations as to how submitter feedback could be addressed, are included in Attachment One.
- 4.9 The Council would normally consider hearing submissions on a plan of this nature in order to help resolve issues of concern, maintain community confidence and encourage ownership of the plan. In considering whether to hold hearings staff have taken into account the following matters:
- The extent and nature of consultation undertaken to date.
  - The number and proportion of submitters wishing to be heard, and the nature of their submission.
  - The level of support for the draft master plan.

27. 3. 2014

## 2 Cont'd

- Future opportunities for community engagement.
- The potential to amend the draft plan prior to its final adoption by the Council.

4.10 Staff have also had regard to the following:

- Availability of resources: A Hearings Panel of elected representatives would need to be appointed. It is understood that considerable resource has already been allocated to the Annual Plan process over the next few months, and there is little time available in the Council schedule.
- Alignment with the Annual Plan process: The Council needs to confirm its work programme and funding for the period 2014/15 financial year before the end of June 2014. Failure to include the Main Road Master Plan within the Annual Plan would cause delay to implementation.
- Expediency: Endorsing the Master Plan quickly will provide more certainty in relation to integration with infrastructure repairs and provide a context for development of the Coastal Pathway. It will provide confidence to external funding agencies being approached by the Coastal Pathway Group and others. It will also provide property owners and the community with more confidence and certainty for the rebuild in this part of the city.

4.11 Based on the overall level of submitter support for the Draft Master Plan, the low number of submitters wishing to be heard and their general the level of support for the Draft Master Plan, and possible amendments to the Master Plan recommended by staff to respond to submitter feedback, it is recommended that the Council does not hold hearings.

4.12 In the event that the Council decides not to hold hearings, it is anticipated that a revised version can be brought to the Council for adoption in June 2014.

## 5. FINANCIAL IMPLICATIONS

5.1 The immediate financial implications relating to developing the Master Plan are provided for within the project budget. If hearings are required, the overall cost of producing the Master Plan will increase relative to not holding hearings.

5.2 The draft Master Plan includes an Implementation Action Plan. This sets out the anticipated lead agency for delivery of the proposed Actions. Indicative timeframes and funding levels are identified. The Council, through the Three Year Plan (2013 – 2016), has allocated \$9.9m funding towards the Coastal Pathway project. Once the Master Plan is adopted consideration will need to be given to funding arrangements for those actions that the City Council is responsible for. It is anticipated that the majority of funding for these actions will be considered through the 2015-2025 Long Term Plan processes.

## 6. STAFF RECOMMENDATION

It is recommended that the Council:

- 6.1 Receive the summary of submissions (**Attachment 1**).
- 6.2 Decide that Hearings not be held.
- 6.3 Endorse the officer response to submissions, set out in Attachment 1, regarding amendments to the Main Road Master Plan.

27. 3. 2014

**2 Cont'd****7. BOARD CONSIDERATION**

The Board received correspondence on this matter from Peter Croft and deputations from Mt Pleasant Yacht Club, Redcliffs Residents Association and Topsy Rule.

Council staff responded to Board member questions and provided advice to the Board on matters raised. Board members considered that submitters who have requested it should have the opportunity to present at hearings on the draft Master Plan.

**8. BOARD RECOMMENDATION**

That the Council:

- 7.1 Receive the summary of submissions to the Draft Main Road Master Plan (**Attachment 1**).
- 7.2 Decide that Hearings be held.

## Attachment 1: Amendments to the draft Coastal Pathway Concept Plan

### Scott Park

The water sports users wish to avoid the potential for conflict around the waters edge where rigging and launching activities take place. Other submitters favour a waters edge route for the entire length. Separation of different types of users is widely practised for reasons of safety and convenience. The Mt Pleasant Yacht Club has a lease over the western end of the reserve which limits options for more formalised routes within the main body of the park. An estuary water sports facility study is also underway. The draft Concept Plan identifies Scott Park as an area to be resolved, subject to consultation with lessees.

Further consultation and design work has been undertaken as part of the Main Road and the Estuary Edge Master Plans including charette with the key user groups at the Mt Pleasant Yacht Club on 18 November 2013. The outcome from the charette was recognition that a waters edge route could generate some adverse effects, but no consensus was reached on an alternative alignment. SCIRT have been consulted in respect of the Main Road three laning and Ferrymead bridge projects

As part of the major cycle network a direct route parallel to the road is preferable. SCIRT is able to construct such a pathway as part of repairs to this section of the Main Road carriageway and pavement. The opportunity remains for pathway users to break out from the formal pathway and access the park and waters edge. Monitoring use of the reserve, following construction, will help better understand opportunities for a loop path that could bring users closer to the waters edge at a future date.

The objective of improved access to the coast will be carried over into the Estuary Edge Master Plan and any subsequent management plan. The future development of the park will be an iterative process subject to a 'bedding in' period, changing circumstances, and budget.



Extract from draft Main Road Master Plan showing the Coastal Pathway at Scott Park.

Amendment:

Insert details of alignment, consistent with the Main Road Master Plan into Section 3.3 Concept Design – 01. Mt Pleasant: 3-Laning.

**Beachville Road/Redcliffs Park**

The draft Concept Plan considered a naturalisation project in this area, which would involve the closure of the western end of Beachville Road and the reintroduction of a bay and saltwater marsh. While there was some support for this a number of submissions raised concerns about the impact on the park and sports fields, and route security for traffic getting to and from the eastern bays. A revised design has been prepared in conjunction with proposals in the Main Road Master Plan for Moa Bone Point Cave / Te Ana O Hineraki and Redcliffs Park / Te Rae Kura. This creates a softer response than currently exists, reintroducing native landscaping along the waters edge and enhancing the opportunity for low impact stormwater design. Parking facilities are retained for boat users wishing to utilise the jetty.



*Extract from the Main Road Master Plan showing the Coastal Pathway at Beachville Road / Redcliffs Park.*

Amendment:

Insert details of alignment, consistent with the draft Main Road Master Plan into Section 3.3 Concept Design – 03. Redcliffs: Beachville Road.

**Beachville Rd east**

There was a mixed reaction to the linear park area adjacent to the Beachville seawall. Some submissions sought to keep the area as simple open space, whilst others supported additional amenity features. The draft concept design for this area is relatively low key, seeking to enhance the overall amenity value and allow some break out space and facilities for informal recreation. Some of the on and off street parking is to be retained. The park would not affect local residents' ability to access and use this area.

SCIRT is rebuilding the seawall and realigning the road in this area. Basic reinstatement of the berm and parking will be provided. This retains the opportunity to upgrade the quality of this informal greenspace so that it contributes to the aspiration for a world class pathway. The details of the final design are to be developed through further consultation with the community.

Amendment:

No change.

**Redcliffs**

Some submitters expressed the desire for the Coastal Pathway to follow the waters edge for the entire length of the route. This issue was the subject of deputations (for and against) to Council prior to the draft plan being approved. Council, in consultation with representatives of the Coastal Pathway Group, chose to amend the draft plan to exclude the waters edge sections around Redcliffs. No new issues have been identified through the submissions. It is considered appropriate to retain the inland route for the two, relatively short, sections through Redcliffs. This does not prevent the option of a waters edge route being reconsidered at a future date.

Within the centre of Redcliffs village, the Main Road Master Plan indicated that on-street parking would be lost due to the streetscape works and widening of the pavement to accommodate the Coastal Pathway. This gave rise to a number of submissions expressing concern about the potential adverse effects on the viability of commercial premises and, to a lesser extent, access to residential properties. A revised layout has been developed in conjunction with SCIRT. This enables the retention of on-street parking on the northern side of Main Road while still achieving an extended pavement to accommodate the pathway.

Amendment:

Amend Section 3.3 Concept Design – 04. Redcliffs: Moncks Bay  
Revise cross section diagrams R4, R5 & R6 through Redcliffs village centre indicating on-street parking to be retained consistent with the proposed changes to the Main Road Master Plan.

**Moncks Bay**

Submissions identified concerns about the potential impact of a boardwalk on the beach, access to the beach and views from the houses on the opposite side of the road. The restricted width of the road corridor constrains the ability to achieve the pathway within the road reserve. The Christchurch Yacht Club has indicated that they would utilise the pathway to access the proposed rebuilt rowing club shed if it has sufficient width.

The introduction of a board walk would have limited impact on the back of the beach as it would mainly extend over the existing footpath and areas of rock at its base. The Concept Plan notes that the boardwalk may be reduced in width to 3m in parts of this section in recognition of the need to ensure impacts on the beach are kept to a minimum. Some of the specific concerns as to access, potential impact on views and the natural qualities of the beach can be addressed at the detailed design stage.

Amendment:

No change.



### **Shag Rock Reserve**

The need for a safe cycle and pedestrian link between Redcliffs and Sumner was identified as a priority through submissions. The interdependency of the two communities is currently highlighted with Redcliffs school temporarily relocated to Sumner.

Geotechnical hazards such as rockfall and cliff collapse are major issues for route security in this area. Currently shipping containers are being used to protect road users and the infrastructure network. Where practicable these barriers have been realigned to improve the road corridor for vehicles, cycles and pedestrians.

Geotechnical evaluations continue to assess the risk and inform options for hazard mitigation works and long term management methods to ensure route security for the eastern bays communities. The concept design is flexible and capable of accommodating road realignment should this prove necessary. This area has been identified as the third stage for implementation to enable co-ordination with route security planning.

#### Amendment:

No change.

### **Esplanade**

Specific feedback was sought on the treatment of the Coastal Pathway at the Esplanade between Sumner and Scarborough. Submissions asked for improved planting/landscaping, seating, surfacing and beach access/ramps. These aspects are already identified in the draft Concept Plan and detailed design will involve further community consultation. As such no amendments to the draft plan are necessary.

#### Amendment:

No change.

### **Ecological effects**

Some submissions raised concerns about potential adverse effects on the environment, in particular, reclamation works on the estuary. The draft Concept Plan recognises this as an issue, and seeks to address it through landscaping to better manage stormwater and to enhance indigenous biodiversity. The reclamation of land in the Mt Pleasant and McCormacks Bay causeway sections has already been granted resource consent as part of SCIRT's road repair programme. More analysis of site specific issues can be undertaken and addressed at the detailed design stage.

#### Amendment:

No change.

### **Barrier free design**

A few submissions, including the Canterbury District Health Board and the Royal New Zealand Foundation for the Blind, wanted to ensure that the pathway provides safe access for mobility and sensory impaired persons. The draft Concept Plan promotes the use of the pathway for people of all ages and abilities. The addition of a specific reference to this within the site wide strategies section will reinforce this intention and inform the detailed design.

#### Amendment:

Insert the following text in Section 3.2.8 Textures & Key Plan:



Universal barrier free design, and the use of colour palettes to aid legibility for the visually impaired, will ensure that the pathway is accessible and safe for all users.

### **Extending the route**

A few submissions suggested that the pathway should be extended to continue into adjacent areas and link up with other routes. Some additional linking has been achieved through integration with the master plans. The draft Concept Plan acknowledges the potential for future linkages into a wider network.

#### Amendment:

No change.

### **Tangata Whenua**

The Rūnanga of Ngāi Tūāhuriri and Te Hapū o Ngāti Wheke made submissions on the draft plan and sought greater recognition of tangata whenua values within the documentation. The information they have provided has been used to amend the Concept Plan to address their concerns.

The submission of Ngāi Tūāhuriri seeks that the document has a korowai (cloak) reflecting their mana. This includes a proposed mihi and korero. The proposed mihi is a relevant tribute for the pathway. The korero provides a reflection of the associations for local iwi. These elements are very welcome and have been incorporated.

The Rūnanga also seek a Ngai Tahu name be used to reference the pathway. This is consistent with the draft Plan's strategy for interpretation. The name can be developed in parallel with the detailed design and construction phases, and be incorporated into the interpretive and way finding material.

The submission seeks a specific tangata whenua strategy to acknowledge that Ngai Tahu are present and have a direct connection to the areas heritage, and that their interest is represented. Ngāi Tūāhuriri Rūnanga also considers that the structure of the report should be amended to focus on how the proposed works respond to the site context and the communities that will be affected. They propose restructuring the report to reflect the Ngai Tahu approach to development with a focus on environmental and cultural values as the foundation for the pathway.

Appropriate acknowledgement of tangata whenua values and associations is recognised as important. Weaving appropriate references throughout the plan is considered to be a more effective way of achieving recognition and integration, than a stand alone strategy. Tangata whenua connections and references can be further strengthened through the use of dual place names and identification of native species for landscaping. Some restructuring of the document will help to better recognise tangata whenua associations and relationships.

The inclusion of references to additional sites including Te Ana Hineraki / Moa Bone Point Cave, views to Tauhinu Korokio / Mount Pleasant and wider views of the cultural landscape are sought. These will be added to Section 1.6 Ngāi Tahu Associations. Some of the submission points relate to issues beyond the immediate scope of the Coastal Pathway and would better be addressed through integration with the Suburban Centres Programme Main Road Master Plan and the Estuary Edge Master Plan.

#### Amendment:

*Mihi:*

Tēnā koutou, tēnā koutou,  
Tēnā koutou katoa.  
Nau mai, tauti mai ki tēnei takiwā  
O Ngāi Tūāhuriri.  
E mihi nei  
E tangi nei  
Ki te whai ao  
Ki te ao marama  
Tīhei mauri ora.  
E ngā karangatanga maha  
Nei rā te mihi ki a koutou i tēnei wā.  
Hangāia te huarahi takutai o te  
rongomaraeroa  
Ko te ara taha moana o Ihutai  
Eke panuku  
Eke Tangaroa ki te Ihutai  
Te Tai Karoro  
Auē, taukiri ko Rapanui!  
Te riu o nga rohe  
Te tohu whenua rangatira  
Auē, e Rapa' e.

Greetings  
To one and all  
Welcome  
Embrace our tears, celebrate our  
triumphs  
Onward  
Into the world of light  
Let there be life  
All people represented  
This is the greeting to you all at this  
time.  
Create an illustrious coastal pathway  
Travel swiftly  
Upon the tides of Tangaroa  
to Te Ihu Tai Moana  
The waterway of the prolific sea fowl.  
And to you , Rapanui,  
The demarcation  
Symbolic of noble lands  
Oh Rapa'.

*Korero:*

**Ngāi Tūāhuriri Manawhenua** whānau/families

Nga Waka **Mahinga kai** Hi-ika Te Ana o Hineraki

**Pātiki Tuawera** mātauranga/education **shellfish** nohoanga

**Cultural Heritage** Pakiwaitara **Ngāi Tahu** tūranga ahi-kā

**Legends** Whakataukī **Karoro Te moana** contamination/sewerage **fishing**

water quality **Te Rae Kura Te Tuahiwi**  
**whakawhanaungatanga**

Te Ihutai reserve foreshore and seabed **huarahi/trails**

**Ngā Manu** pingao **Rapanui** confiscation/healing

**kaitiakitanga**

**RMA customary fishing** Whakaraupō

Karakia **TŪPUNA** harakeke mauri

**Papatipu Marae** Ti kouka

Correct usage of Māori names and spellings.

*Section 1.1 Background – insert:*

*Ngāi Tahu are the tangata whenua who have the traditional and contemporary relationship with the area and are kaitiaki within their takiwā*

*Section 1.5 Policy Framework – insert:*

#### Ngāi Tahu Claims Settlement Act 1998

The provisions of this act are aimed at recognising the mana of Ngāi Tahu with particular areas, and to enable them to practically give effect to kaitiakitanga. There is a statutory acknowledgement area relevant to the Coastal Pathway project.

#### Mahaanui Iwi Management Plan 2013

This Iwi Management Plan (IMP) is a mandated statement from the six Rūnanga around Christchurch and Canterbury. It is an expression of kaitiakitanga and rangatiratanga. The plan provides a values-based, plain language policy framework for the protection and enhancement of Ngāi Tahu values and for achieving outcomes that provide for the relationship of Ngāi Tahu with natural resources across Ngā Pākihi Whakatekateka o Waitaha and Te Pātaka o Rākaihautū.

#### *Section 1.6 Ngāi Tahu Associations:*

Relocate section to follow 1.1 Background.

Replace the first paragraph with the following:

Ngāi Tahu ancestral relationships with the coast in this area are extensive through both time and space.

Tangata whenua relationships extend from the early occupation sites of first iwi, Waitaha, to the instruments of recognition made during the time of the initial land purchases, through to recent times with the settlement of the Ngāi Tahu claim and recognitions provided to Papatipu Rūnanga and the relationship of Ngāi Tahu to this area through Statutory Acknowledgement. The remnants of this relationship are extensive and the Coastal Pathway provides an opportunity for these relationships and places to be acknowledged in a coherent, culturally satisfying and publicly accessible way.

#### *Insert:*

Significant sites within the wider cultural landscape include:

- Rapanui / Shag Rock
- Te Rae Kura / Redcliffs Park
- Tuawera / Cave Rock
- Te Ana o Hineraki / Moa Bone Cave
- Views to Tauhinu Korokio / Mount Pleasant

The detailed design should consider how to acknowledge these sites and involve engagement with the Rūnanga.

#### *Section 3 The Proposal:*

Amend images on native flora to better reflect locally occurring native plants.

#### *Section 4.3 Next Steps – insert:*

##### **Accidental Discovery Protocol**

Protection of sites of cultural value during the proposed upgrades of facilities along the foreshore is of great importance to tangata whenua. An archaeological assessment and archaeological authority may be required. Further, appropriate protocols need to be in place should any development works accidentally unearth

archaeological or cultural material. An ADP (accidental discovery protocol) needs to be used for any proposed earthworks, with works ceased and Papatipu Rūnanga and the NZ Historic Places Trust immediately notified of any such discoveries.

*Section 5 Outcomes 3 Net Cultural Gain for Ngāi Tahu – insert:*

- The proposed pathway recognises Ngāi Tahu as the kaitiaki of this place and provides for their values and relationships.

Amend final bullet point:

- Edge conditions to the estuary, including stormwater treatment and planting of native indigenous species, will provide for cultural values and improve ecological health.

Add:

Such processes will be explored with the rūnanga.

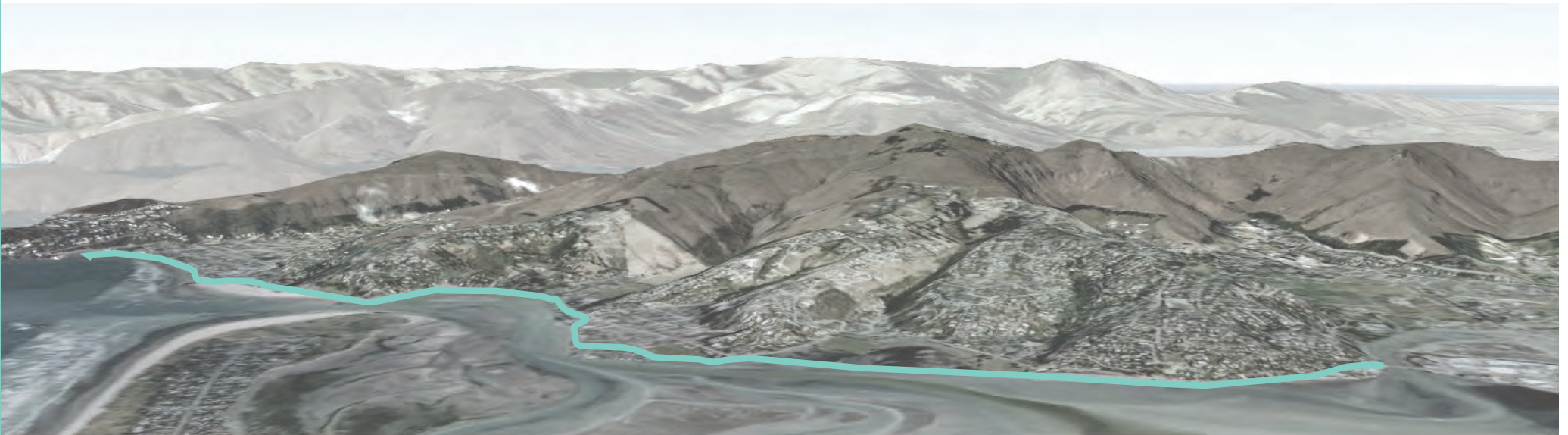
### **General**

Amend cross sections to be consistent with approved SCIRT rebuild and repair schemes.

# THE CHRISTCHURCH COASTAL PATHWAY

## FERRYMEAD TO SUMNER

CONCEPT DESIGN AND FEASIBILITY REPORT  
*'a necklace of jewels connecting communities'*



March 2014

Client:  
Christchurch City Council  
53 Hereford Street  
Christchurch Central 8011  
[www.ccc.govt.nz/](http://www.ccc.govt.nz/)

and

Christchurch Coastal Pathway Group  
Mt. Pleasant Temporary Community Centre  
3 McCormacks Bay Road  
Mt Pleasant, Christchurch 8081  
[www.christchurchcoastalpathway.org.nz/](http://www.christchurchcoastalpathway.org.nz/)

Consultant:  
Wraight + Associates Limited  
PO Box 19212  
Wellington

The Proposed Christchurch Coastal Pathway concept plan is a partnership project between Christchurch City Council and the Christchurch Coastal Pathway Group. The concept plan has been initiated by the Christchurch Coastal Pathway Group and is funded and project managed by the Christchurch City Council.

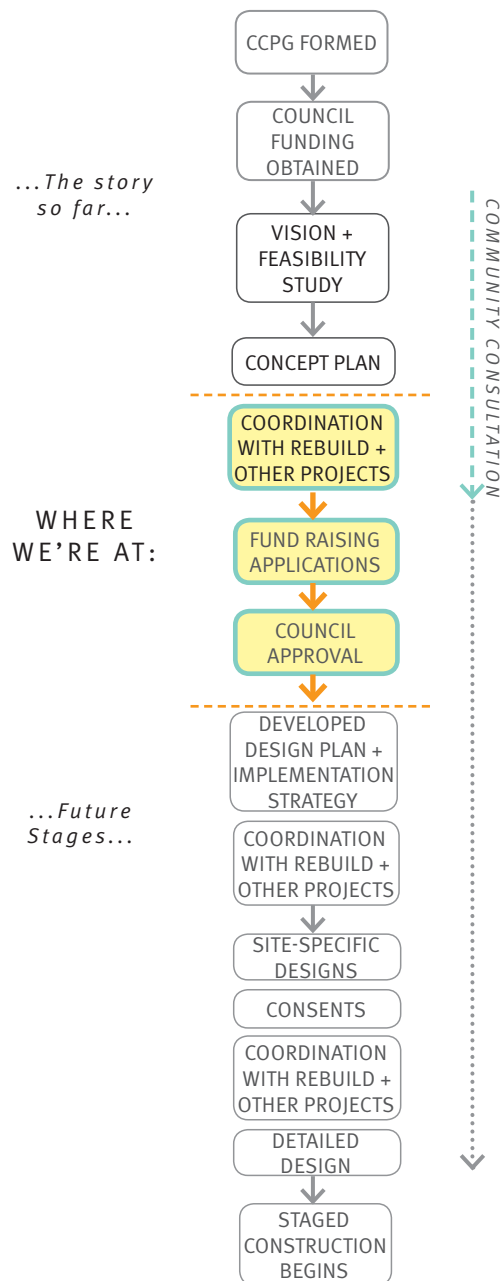
Wraight + Associates have undertaken community consultation facilitation, prepared the landscape architectural concept design and feasibility, including cost estimates, which is summarised in this report.

This report has been prepared on behalf, and for the exclusive use of the Christchurch City Council and the Christchurch Coastal Pathway Group. It is subject to and issued in connection with the provisions of the agreement between Wraight + Associates Limited (WA) and Christchurch City Council. The consultant accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this design or report by any third party.

## MIHI

Tēnā koutou, tēnā koutou,  
Tēnā koutou katoa.  
Nau mai, tauti mai ki tēnei takiwā  
O Ngāi Tūāhuriri.  
E mihi nei  
E tangi nei  
Ki te whai ao  
Ki te ao marama  
Tīhei mauri ora.  
E ngā karangatanga maha  
Nei rā te mihi ki a koutou i tēnei wā.  
Hangāia te huarahi takutai o te rongomaraeroa  
Ko te ara taha moana o Ihutai  
Eke panuku  
Eke Tangaroa ki te Ihutai  
Te Tai Karoro  
Auē, taukiri ko Rapanui!  
Te riu o ngā rohe  
Te tohu whenua rangatira  
Auē, e Rapa' e.

Greetings  
To one and all  
Welcome  
Embrace our tears, celebrate our triumphs  
Onward  
Into the world of light  
Let there be life  
All people represented  
This is the greeting to you all at this time.  
Create an illustrious coastal pathway  
Travel swiftly  
Upon the tides of Tangaroa  
to Te Ihu Tai Moana  
The waterway of the prolific sea fowl.  
And to you , Rapanui,  
The demarcation  
Symbolic of noble lands  
Oh Rapa'.



## EXECUTIVE SUMMARY

This report describes the proposed Christchurch Coastal Pathway between Ferrymead and Sumner. It presents a concept design for the project and a costing that will allow its feasibility to be assessed.

The communities of Mt Pleasant, Redcliffs and Sumner have been instrumental in this study. Phased interaction with community members, community leaders and stakeholders including Ihutai Trust, sports club representatives, local schools, ECan and Christchurch City Council officers recognised the importance that the proposal **integrates ecology, access, culture, recreation, commercial activity and quality of space**.

The vision that emerged from this consultation is for:

*'a necklace of jewels connecting communities'*

The proposed cycleway and pedestrian path could be more than a route between suburbs. It could provide new amenity, new recreation facilities and new access; it could enhance ecology, tourism and community facilities; and it could celebrate the natural and cultural qualities of some of the areas worst-affected by the 2010-2011 earthquakes. The project is a long-held idea and ambition for the communities of the area, as well as of greater Christchurch. Current circumstances provide a unique opportunity to drive forward its realisation in a way that can reap multiple benefits.

Physically, the design proposes a wide path around the estuary beside tidal mud flats, along boardwalks on Moncks Bay's deep water frontages, and across the coastal beaches at Sumner. It will facilitate access into the city from the surrounding residences; access to the Port Hills and beaches from the central city; and access to the estuary for fishing, birdwatching, boating and swimming, worming and shell collecting. It could open up recreation-based business opportunities for the area. The proposed pathway could also tell stories of the area's Maori heritage and European settlement, and could commemorate the spirit of the people who endured life at the epicenters of the recent Christchurch earthquakes.

Works for the Coastal Pathway are proposed to integrate with or be additive to the rebuild works. At this point, the Coastal Pathway proposal is at an early stage, concepts are indicative only and will require further detailed investigation.





CONTENTS | PAGE

---

**EXECUTIVE SUMMARY**

---

**1. INTRODUCTION** 4

- 1.1 BACKGROUND
- 1.2 NGĀI TAHU ASSOCIATIONS
- 1.3 PRECEDENCE
- 1.4 BENEFITS
- 1.5 SCOPE
- 1.6 POLICY FRAMEWORK
- 1.7 THE PROCESS

---

**2. THE RESEARCH** 10

- 2.1 CONTEXT
- 2.2 SITE ANALYSIS
- 2.3 CONSULTATION

---

**3. THE PROPOSAL** 13

- 3.1 THE VISION
- 3.2 STRATEGIES
- 3.3 CONCEPT DESIGN

---

**4. IMPLEMENTATION** 36

- 4.1 COST
- 4.2 COSTED SCOPE
- 4.3 NEXT STEPS

---

**5. OUTCOMES** 45

- 5.1 ECOLOGICAL
- 5.2 ECONOMIC
- 5.3 CULTURAL
- 5.4 SOCIAL
- 5.5 RECREATIONAL
- 5.6 ACCESS
- 5.7 LEGACY
- 5.8 PRIVATE PROPERTY

---

**APPENDICES** 47

- 1. SITE PHOTOGRAPHS
- 2. SITE ANALYSIS
- 3. COMMUNITY CONSULTATION
- 4. SECTIONS - SCIRT OVERLAY
- 5. CONSTRUCTION OPTIONS

# 1. INTRODUCTION

## 1.1 BACKGROUND

The Port Hills communities of Heathcote, Ohika-paru-paru/ Ferrymead, Mt Pleasant, Redcliffs and Matuku tako tako/ Sumner accommodate residences for over 17,000 people - approximately the same population as Ashburton. Ngāi Tahu are the tangata whenua who have the traditional and contemporary relationship with the area and are the kaitiaki within their takiwā. The area is also an important recreation and tourism destination for Christchurch's 370,000 people, as well as domestic and international tourists. Access to the area is achieved along the arterial Main Road which is situated beside the Ihutai / Avon-Heathcote Estuary, and which connects to the city via Ferry Road over Ferrymead Bridge.

Many of Christchurch's 2011 earthquakes had their epicenters in the Port Hills, and generated severe physical damage and emotional trauma for the people, community assets and homes of the nearest communities, including loss of life. Thousands of houses were damaged and many demolished. Local businesses were destroyed and community facilities including a school, libraries, community centres, sporting facilities and recreational tracks were lost.

The core infrastructure was also severely damaged when roads were blocked by landfalls. Safe pedestrian and cycle access between the Port Hills communities was severely affected.

Since the earthquakes there has been an overwhelming community desire to build the proposed Coastal Pathway not only to provide better connectivity, but also to meet a number of recreational and amenity needs of multiple interest groups. The proposed coastal pathway could provide a string of healthy recreational activities, tell the stories that make this place unique, while providing for viable transport alternatives. There is the strong belief in the community that this project has the potential to inspire and unify the community, and provide a legacy for the ongoing well-being of future generations.

In the Port Hills, the desire for a coastal pathway is not new. The pathway is a long-held ambition of the local Mt Pleasant, Redcliffs and Sumner communities, as well as, more broadly, of Christchurch itself. There is a long history of previous proposals for a – or parts of a – coastal pathway, such as the 'Merle Carter Walkway', and the Moncks Bay to Scarborough Master Plan Draft, that have helped the potential connection take shape in the public's imagination. And previous works, such as the esplanade at Sumner, have given form and improved amenity to parts of the overall pathway route. There has not however – until this study – been a unified vision and concept for the proposed coastal pathway between Ohika-paru-paru/Ferrymead and Matuku tako tako/Sumner.



Figure 1.1 - The earthquakes' impacts are still highly visible in the Port Hills communities. Photograph taken from Shag Rock Reserve, 19th Sept 2012.

## 1.2 NGĀI TAHU ASSOCIATIONS

Ngāi Tahu ancestral relationships with the coast in this area are extensive through both time and space. Tangata whenua relationships extend from the early occupation sites of first iwi, Waitaha, to the instruments of recognition made during the time of the initial land purchases, through to recent times with the settlement of the Ngāi Tahu claim and recognitions provided to Papatipu Rūnanga and the relationship of Ngāi Tahu to this area through Statutory Acknowledgement. The remnants of this relationship are extensive and the Coastal Pathway provides an opportunity for these relationships and places to be acknowledged in a coherent, culturally satisfying and publicly accessible way.

The Te Ihutai estuary of the Ōtākaro/Avon and Ōpowaho/Heathcote Rivers, and the surrounding coastal area and the valleys and hills behind, are places of great cultural and historical significance to tangata whenua. They were areas of settlement and food gathering and mahinga kai (resource use) for Ngāi Tahu, and before them Ngāti Mamoe and Waitaha, for over 600 years.

The coastal area from Ferrymead to Scarborough Beach involves two Ngāi Tahu sub-tribal groups – Te Ngāi Tūāhuriri Rūnanga based at Tuahiwi, Kaiapoi and Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga based at Rāpaki within Whakaraupo/Lyttelton Harbour – that claim traditional interests for this area, and who hold the manawhenua and kaitiaki status for their ancestral lands and waters along the area of this coast.

Te Ihutai is a Statutory Acknowledgement Area under the Ngāi Tahu Claims Settlement Act 1998. For such areas the Crown has acknowledged the statements made by Te Rūnanga o Ngāi Tahu of the particular cultural, spiritual, historic, and traditional association of Ngāi Tahu with those areas.

Significant sites within the wider cultural landscape include:

- Rapanui / Shag Rock
- Te Rae Kura / Redcliffs Park
- Tuawera / Cave Rock
- Te Ana o Hineraki / Moa Bone Cave
- Views to Tauhinu Korokio / Mount Pleasant

The detailed design should consider how to acknowledge these sites and involve engagement with Rūnanga.

This proposal addresses matters of relevance and significance to tangata whenua. These include:

- Ensuring the coastal water and streams are pollution free;
- Recognising of manawhenua history pre-1840;
- Using of correct Māori names for places;
- Protecting wāhi tapu and wāhi taonga;
- Increased use of appropriate native trees and restoration of habitat'
- Involving manawhenua in planning processes; and
- Considering the wider environment.

The degradation of Te Ihutai and its tributaries and its loss as a mahinga kai is a significant issue for Rūnanga. The potential effects (both negative and positive) on tangata whenua values include:

- Possible intrusion on, and disturbance of, sites of cultural significance, wāhi taonga and wāhi tapu around the estuary and coastline (from construction of the pathway and/or increased public access).

- Possible disturbance of Māori archaeological sites.
- Possible encroachment on the estuary and loss of habitat e.g. if the pathway requires extension of the sea wall.
- Effects on the estuary in general and its ecological and cultural health e.g. through access to sensitive areas.
- Opportunities to promote the restoration of coastal vegetation and planting of indigenous species that whakapapa to the area i.e. are locally indigenous.
- Opportunities to incorporate features that mitigate the effects of stormwater runoff from roads and stormwater discharges into the estuary e.g. stormwater treatment measures such as swales and treatment traps.
- Opportunities to incorporate landscape design, planting, artwork, and interpretation that acknowledges, in a specific and meaningful way, the relationship of tangata whenua with Ihutai and coastal areas.

In relation to the proposed SCIRT project to rebuild the Causeway, tangata whenua have acknowledged the need for effective repair of the sea wall. They have indicated that subject to mitigation of the effects of the work, principally sediment control, and managing the effects on shellfish and birds and the use of culturally appropriate design, the construction of a 1 in 3 slope of rip-rap boulders may be acceptable.

### 1.3 PRECEDENCE

The success of coastal pathways in reinvigorating communities is well proven. Many waterfront communities around the world have been reinvented by providing coastal pathways that serve multiple purposes: they are both a community facility and a statement of identity embodied in place. They provide a reason for being there.

In New Zealand, communities in New Plymouth and Wellington have galvanised around the public facilities and diverse activities associated with a coastal pathway. Not surprisingly, they have been designed not just for access – this is important – but also to provide a number of recreational, event-based or commercial activities and destinations along its route.



*Figures 1.2-1.6 - Photographs from the coastal walkway at New Plymouth (left) and Wellington waterfront promenade, both highly successful and hugely popular.*

### 1.4 BENEFITS

The proposed pathway aims to achieve the following in terms of earthquake recovery and community improvement. The breadth of these targeted benefits demonstrate that this proposal could potentially deliver:

- the widest possible benefit for the community;
- resilience of community;
- multiple benefits that address the needs of multiple groups with one solution.

#### **Transport**

The proposed pathway offers increased travel choice and equality of access for all, with amenity and safety benefits by giving less experienced cyclists an alternative to the busy Main Road carriageway. It can potentially help alleviate the demand for on-road transport, reducing pressure on the Main Road infrastructure. It can improve safety for non-automotive users by providing a continuous vehicle-free route typically at the water's edge. Modifications to adjacent carriageways and crossings – as part of other non-pathway rebuild works – can improve safety for vehicles and provide safer connections to the proposed pathway itself.

#### **Environment**

The proposed pathway can integrate various environmental and ecological benefits, including protection and enhancement of ecologies in the estuary. An integrated water-sensitive approach to stormwater management could mitigate pollutant influx to the estuary. The rebuilt edges can in places include substantial planting, which would complement a generally more habitat-friendly edge condition.

#### **Tourism, sport and recreation**

Access to the water's edge can provide access to a range of activities that will suit the diverse population of the Port Hills and wider Christchurch. The pathway proposal has the



potential to be the most significant and accessible outdoor recreation development in Canterbury.

### **Health**

The proposed pathway can provide incentive and more opportunities for the communities to exercise in a safe and beautiful environment, encouraging a healthy lifestyle.

### **All Ages, all abilities**

The pathway can and should provide open, democratic access to a range of activities associated with the estuary, coastal edges and other conditions along the proposed pathway route. Youth and families can be catered for with specific additions and activities. Mobility concerns – such as adequate overall width and smooth surfaces – will assist the elderly and ensure disabled access to the pathway.

### **Heritage and culture**

The proposed pathway provides an opportunity and a place to promote the art, culture and histories of iwi, the local area, and its communities.

### **Economic revitalisation**

The proposed pathway can help to bring more visitors to the Port Hills communities and tourists to Christchurch. A high-quality and high-amenity, well-connected environment can have a range of economic, investment and employment benefits.<sup>1</sup>

<sup>1</sup> See, for example: MfE, 'The Value of Urban Design: The economic, environmental and social benefits of urban design', <http://www.mfe.govt.nz/publications/urban/value-urban-design-full-report-jun05/value-of-urban-design-full-report-jun05.pdf>

Patrick McGeehan (New York Times), 'The High Line Isn't Just a Sight to See; It's Also an Economic Dynamo', [http://www.nytimes.com/2011/06/06/nyregion/with-next-phase-ready-area-around-high-line-is-flourishing.html?\\_r=1&](http://www.nytimes.com/2011/06/06/nyregion/with-next-phase-ready-area-around-high-line-is-flourishing.html?_r=1&)

### **Population retention**

The proposed Coastal Pathway provides a positive rebuild outcome. It proposes a much-desired facility that adds a reason for people to stay in the area and in Christchurch after the devastating effects of the earthquakes. It can help the very viability of the city as it strives to rebuild.

## **1.5 SCOPE**

Christchurch Coastal Pathway Group (CPG) is proposing that the earthquake-damaged coastal edge is rebuilt with a multi-functional pathway incorporating walking, cycling, recreation and amenity facilities. There has never been access along the entirety of this stretch of coastline before. The proposed pathway will be for pedestrians and cyclists, as well as other non-motorised transport modes and will be nominally four metres in width.

This study is concerned with the coastal pathway from Ferrymead Bridge to Scarborough and includes an additional 1.3km loop around McCormacks Bay. This coastal section, it is anticipated, can form part of a broader network of linked greenways onwards to the CBD and along riverways. This document provides a high-level overview of the proposed coastal pathway, outlining its route, form, materials and 'events' along it. Whilst this report has utilised the most current information available, it is acknowledged that this is a dynamic environment and it is likely that new data will emerge which will need to be taken into account in subsequent investigations and detailed design.

The proposal has been coordinated wherever possible with upcoming infrastructural and rebuild works taking place. There are now ten post-earthquake projects concurrently addressing the area. These include: the Ferrymead Bridge project, Main Road 3-laning project, The Ferry Rd / Main Rd Master Plan and the Sumner Village Centre Master Plan. Some of these projects are accommodating the proposed pathway as modifications and additions, also described as 'betterment'. Coordination of projects with the proposed coastal pathway will ensure cost-effectiveness. Representatives of the CPG and Christchurch City Council are keen to plan holistically rather than undertake piecemeal repairs.

The proposal that follows identifies a number of adjoining modifications and possibilities, such as the redesign of Redcliffs Park and the rebuilding of saltwater baths at Sumner. While these are not directly part of the pathway proposal or other infrastructure repair works, their eventual integration is important to the overall quality and success of the proposed coastal pathway, particularly in terms of the aspiration that it encompass a series of diverse activities and destinations.



## 1.6 POLICY FRAMEWORK

### Christchurch City Planning Instruments

The pathway proposal will be in accordance with

- a number of objectives from the Christchurch City Plan which include:

- Preservation of the natural character of the coast,
- Management of activities in a way which remedies or mitigates any adverse effect on the natural values.
- Minimisation of adverse effects of erosion and flooding and maintain the stability of the coastal dune system.
- Preservation of the scenic, recreational and wildlife habitat value of the rocky coastline and headlands.
- Recognition of the importance of, and provide for, the relationship of Māori, their culture and traditions with ancestral lands, waters, sites, waahi tapu and other taonga.

- the Christchurch Transport Strategic Plan, particularly in relation to the long-term visions for a major cycleway network, major recreational routes and centres, and the core public transport routes.

- the vision, principles, goals objectives and priorities of Christchurch City Council's Public Open Space Strategy 2010-2040, particularly in its connecting, enhancing and creating of new recreational networks.

- Christchurch City Council's Community Outcomes 2013-2022

- Christchurch City Council's Surface Water Strategy

- Christchurch City Council's Three Year Plan

- Christchurch City Council's Infrastructure Design Standard

- Christchurch City Council's Tsunami guidelines for coastal Christchurch and Banks Peninsula

- Christchurch City Council's Climate Smart Strategy



Figure 1.8 - The local proposed Coastal Pathway context. The proposed route, and scope of this report, is identified.

### ***Coastal Planning Instruments***

As part of the site will take in the coastal marine area, the proposal recognises

- the Regional Coastal Plan which lists the estuary as an area of Significant Natural Value.
- the objectives of the NZ Coastal Policy Statement and Draft Christchurch Coastal Strategy are acknowledged.
- the Ihutai - Avon Heathcote Estuary proposed Estuary Edge Master Plan.
- NZ Climate Change Centre, Climate Change Adaptation in New Zealand

### ***CERA Recovery Strategy***

The proposal will also be consistent with the economic, social, cultural, built environment and natural environment goals of CERA's Recovery Strategy for Greater Christchurch.

### ***SCIRT***

The pathway proposal is coordinated with the Stronger Christchurch Infrastructure Rebuild Team (SCIRT) rebuild projects and programme. There can be numerous efficiencies associated with building the proposed pathway together with the road, coastal edge and infrastructure repair works.

### ***Local Plans and Projects***

The proposed pathway will integrate with Christchurch City Council's Suburban Centre Programmes Master Plans, such as the Sumner Village Centre Master Plan – details from which are incorporated in the pathway plans in this document – and the Ferry Road / Main Road Corridor Master Plan.

### ***Ngāi Tahu Claims Settlement Act 1998***

The provisions of this act are aimed at recognising the mana

of Ngāi Tahu with particular areas, and to enable them to practically give effect to kaitiakitanga. There is a statutory acknowledgement area relevant to the Coastal Pathway project.

### ***Mahaanui Iwi Management Plan 2013***

This Iwi Management Plan (IMP) is a mandated statement from the six Rūnanga around Christchurch and Canterbury. It is an expression of kaitiakitanga and rangatiratanga. The plan provides a values-based, plain language policy framework for the protection and enhancement of Ngāi Tahu values and for achieving outcomes that provide for the relationship of Ngāi Tahu with natural resources across Ngā Pākihi Whakatekateka o Waitaha and Te Pātaka o Rākaihautū.

## **| 1.7 THE PROCESS**

The process included the preparation of a design brief, and subsequently a concept plan for capital expenditure costing. This report describes:

- The Research (Section 2), including site analysis and community consultation
- The Proposal (Section 3) for the pathway, the vision, site-wide strategies, and details on a site by site basis.
- Implementation (Section 4) including costing
- Outcomes (Section 5)

The project was jointly managed by the Christchurch City Council and the Christchurch Coastal Pathway Group (CPG). Wraight and Associates (WA) were the primary consultants and authors of this document. WA collaborated with Rob Greenaway, tourism and recreation specialist and consulted with a multidisciplinary Christchurch City Council team. Davis Langdon were engaged to provide costing information.

### ***Community and Stakeholder***

Christchurch City Council requirements are for the plan to be realistic, imaginative and achievable. Community involvement was fundamental in order to provide ownership of the scheme and incentive for use. The scoping and physical concept plan for the pathway was developed following consultation with the local communities of the Mt Pleasant, Redcliffs and Matuku tako tako/Sumner neighbourhoods where there is strong support for a pathway, and with stakeholders (ECan, Christchurch City Council, SCIRT, yacht clubs, estuary trusts and others).

### ***Ngāi Tahu***

Mahaanui Kurataiao Ltd (MKT) were commissioned by Christchurch City Council to consult with the Rūnanga on this project. Preliminary advice was provided in December 2011, and further consultation was undertaken between August and December 2012.



## 2. THE RESEARCH

### 2.1 CONTEXT

The 6.5km-long proposed coastal pathway traverses a number of distinct neighbourhoods and communities, as well as a range of environmental and edge conditions. The diagram below introduces the main neighbourhoods that comprise the route. Within each neighbourhood, the pathway traverses a number of distinctive character areas – the ‘zones’ – and locations where the existing coastal edge / pathway condition changes. The zones are identified

broadly by the dominant surrounding environment – adjacent water and topography for example – while the conditions are identified by the immediate physical state of the coastal edge and existing surfacing along the pathway route. These categorisations provide a way of analysing down and understanding the site. The range of conditions and characters provide opportunity to celebrate the diversity of experience along the route, where the views,

the microclimate, the estuary channels, the bird habitat, the beaches, the parks and urban activity are all different, and can be even more diverse depending on the wind and the tide. The concept plan will look at amplifying these qualities within a coherent, legible pathway.

*Refer to Appendix 1 for a selection of site photographs taken along the route.*

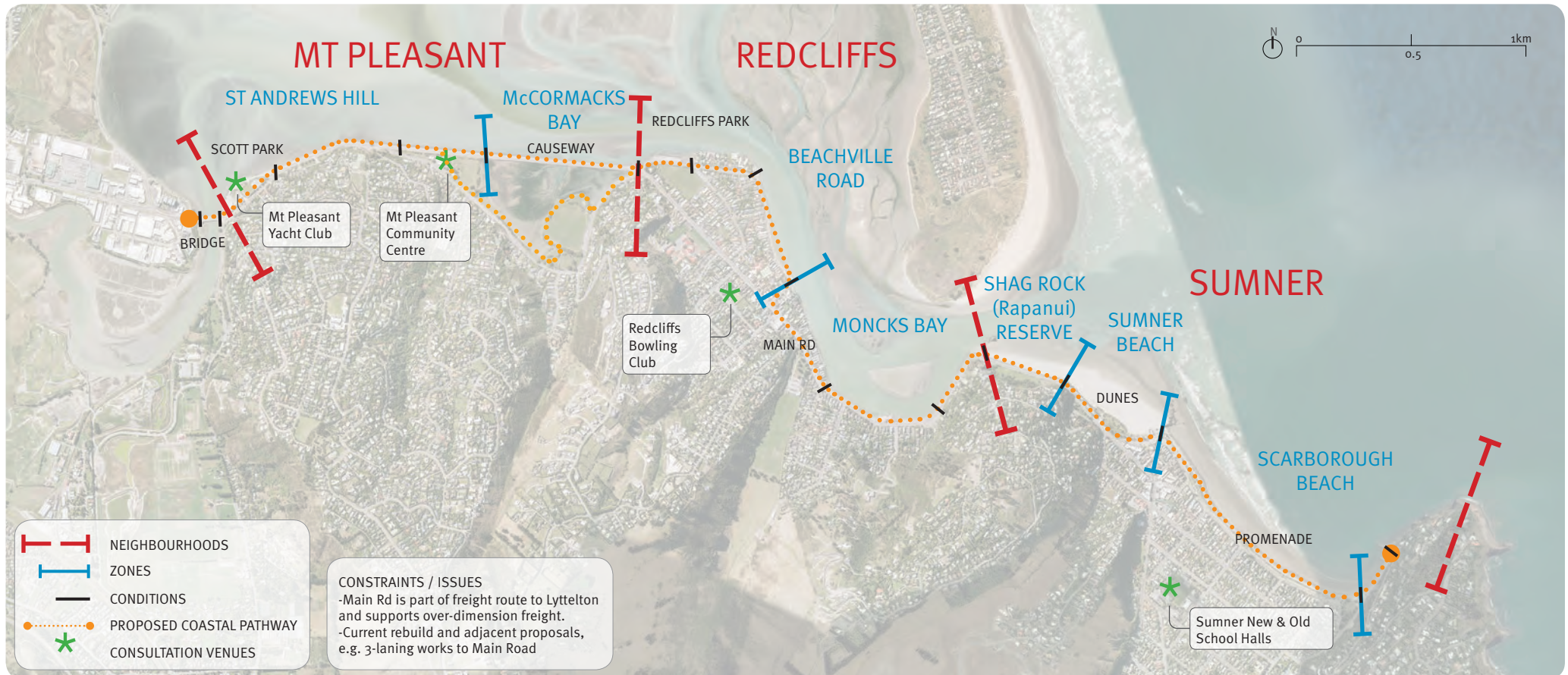


Figure 2.1 - Neighbourhoods, Zones and Conditions. Consultation venues also indicated.



## 2.2 SITE ANALYSIS SUMMARY

Research and mapping exercises were undertaken as part of this study to analyse the context and the site's: history and cultural significance; geology and past ecosystems; hydrology; wildlife; broad and local connections; and its primary recreational uses. These studies informed the concept design, but were not intended to be exhaustive. The analysis has been summarised here to provide some background to the concept design as well as identifying conditions that could inform developed proposals. Refer to Appendix 2 for more detail.

### *History*

The proposed coastal pathway area is a cultural landscape of high heritage significance to both Māori and Pakeha / Europeans. The estuary, Ihutai, was an immensely significant site to early Māori. It was a major site of food and resource gathering – mahinga kai – and served as a hub for regional trade between south island iwi. There were a number of settlements by early Māori – notably at Te Rae Kura (Redcliffs Park) by the first people of the area, the Waitaha, and the caves were also significantly utilised landmarks.

The estuary and its river connections were also important to early European settlers for trade and commerce. The river connections with the township were utilised for trade with Lyttelton harbour that came via the estuary. The estuary also served as a disposal site for various pollutants, much of which arrived via the Ōtākaro/Avon and Ōpowaho/Heathcote Rivers, and the resulted in siltation which essentially removed the rivers' transport uses by 1900.

The estuary has a long history as a recreational resource. Rowing and yachting have always been popular. A particularly notable 'recreational infrastructure' of the past was the coastal tramway which connected Sumner Beach with the city, but its construction entailed some major reclamations that had significant impacts on the estuary's hydrological patterns. The 2010-2011 earthquakes are important events in the area's recent history.

### *Recreation*

There are diverse recreation activities in the coastal area key water-based recreation activities are: water-craft recreation is very important in Scott Park in Mt Pleasant; major fishing spots are located in Redcliffs at Beachville Rd and Moncks Bay; and surfing and swimming takes place at Sumner Beach. Significant reserves and sports amenities occur at McCormacks Bay, Redcliffs Park and Barnett Park. A number of smaller reserves, such as Shag Rock Reserve, are used for more passive forms of recreation like dog-walking and picnicing. Cycling and walking are already popular along parts of the proposed route. McCormacks Bay is important for bird watchers. And there are numerous connections into the Port Hills for tramping, although many of these tracks have been closed as a result of the earthquakes.

### *Connections*

In the broadscale, there are limited ways to reach the pathway neighbourhoods. Pinched between the Port Hills and estuary, they are reached almost exclusively via the Ferrymead bridge and Main Rd, which was damaged in the 2010-2011 earthquakes. SCIRT road and infrastructure rebuild works are scheduled to take place alongside various parts of the proposed pathway.

Main Road, which extends towards the city along Ferry Rd, is identified as a major cycleway and core public transport route in the Christchurch Strategic Transport Plan. A relatively high proportion of serious crashes along it in recent years have involved cyclists suggesting that cycle / car safety needs to be addressed. The route is freight-supporting to and from Lyttelton Port for over-dimension and some dangerous goods.

The neighbourhoods have multiple connections to Port Hills tracks, a number of parks and coastal amenities. The proposed coastal pathway can draw these networks together and improve connectivity and safety.

### *Geology + Ecosystems*

The 2010-2011 earthquakes revealed previously unknown fault lines in Christchurch. These include a 14km long fault along the northern Port Hills, which was the origin of the February 2011 earthquake<sup>1</sup>. The proposed pathway site is also significant for being at the juncture of the Port Hills, two rivers, the estuary and the ocean - the meeting of geological, alluvial and marine systems. This results in a diverse range of ecosystems that fringe the edges.

### *Wildlife*

The Te Ihutai/Avon-Heathcote estuary for a long time has had a rich diversity of natural edge environments, such as dunelands and saltmarshes. It is a significant habitat for a high diversity of bird life – over 100 reported species<sup>2</sup> – and migratory birds, such as godwits. There is less diversity in but an abundance of marine species. Changes to feeding and roosting patterns are still being observed following the significant geomorphic environmental changes that have resulted from the 2010-2011 earthquakes.

### *Hydrology*

The site is a highly complex hydrological system. Two rivers, four 'city drains' and numerous stormwater outlets discharge into the estuary. A sewerage treatment plant and oxidation ponds occupy much of the estuary's northern edge, though these no longer discharge into the estuary as they have been piped directly to sea since 2010. Two distinct, though adjacent, beach systems exist at Matuku tako tako/Sumner, and water speeds through the channel and past South Brighton Spit / Te Karoro Keroro. The tides in the area (Sumner) produce a MSL of 1.3 and MHWS of 2.5m above Chart Datum - refer tide envelope included in Appendix 2.

<sup>1</sup> See GNS: <http://www.gns.cri.nz/Home/Our-Science/Natural-Hazards/Recent-Events/Canterbury-quake/Hidden-fault>  
<sup>2</sup> McMurtrie S. and Kennedy S, Exploring an Estuary - A Field Guide to the Avon-Heathcote Estuary/Ihutai, 2012, p. 4.

At the second consultation, held 9–10 October 2012, a draft vision for the project, developed from the previous sessions' feedback, and a range of design options were presented and discussed. Groups documented their feedback and preferences. Design ideas and the vision were refined.

By returning to communities with design options and then a draft concept design, participants were given a say throughout the design process. This ensured it was enthusiastic and democratic, and encouraged community buy-in and ownership of the proposed Coastal Pathway project.





**Ngāi Tūāhuriri** Manawhenua whānau/families  
Nga Waka Mahinga kai Hi-ika Te Ana o Hineraki

**Pātiki Tuawera** mātauranga education shellfish nohoanga

Cultural Heritage Pakiwaitara Ngāi Tahu tūrangā ahi-kā

**Legends** Whakataukī Karoro Te moana contamination/sewerage fishing  
water quality Te Rae Kura Te Tuahiwi whakawhanaungatanga

**Te Ihutai reserve** foreshore and seabed **huarahi/trails**

Ngā Manu pingao Rapanui confiscation/healing kaitiakitanga

## RMA customary fishing Whakaraupō

Karakia **TŪPUNĀ** harakeke mauri

**Papatipu Marae      Ti kouka**

*Figures 2.5 - Graphical summary of feedback, suggestions and their relative importance, produced following some of the community consultation events, from Mt Pleasant (top), Redcliffs, Sumner and Tuahuriri Korero.*

## 3. THE PROPOSAL

### 3.1 VISION

Key findings and values from consultation were documented, interpreted and distilled into thematic categories...

...which frame the community's vision for the project:

#### NATURAL ENVIRONMENT

...An ecological playground...

#### CULTURAL + HERITAGE

...A place to tell our stories about the coast...

#### RECREATIONAL

...It's more than a route, it's a braided necklace of activities...

#### COMMERCIAL

...Support recreation activities with commercial opportunities...

#### MOVEMENT

...Safe movement along and easy connections to the pathway...

#### SPATIAL

...Be broad, be generous, and be diverse...

... that underly the overall vision for the Coastal Pathway:

'A necklace of jewels connecting communities'

Through the analysis and consultation phases, three critical structuring devices were identified. These form the overarching spatial aspects to engage and are as follows:



#### The Coast

The ever-changing water's edge. Its varying conditions provide the essence of identity and meaning for this place.



#### The Pathway

The quality, condition and layout of the path provides the medium for travelling along and engagement with the Coast.



#### Active Community

The pathway can connect, create and encourage activities, which draw the community to the coastal edge.



## 3.2 SITE-WIDE STRATEGIES

### 3.2.1 EXPERIENCES

In response to the site analysis and consultation feedback, primary spatial 'experiences' and 'nodes' that occur along the route were identified.

The diagram presents both a refined site analysis and a conceptual overview of how the different sections of the pathway could be experienced. It reflects the existing conditions and environment. And it emphasises the diversity

of spaces and activities possible. The coloured line articulates distinctive sections of the pathway. The nodes are key moments of the journey in terms of distinctive views, activity or orientation.



Figure 3.1 - 'Experiences' diagram.

#### EXPERIENCES

- 01A - SCOTT PARK: boating edges, landing place
- 01B - MT PLEASANT: rock pools and mud flats
- 02A - CAUSEWAY: linear edge, access points, possible art/sculpture
- 02B - MCCORMACKS BAY: soft edge, bird watching
- 03A - REDCLIFFS PARK: Estuary beach, possible wetland
- 03B - BEACHVILLE RD: treed, enclosed, opening to views
- 03C - BEACHVILLE SEA WALL: deep water, lookouts, fishing, linear park

- 04A- treed, enclosed, shops, Barnett Park + tracks links
- 04B - MONCKS BAY: retained historic elements (wall, tram stop), fast water, wind protected, beach
- 05A - SHAG ROCK RESEVE / RAPANUI: dunes, sand beach, timber, easy access
- 05B - MEMORIAL WALK: dunes, trees, commemoration
- 06A - SCARBOROUGH BEACH: promenade, surf beach
- 06B - LIFESAVING CLUB: possible lookout - dramatic finale

#### MAJOR NODES / MOMENTS

- i - Scott Park, diverse water access
- ii - Redcliffs Park, jetty, wetland + boardwalk, beach
- iii - Beachville Reserve
- iv - Shag rock, viewing platform, sea meets estuary
- v - Cave rock, beach options and views
- vi - Cafe + playground
- vii - Viewing platform, ocean

#### LEGEND

- Experience
- major node
- node
- tracks

### 3.2.2 GEOTECHNICAL ISSUES AND THE EDGE EXPERIENCE

Refer to Appendices 4 and 5.

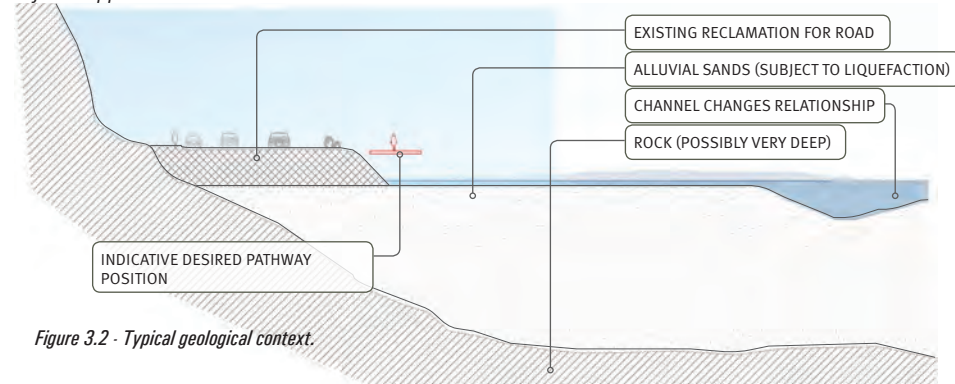


Figure 3.2 - Typical geological context.

The typical condition has the proposed coastal pathway on the seaward side of an existing road reclamation.

The edge experience is very important along the pathway because it will facilitate engagement with water, but marine and alluvial sediment provides a challenging condition to pile structures, so rip-rap walls tend to be the preferred solution for engineering. The baseline solution – the 1:3 seawall edge rebuild proposal by SCIRT engineers – does not offer the same opportunities for water engagement that a steeper (1:2) solution could. A 1:2 edge could reduce the impact of reclamation on the estuary, or could accommodate a range of minor modifications, such as a lower level access pathway and rock pools, which will enhance experience and engagement with water.

It is important that the Coastal Pathway proposal itself does not entail any reclamation. The concept design is adapted to suit existing proposals by SCIRT and Christchurch City Council.

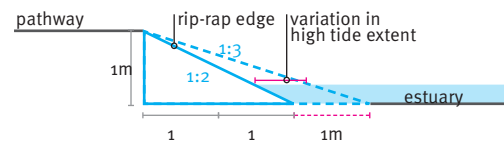
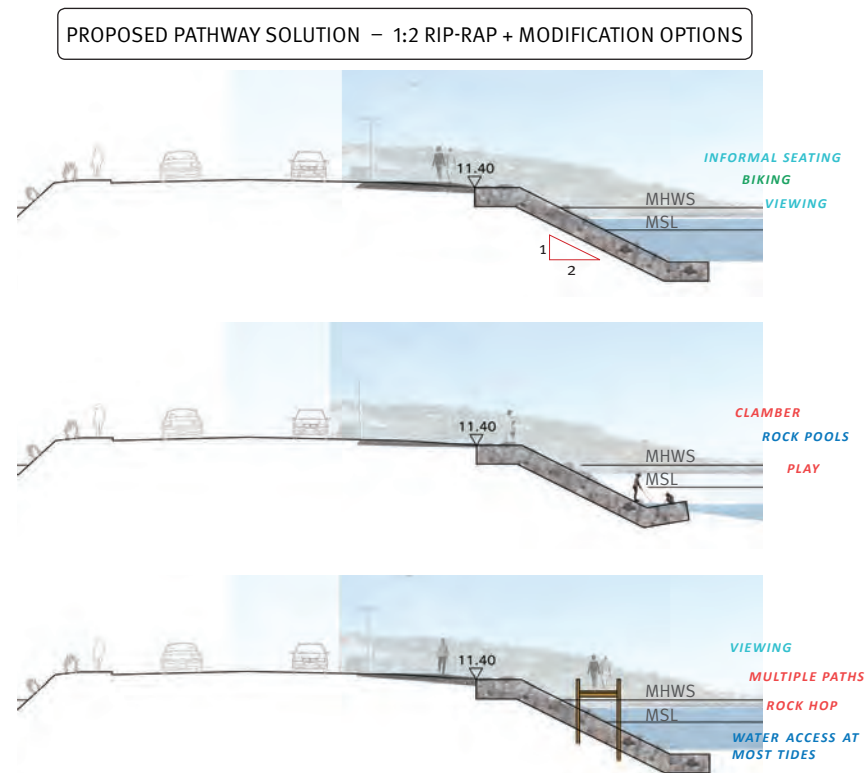


Figure 3.3 - Diagram illustrating principle of reduction in reclamation due to steeper rip-rap edge with 1m nominal elevation of pathway above estuary bed.



Figures 3.4 - Baseline and modified solutions. Note edge elevation and sea levels are indicative only.



### 3.2.3 WAYFINDING AND INTERPRETATION

*Wayfinding and interpretation is an important part of the identity of a place. It makes people feel safe and comfortable, and expresses the unique culture of the communities that have, and continue to, inhabit the place. Artwork can also be incorporated.*

The 'experiences' strategy provides a foundation for the spatial principles that should inform proposed pathway wayfinding and interpretation, which are shown below. A specific interpretation plan should be developed for the proposed coastal pathway that would address historic sites, cultural and environmental interpretation, element siting, existing interpretation, Crime Prevention Through Environmental Design (CPTED), vandalism concerns and, importantly, commemoration of the earthquakes.

Signage is important for information, wayfinding, interpretation and as distance markers. Elements should form a consistent suite in terms of materials, graphics and typography and should conform with the specifications and objectives of the Christchurch City Council Sign Manual. Signs should be modifiable to receive additions as the pathway and linked network of amenities develops and connects to Port Hills tracks. Distance markers should be included at intermediate points. A consistent suite of small information and warning signs, eg. 'no fishing', should be used sparingly and should also conform to the Christchurch City Council Sign Manual (note: not illustrated on below diagram). Waharoa - gateways - could also be considered for inclusion at appropriate points along the proposed Coastal Pathway.



**1. Information and Wayfinding Sign.** These elements should be highly visible and sited at strategic locations where people are likely to join or begin the coastal pathway. Opportunity to include QR codes that could trigger aural content. Provision for the visually-impaired should be included.



**2. Interpretation Sign.** These elements should be sited at key interpretation locations, e.g. historic sites or at strong viewing points. Opportunity to include QR codes that could trigger aural content and story-telling. Provision for the visually-impaired should be included.



**3. On or In-Ground Distance Marker** These 'events' will encourage recreational pathway users, while helping to create an animated experience along the route. Opportunity to include QR codes and provision for the visually-impaired, through tactility, for example.

Precedent images of main signage and wayfinding elements



Figure 3.5 - Indicative locations for signage and interpretation elements.



### 3.2.4 TRANSPORT CONNECTIONS

Transport connections to the pathway will be an important part of its success. It is expected that the Coastal Pathway would contribute to an increase in visitors to the area by private car, public transport and non-motorised means. Refer to Appendix 2 for an overview of street and walkway networks.

Estimating vehicular increase is beyond the scope of this study, but it is anticipated that some limited provision may need to be made for increased vehicle parking associated with the coastal pathway and increased visitor numbers. This will be a matter for further consideration as detailed design develops. The strategy is to integrate any new parking with existing parking and facilities at strategic locations or 'nodes' on the route, however, there is need for further study to firm up options when opportunities have been identified.

There are a range of transport modes of accessing the proposed Coastal Pathway. Bus-stops occur regularly along the route. New cycle stands should be installed at strategic locations along the proposed coastal pathway.

Further investigations should be undertaken in detailed design phases into suitable pedestrian / cycling crossings and access opportunities to the new proposed pathway. The concept proposal suggests new crossings are protected median islands.

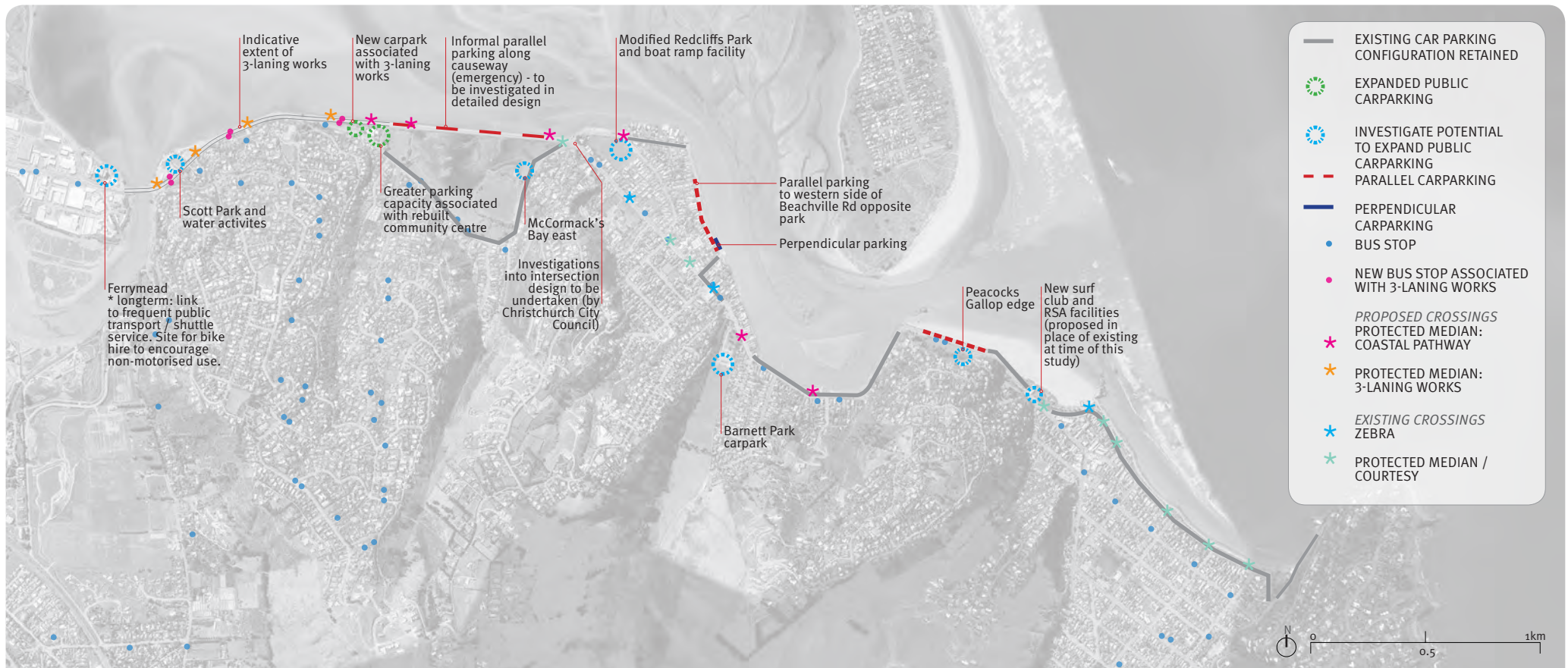


Figure 3.6 - Transport connections diagram.



### 3.2.5 LIGHTING

*Lighting along the pathway will help to ensure a unique identity and night-time experience as well as safety.*

Lighting should be designed to highlight important features, nodes and access points, and provide general lighting along the overall route where it will ensure safety of pathway users. As the proposed pathway is typically adjacent to a roadway it will receive some illumination from carriageway lighting. This would be supplemented by a trail of low-level lighting which can be controlled for appropriate hours of use, and could be powered by LED technology. These matters will require further investigation at detailed design phase. New light columns are proposed where carriageway

lighting is anticipated to be insufficient for pedestrian / cyclist safety. All lighting should be designed to minimise impact on the night sky environment and wildlife habitats.

There are three primary lighting typologies proposed, however all are subject to further investigation:

1. Low level/ on-ground / recessed bulk head lighting @ 10m centres
2. 7m light columns with 2 luminaires @ 15m centre
3. Low level feature and directed lighting to elements or auxilliary parts of pathway, e.g. lookout pier.



1. Distinctive, low-level lighting element. The main lighting treatment of the Coastal Pathway route. Intended to highlight the trail.



2. High-quality, Distinctive Light Columns. Anticipate limited use along Coastal Pathway. Needed in areas where there is little spill from carriageway, e.g. new carparks.



3. Feature lighting  
Range of fitting types employed to highlight specific elements and access points.

*Precedent images of primary proposed lighting typologies.*

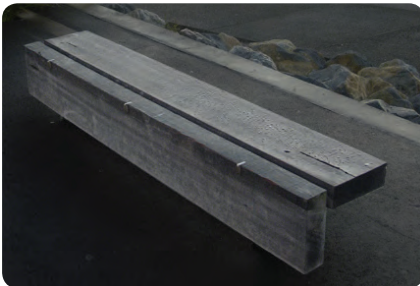


*Figure 3.7 - Lighting diagram.*

### 3.2.6 FURNITURE

*A simple, robust suite of furniture elements should be used along the pathway and can assist in creating a cohesive identity and experience along the route.*

Furniture will need to be durable in the coastal environment and should be suited to the range of situations that occur along the pathway. Furniture design and siting should contribute to the structuring of spaces, rather than being mere objects within them and there is the opportunity for it to incorporate cultural references. Sustainably-sourced hardwood timber is an appropriate material for seating. Bins, bollards and other elements should be used sparingly and should be discreet and consistent in terms of their finish and materials. Detailed design of furniture will occur in future stages of development. When this occurs, all users of all abilities, CPTED and maintenance requirements should be considered.



Figures 3.8 - Precedent images of robust, bespoke seating.

### 3.2.7 PLANTING

*Planting can increase the potential ecological and health benefits for the estuary.*

Three main typologies make up the planting strategy for the Coastal Pathway:

- Street tree planting;
- Roadside planting; and
- Rip-rap / coastal edge planting

New tree planting will occur at select locations along the streets but will also feature at the redeveloped Redcliffs Park, Beachville Rd Park and in an enhanced park landscape behind the dunes at Sumner beach. New trees should be native and appropriate to the ecological condition they exist within or alongside. However in some places, such as along Main Road at the Redcliffs shops, exotic tree planting may be more appropriate for its scale, form and deciduousness.

Roadside planting should comprise a range of locally native estuary edge species which can also be suited to bio-retention swales. Where the proposed pathway exists alongside a carriageway, planted swales have the potential to significantly mitigate auto-originating pollutant runoffs into the estuary, thereby improving ecological health.

Coastal edge planting amongst the rip rap will be hardy, locally-native species suited to high salt exposure and, in some cases, inundation.

There are various areas where planting is not directly associated with the primary typologies. At Redcliffs Park, a naturalised edge will potentially entail substantial areas of wetland and saltmarsh, the detail for which is subject to input from ecologists, as well as iwi. The pathway also navigates behind a sensitive, regenerating sand dune ecology at Sumner where local native species should be used to maximise ecological health and habitat potential.



Figures 3.9 - Selection of native species appropriate for Coastal Pathway development. It is recommended that a detailed planting list is developed in consultation with a local ecologist and Tangata Whenua.



### 3.2.8 TEXTURES & KEY PLAN

#### Materials

A simple, robust palette is proposed that responds to adjacent edge conditions.

The diagram outlines the primary material treatments of the proposed Coastal Pathway. Asphalt is the predominant pathway material proposed where the path is on solid ground and should be of a fine grade. Timber boardwalks are proposed in areas where such structures are required:

over water, moving sand or where structures may require some flexibility. Wide decking timbers will provide a smoother surface for wheeled users. Composite materials should be investigated at detailed design stages.

Trees and flush in-ground planting (not illustrated below) are the primary soft typologies utilised along the route, along with modification and planting of rip-rap edges that is proposed to soften the condition and provide habitat.

Sites for 'clusters' of furniture are also indicated. These correspond to nodes along the route, situated at key access, event, viewing or reprieve spots. In this way furniture is used to complement and help in the creation of distinctive moments along the pathway route.

Universal barrier free design, and the use of colour palettes to aid legibility for the visually impaired will ensure that the pathway is accessible and safe for all users.

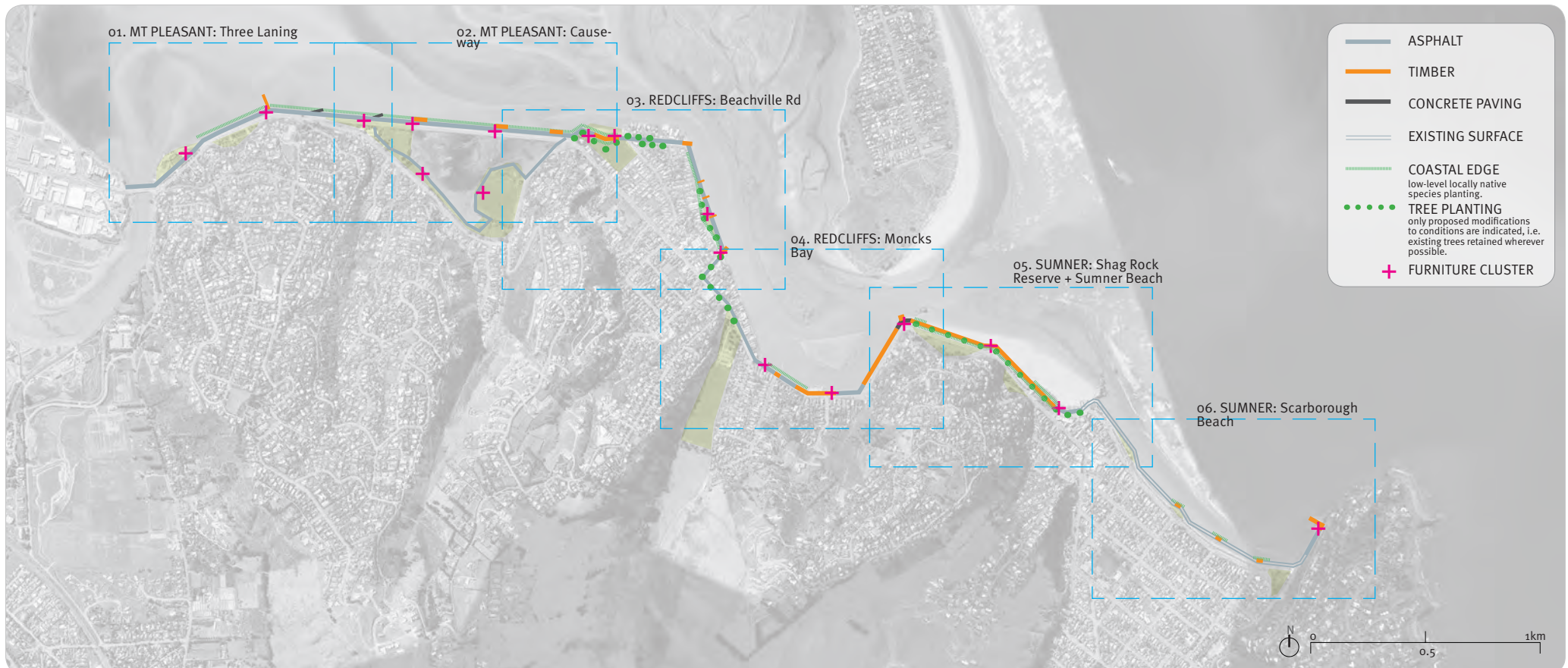


Figure 3.10 - Primary material treatment along the pathway and key plan identifying plans that follow.



### 3.3 CONCEPT DESIGN

## INTRODUCTION

The following plans and sections describe the concept design for the proposed Coastal Pathway. The proposed pathway design is integrated with rebuild and other works proposals wherever these occur. The extent of rebuild works has been noted where applicable to clarify the scope of the proposed Coastal Pathway. It should be noted that there will likely be additional future rebuild plans with which to integrate developed pathway proposals.

## Cross Sections

Cross sections have been identified on all plans with a letter and number tag. Where more than one cross section tag is associated with a section line it indicates that options or variations have been proposed. Refer to Appendix 4 for an illustration of how sections are based on rebuild proposals.

\* *REBUILD WORKS* - by SCIRT / others:

All works to carriageway, new rip-rap edge and associated reclamation and stabilisation is by others.

Relevant Plan: SCIRT: Main Rd 3 Laning – Scheme Design Option 1 [Sheets 1-7], No. A 28.09.11. [digital file: 3390292-060-C-100-C-107.dwg]. Received 18th October, 2012.



Figure 3.11 - Mt Pleasant: 3-laning plan.



## 02. MT PLEASANT : CAUSEWAY

The causeway runs from the community centre (approximately) to 'the rock' at Redcliffs Park, where Main Road deviates from the coastal edge. Along the causeway the pathway has the same proposed edge and pathway treatment as that proposed at the Mt Pleasant:3-laning and creates 'events' at the 3 culvert points that allow the tidal flow within McCormack's Bay. A loop path around McCormacks Bay skirts the inlet's edge and connects to community facilities, while providing an alternative, more sheltered route.



Selection of precedent images.



### \* REBUILD WORKS - by SCIRT / others:

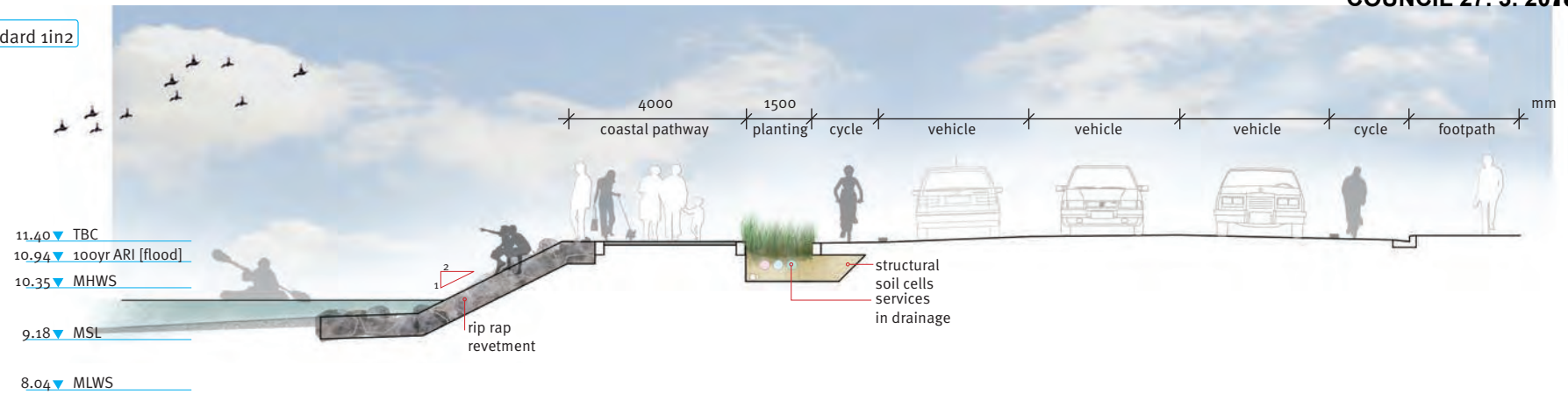
All works to carriageway, new rip-rap edge and associated reclamation and stabilisation is by others.

SCIRT: Main Road Causeway – General Arrangement Sheet [RD2001], Issue 1 29.06.2012. [digital file: 10634-DE-RD-DG-2001. dwg] Received 18th October, 2012.

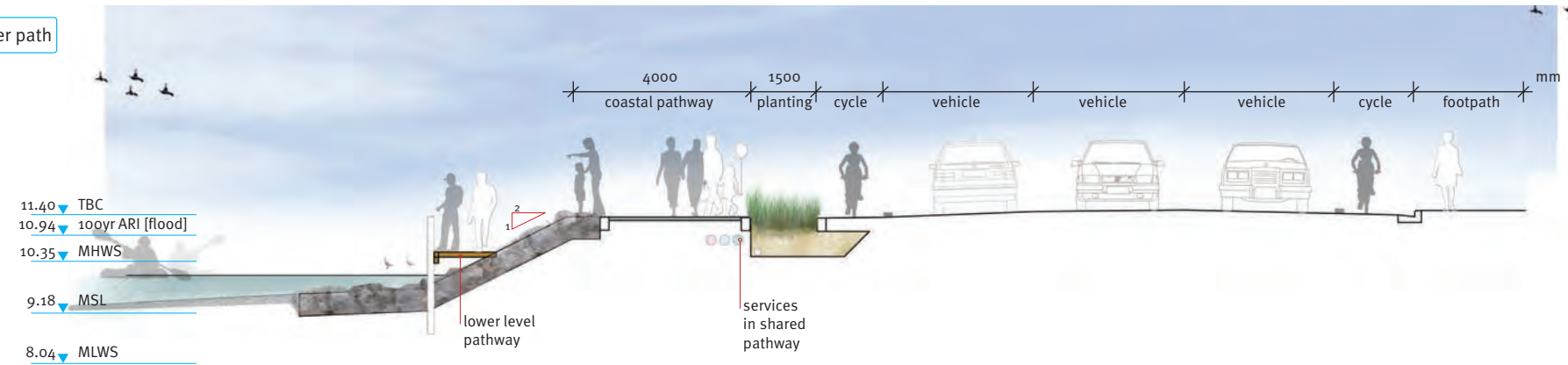
Figure 3.12 - Mt Pleasant: Causeway plan.



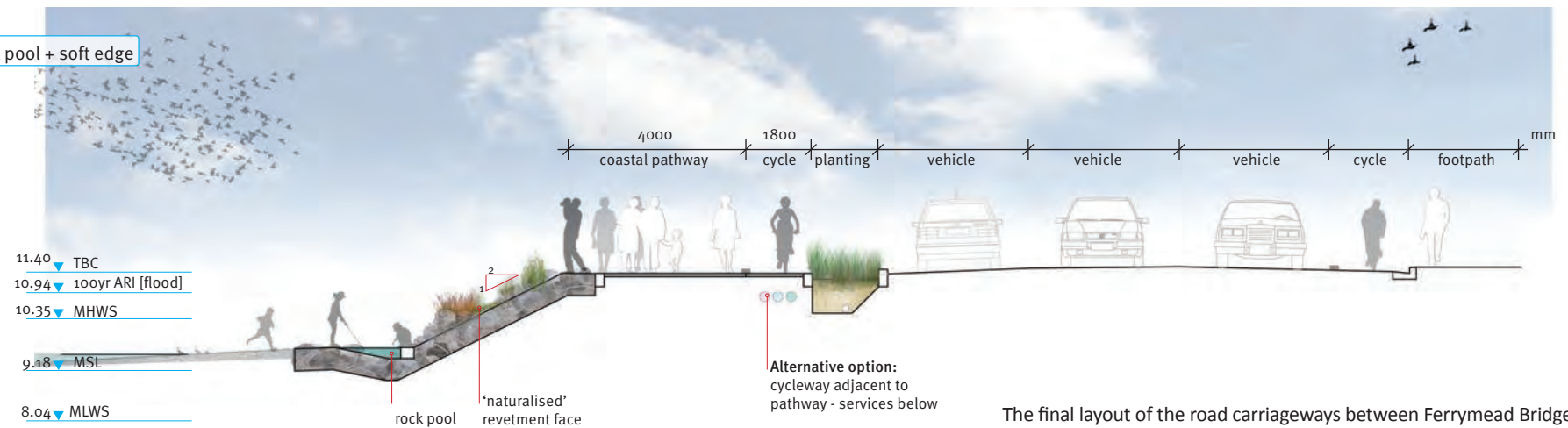
M1 - standard 1in2



M2 - lower path

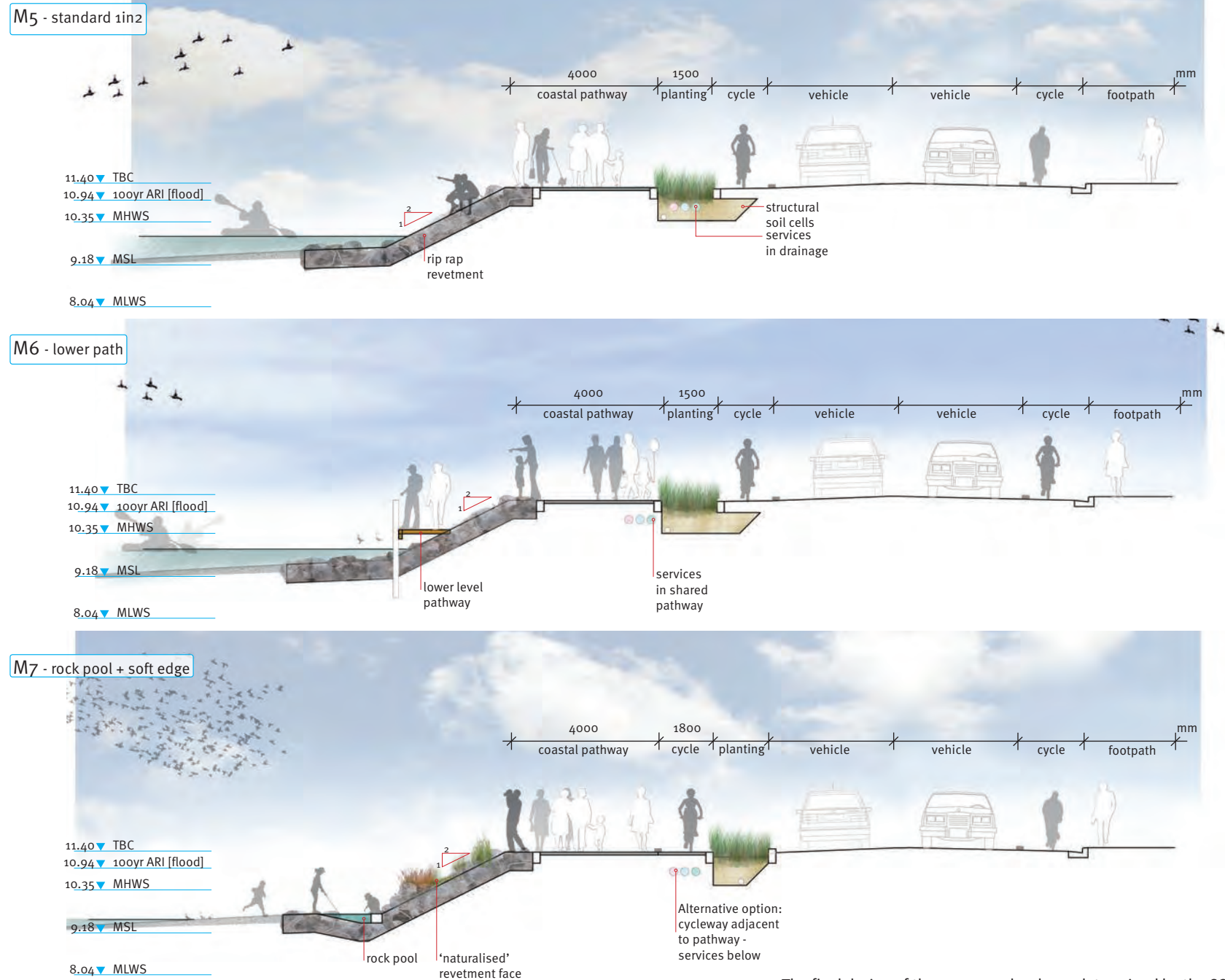


M3 - rock pool + soft edge



Figures 3.13 - Mt Pleasant: 3-laning sections.

The final layout of the road carriageways between Ferrymead Bridge and McCormack Bay is determined by the three laning project.



Figures 3.14 - Mt Pleasant: Causeway sections.

The final design of the causeway has been determined by the SCIRT rebuild project.

### M1, M2, M3, M4

Sections M1, M2 and M3 illustrate variations and options for the rock rip-rap condition that is proposed for the Mt Pleasant: 3-laning section of the proposed Coastal Pathway. They also show options relating to the position of the commuter cycleway, planting and services position. A four metre wide pathway is the minimum width proposed. This provides a shared cycle and walking pathway that allows the opportunity to pause or stop along the route. The New Zealand Transport Agency<sup>1</sup> and New Zealand supplement to Austroads guidance<sup>2</sup> suggests a desirable minimum width for a shared recreational path of 3.5m. The guidance suggests greater than 4m may be required where there are a high number and diversity of users - both anticipated conditions for the proposed coastal pathway.

Section M1 depicts an unmodified 1 in 2 steep rip-rap condition. (A 1 in 3 rip-rap wall is the initial engineering solution put forward - see p 15). The rock rip-rap does not directly form part of the Coastal Pathway proposal as it will be installed by others. Section M2 shows a pathway at a lower level and M3 indicates a rock pool and planted

revetment face. This would comprise scattered pockets of hardy, locally-native plant species. M3 also illustrates the preferred configuration of the commuter cycle lane with it alongside the main shared pathway.

The precise extent of each condition is subject to design development. However it is envisaged that a lower pathway will be included for around 10% of the total length, rock pools for approximately 20%, and a planted revetment face for about 50% of the edge - note that the planted face can occur alongside other modifications to the standard rip rap wall.

Section M4 shows an estuary level access ramp at the bus stop along the route. The bus stop is at a break in the proposed planting to provide a drop-off area.

### M5, M6, M7

The causeway has the same proposed treatment and options extended from the 3-laning part of the pathway. Sections M5, M6 and M7 illustrate these.

### Integrating with the Rebuild

Along the 3-laning and causeway sections the existing vertical wall is being rebuilt as rock rip-rap.

The concept proposal for the pathway suggests a 1in2 slope with planting pockets, rock pools and ramped accessways integrated or added on to the slope.

Introducing rock pools and planting pockets at varying levels can create a condition with ecological potential. It can create a range of habitat for various species to occupy.

*\*Note that the rip-rap revetment, carriageway and footpath opposite is to be installed by others and is not part of the Coastal Pathway proposal. Refer to Appendix 4 for illustration of how the pathway sections integrate with rebuild proposals.*



Figure 3.15 - The existing seawall and edge condition along the causeway (Sept, 2012).

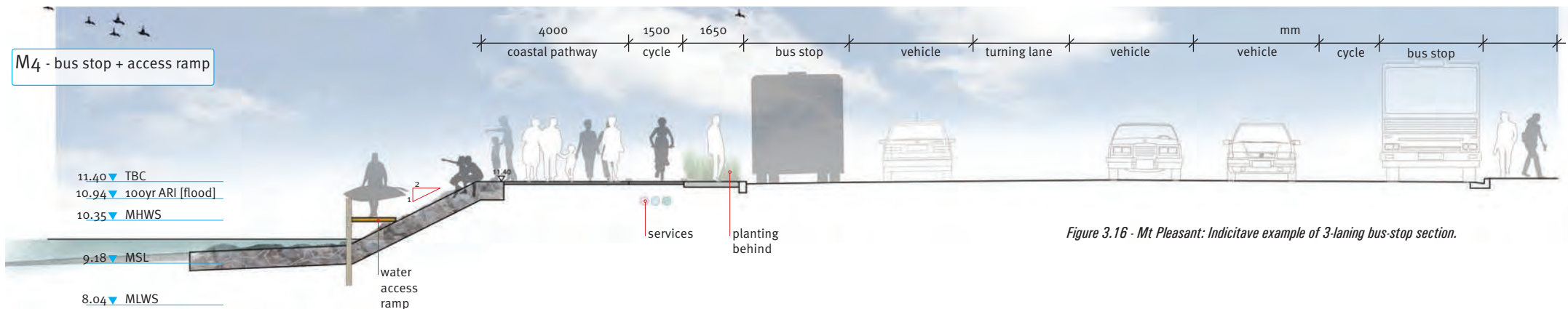


Figure 3.16 - Mt Pleasant: Indicative example of 3-laning bus-stop section.



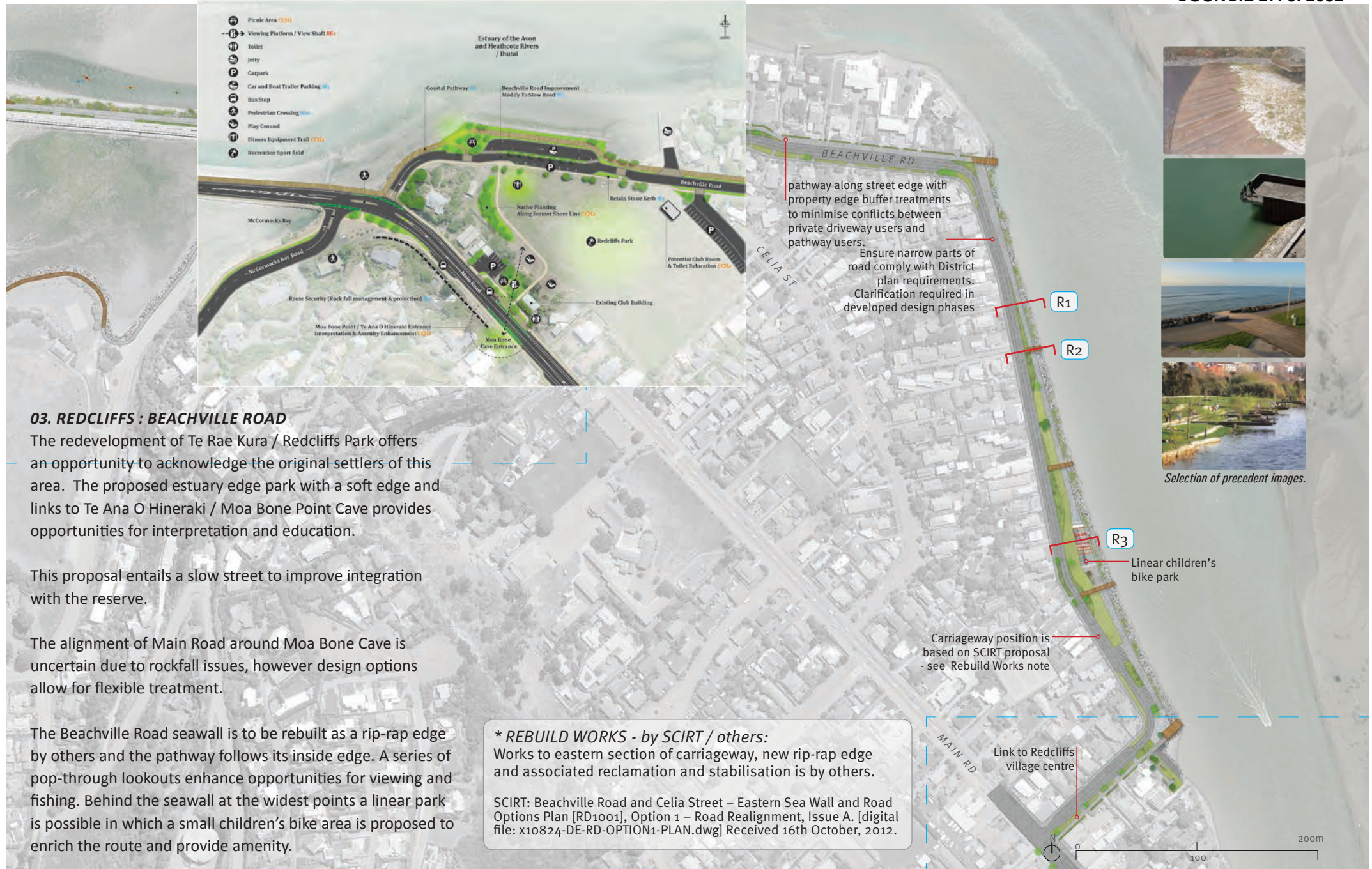


Figure 3.17 - Redcliffs: Beachville Road plan.





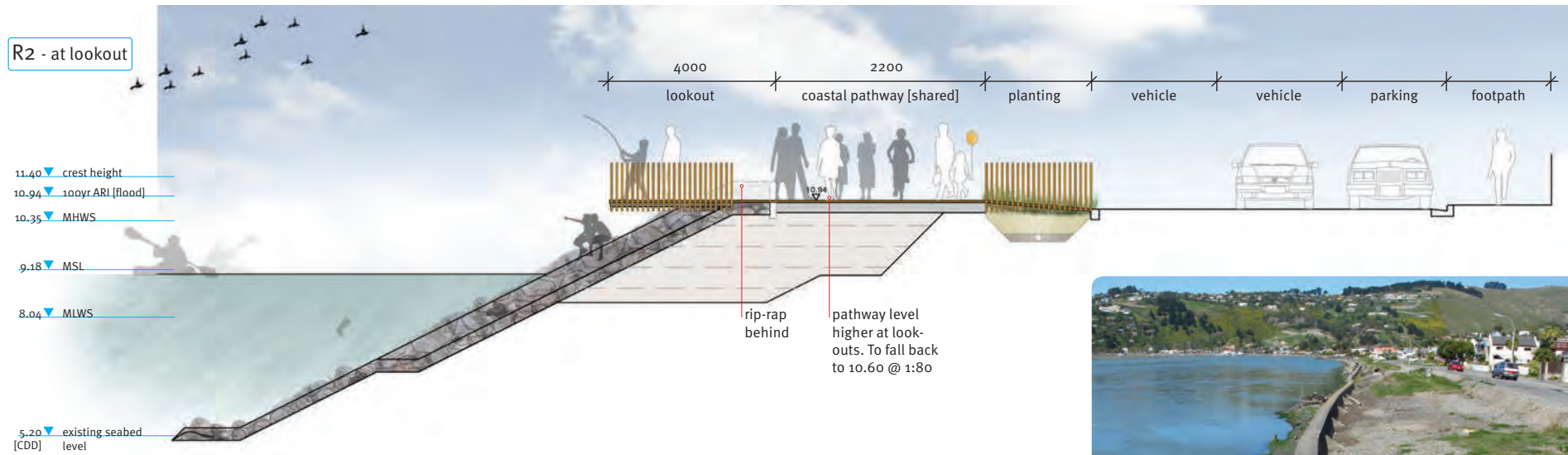
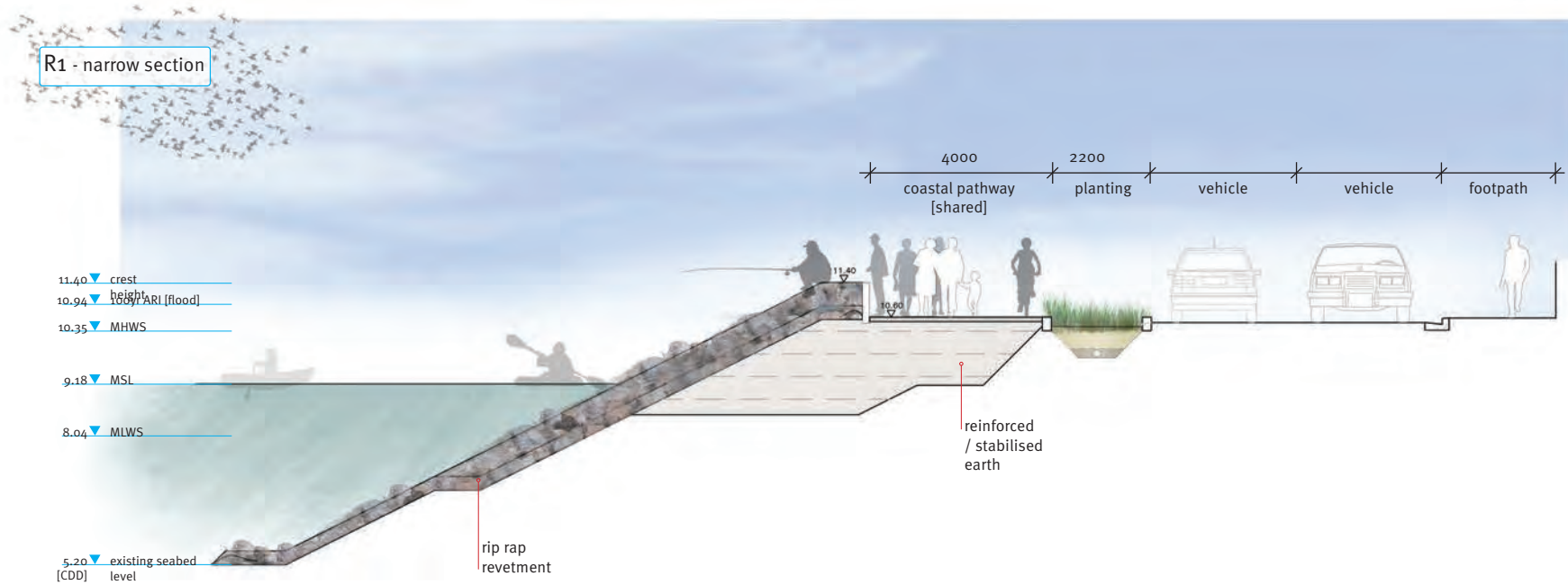
#### 04. REDCLIFFS : MONCKS BAY

From Beachville Reserve the route passes through the Redcliffs village linking the pathway with the community, supporting local business, and continues past Barnett Park and its linked tracks.

At central Moncks Bay, the existing shallow rip-rap and beach conditions are retained, along with the historic wall and tram stop. The yacht club are proposing to rebuild their water-side facilities: its design will provide places for boat and channel viewing and will be integrated with the pathway. The eastern boardwalk commences from around a new potential boat shed and will be integrated atop a restored rip-rap edge. It culminates in a lookout at one of the most significant viewing points along the entire proposed pathway.

Figure 3.18 - Redcliffs: Moncks Bay plan.





Figures 3.19 - Redcliffs: Beachville Road seawall sections.



Figure 3.20 - The existing Beachville Rd seawall and space adjacent (Sept, 2012).

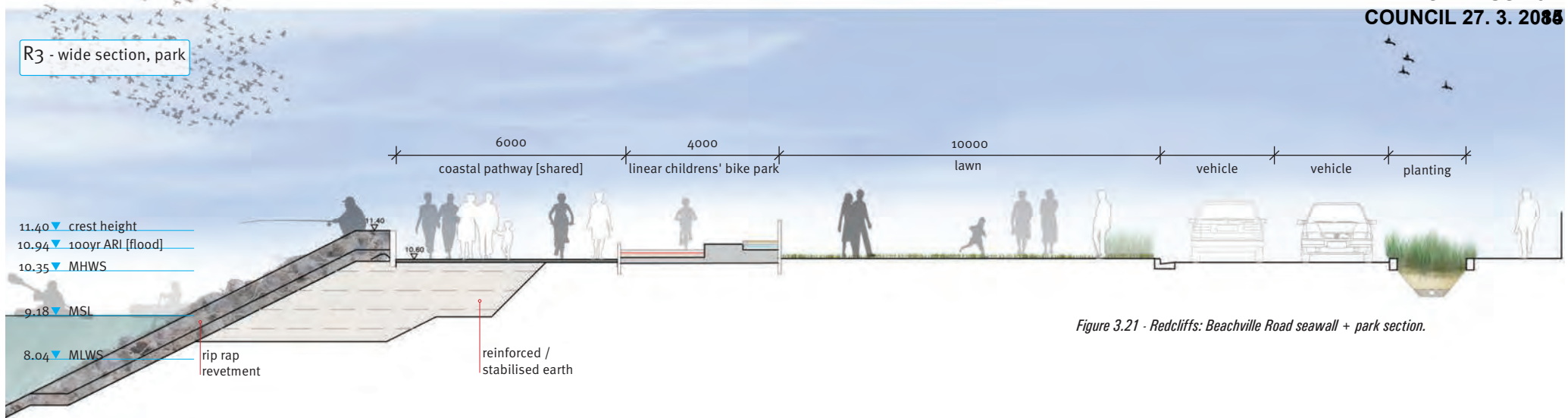


Figure 3.21 - Redcliffs: Beachville Road seawall + park section.

### R1, R2, R3

Section R1 shows the general treatment along narrow sections adjacent to the Beachville Rd seawall where planting is possible.

Section R2 shows where a proposed lookout point is integrated into the wall. The lookout will be timber deck linking to timber boardwalk that extends back across the pathway. The lookout includes a timber balustrade.

Section R3 indicates the park that is possible in wider sections adjacent to the seawall. A linear children's bike park is proposed adjacent to the pathway. This might be a simple undulating pavement for scooter and bike confidence building play.

### Integrating with the Rebuild

The Coastal Pathway proposal integrates with the SCIRT seawall proposal and proposes no additional modification to the edge position or wall condition. In the SCIRT proposal, the crest of the proposed new rip-rap revetment is located *landward* of the existing seawall (pre-earthquake) position. The distance set back from this position varies from approximately 0.7m, at the narrowest parts along this section of seawall, to 3.7m, at the widest points. The toe of the 1in2 battered revetment will extend further than the existing toe of the rip-rap, however most of this condition is permanently inundated.

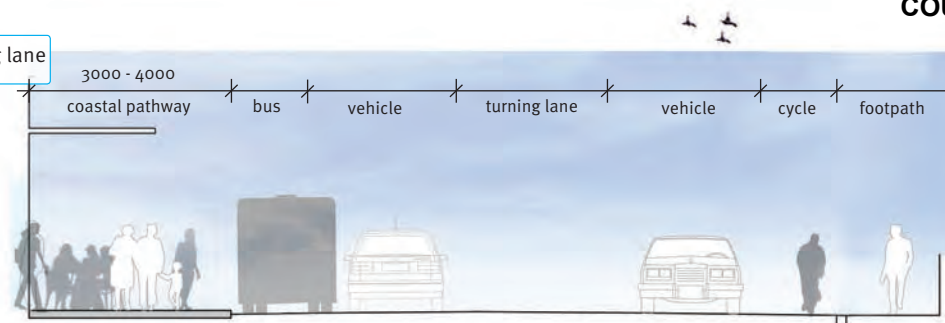
*\*The rip-rap revetment, carriageway and footpath opposite is by others and not part of the Coastal Pathway proposal.*

### R4, R5, R6

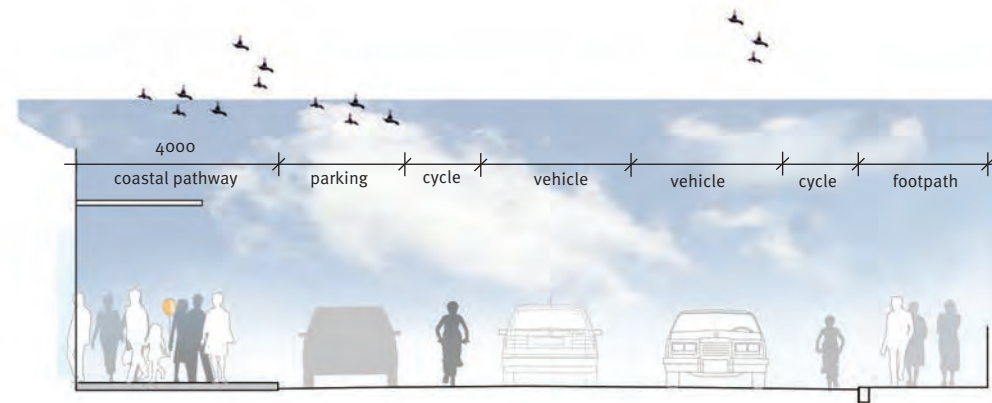
Sections R4, R5 and R6 describe the typical on-street condition that the proposed Coastal Pathway will take as it traverses a portion of Main Rd that takes in the Redcliffs shops and Barnett Park.

In sections R4 and R5 the pathway comprises a widened footpath around the Redcliffs shops with tree planting on the opposite side of the road and parking to both sides where a turning lane is not needed. Section R6 includes buffer planting between driveway accesses to the boundary of private properties, which will improve safety, privacy and amenity.

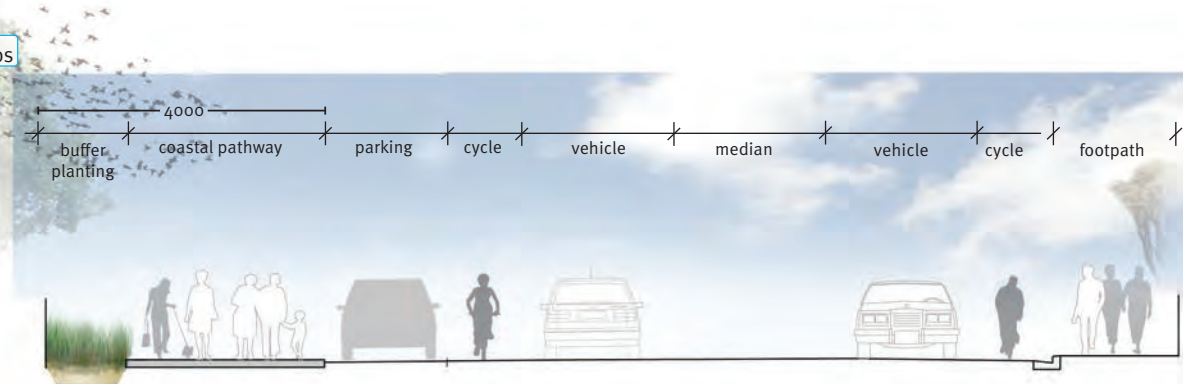
R4 - shops + turning lane



R5 - shops



R6 - south of shops



Figures 3.22 - Redcliffs: Moncks Bay - Main Road street sections.



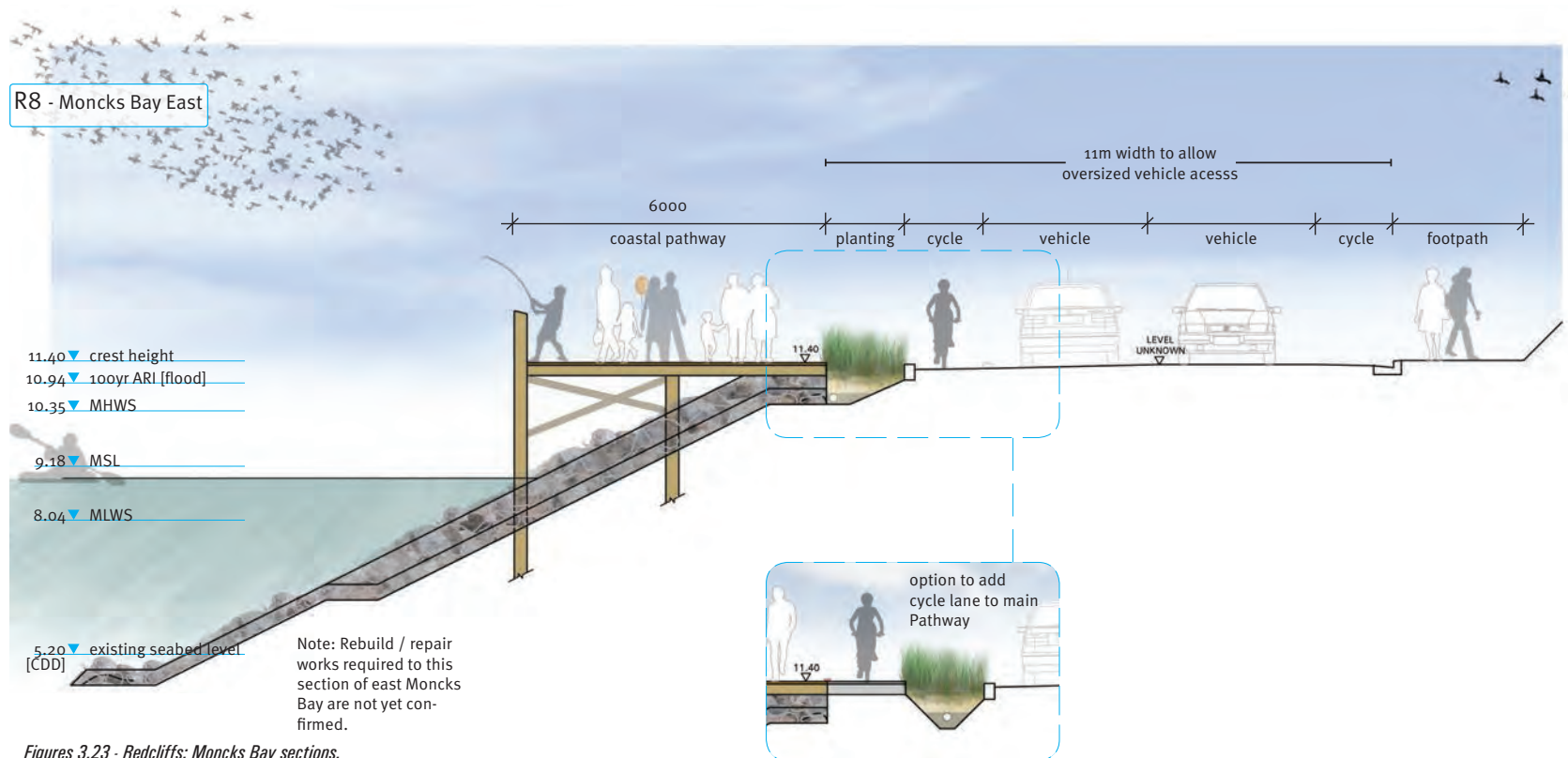
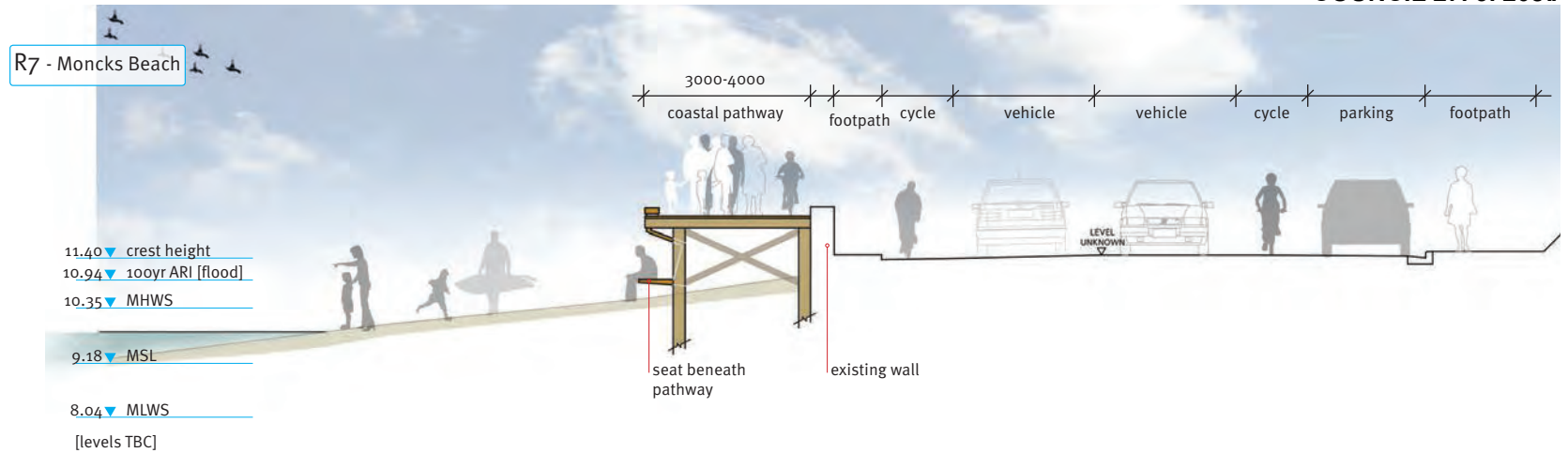
## R7, R8

Section R7 shows the proposed timber boardwalk along a section of the beach at Moncks Bay with existing wall retained. A seating element is integrated beneath to provide a useable edge to the beach.

Section R8 indicates the proposed condition along eastern Moncks Bay. Here the carriageway and general condition is tight, particularly where it turns the corner at Rapanui / Shag Rock. A rebuilt rip-rap seawall is proposed, atop which a timber promenade is integrated. A variation of the cycle lane position is shown. The 6m width provided here allows for flexibility in relation to the potential issues arising from the road repair / rebuild where road widening may be required.

### Integrating with the Rebuild

At section R8, along eastern Moncks Bay, there is an existing, wide area of rip-rap. This condition, it is anticipated, will be repaired and rebuilt as required to support and accommodate boardwalk piling.



Figures 3.23 - Redcliffs: Moncks Bay sections.

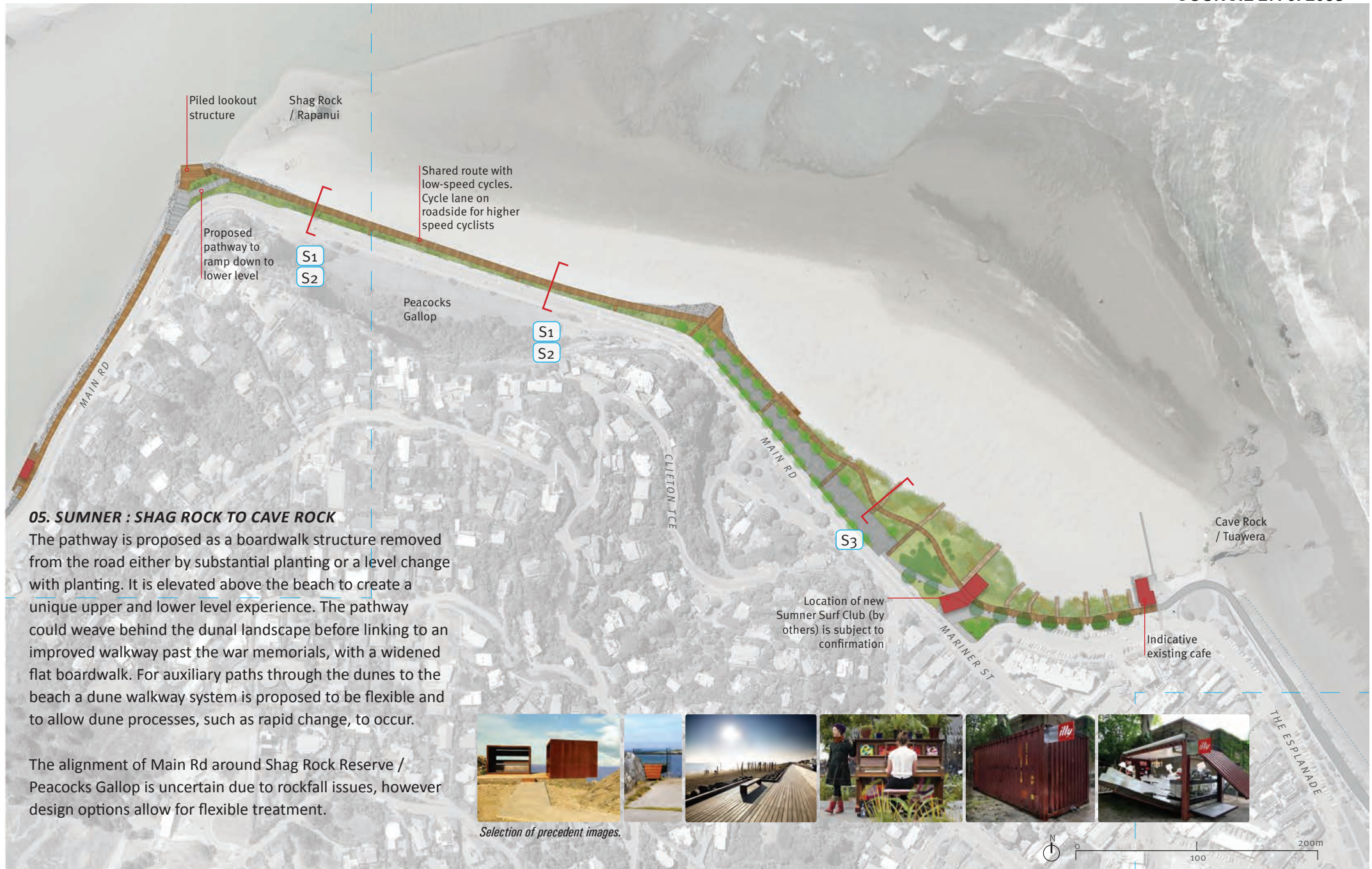


Figure 3.24 - Sumner: Shag Rock to Cave Rock plan.

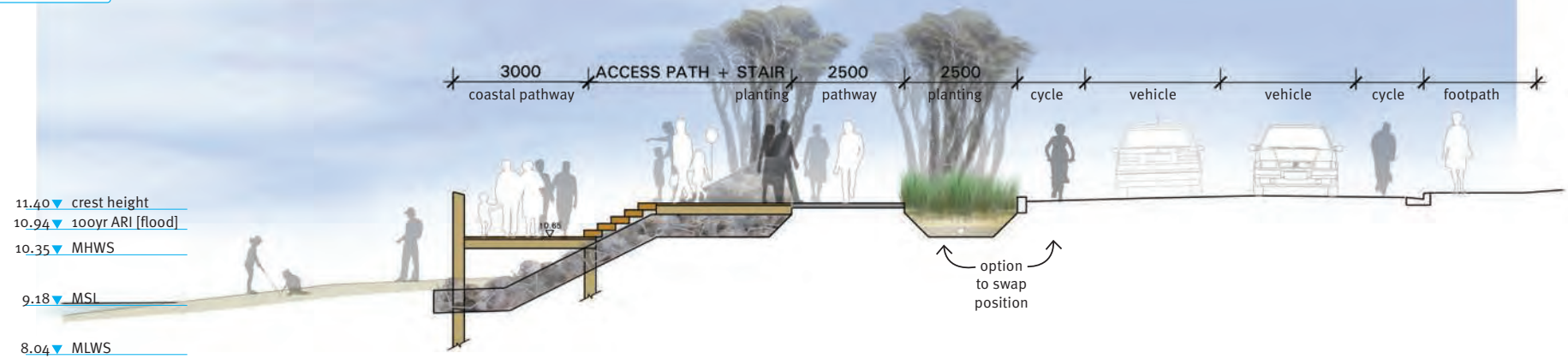




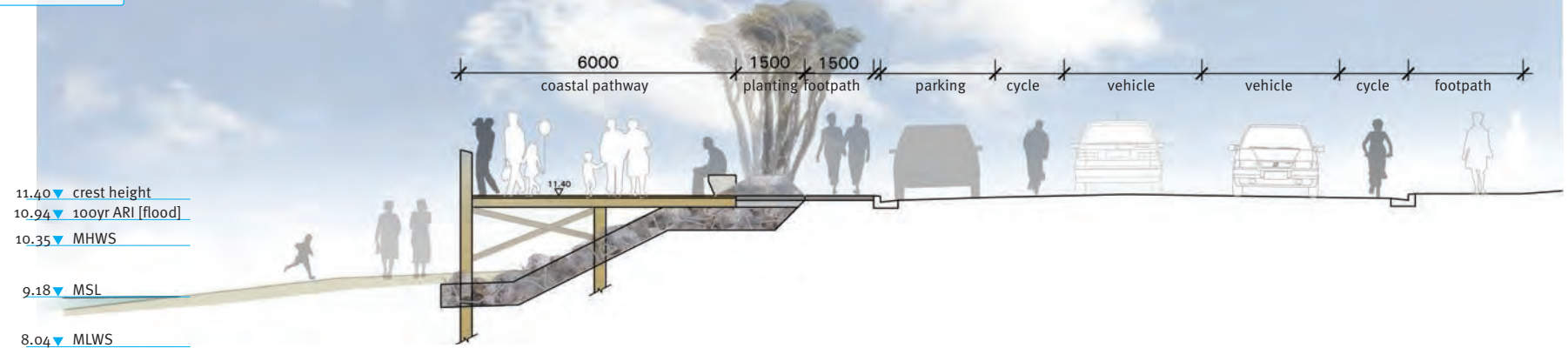
Figure 3.25 - Sumner: Scarborough plan.



S1 - split level



S2 - same level



Figures 3.26 - Sumner: Shag Rock Reserve sections.

S3 - dunes

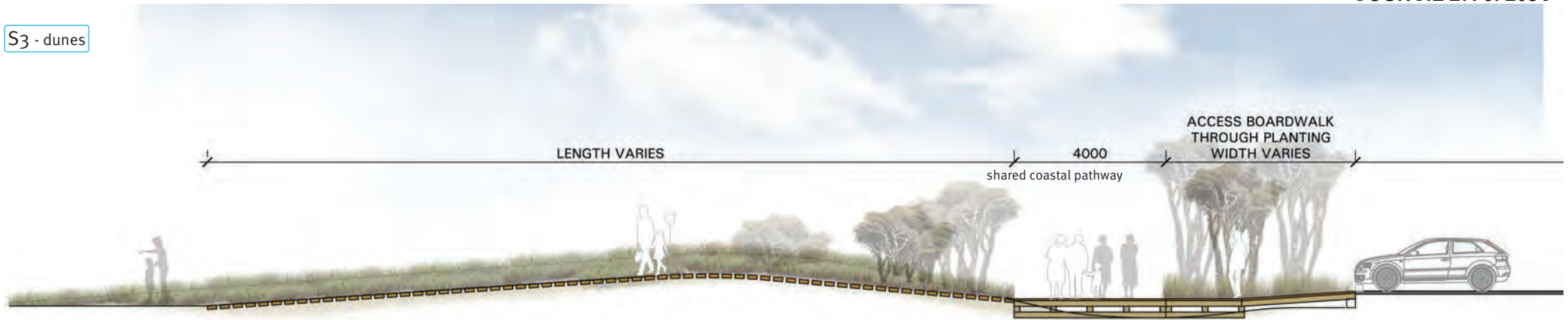


Figure 3.27 - Summer: dunes walkway section.

S1, S2

Sections S1 and S2 illustrate options or variations for the pathway treatment along the beach at Shag Rock Reserve. S1 has the pathway at a lower level, with an additional upper, potentially higher-speed path between planting. The street side planting could have intermittent parallel parking, and the cycle lane could be included on the upper pathway. S2 shows the possibility of having the pathway at the same level, raised more above the beach but creating a generous space for users. Both options include a portion of pathway at a higher level to allow its use in storm events.

S3, S4

Section S3 shows the pathway behind the dunes with carparking and access adjacent. A timber accessway through the dunes connects to the main pathway. This can be an ecologically rich section of the pathway.

S4 shows how access can be improved on the existing revetment down to the beach with a combination of concrete steps, timber deck and ramping. These access points need to be more generously-scaled and less steep than the existing provision. Attention should be given to slip performance as, at the lower levels, ramps will be subject to

S4 - revetment access

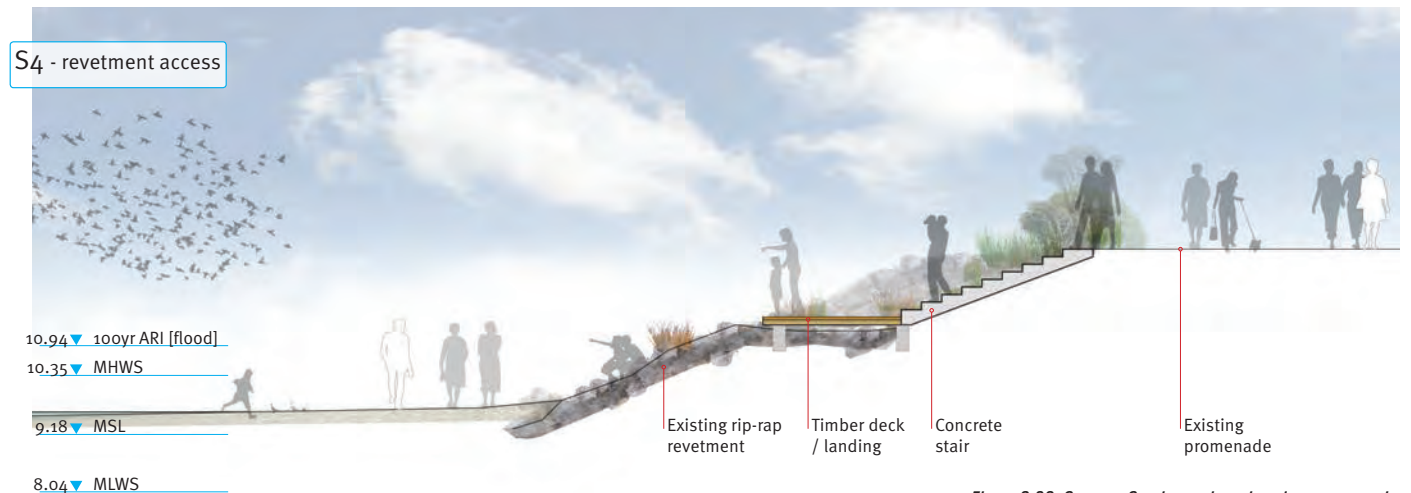


Figure 3.28- Summer: Scarborough esplanade access section.

occasional inundation. Scarborough is only a low-mid tide beach as successive modifications to the edge have resulted in its erosion. There is some scope longer-term to modify the revetment condition and in turn restore a dry-beach at high tide, however this modification is beyond the scope of the Coastal Pathway proposal.

## 4. IMPLEMENTATION

### 4.1 COST

The total estimated cost for the proposed Coastal Pathway is:

**\$17,751,399.81 (plus GST)**

Allow estimated escalation of 4% per annum.

The costing has been broken down into six overall sections along the proposed pathway and into further sub areas. The overall sections correspond broadly to the plans presented in the Concept section (3.3) of this report. Costing by sub-

area is included on the following page and relates to the below key plan, while the plans that follow (section 4.2) more precisely define the scope that has been costed.

The estimate includes for: Contractors Preliminaries & General; Margins; Design & Construction Contingency; and professional fees, and is based on current day competitive costs.

The estimate excludes the following: GST; Finance & Legal Costs; Land Related Costs; Inflation; Programme related Penal Costs / Shift Work; Non competitive tendering; Work

outside boundary; Unforeseen ground conditions; Supply of sculptures, works of art; Building Consent charges; Resource Consent and associated hearing costs; Costs associated with obtaining a Coastal Permit; RMA and zoning charges; Noise limitation costs; Disruption costs to the existing surrounding establishment; Unforeseen increase in Labour costs as a direct result of the Christchurch Earthquake rebuild.

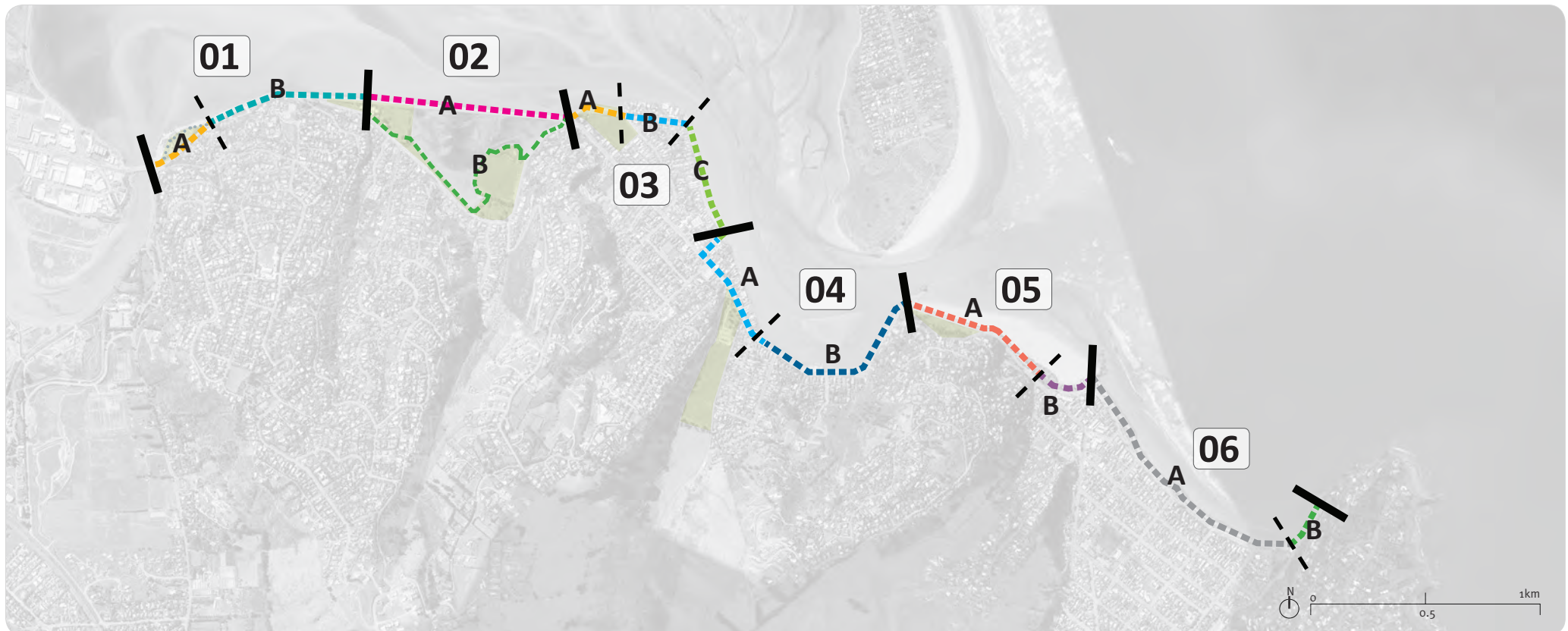
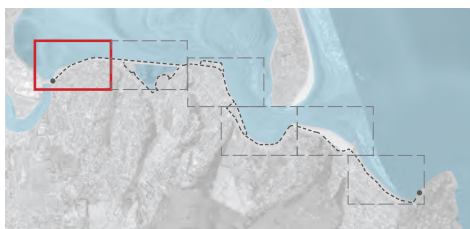


Figure 4.1 - Costing key plan.



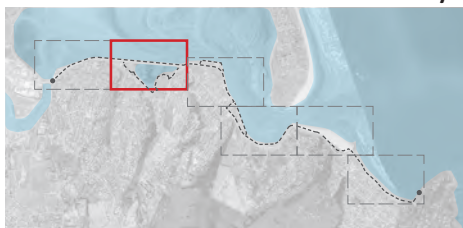
### 01. MT PLEASANT : 3-Laning



01A - Scott Park, path to road edge	\$218,150.38
01B - Mt Pleasant, adjacent 3-laning	\$712,763.53

**01 Total : \$930,913.91**

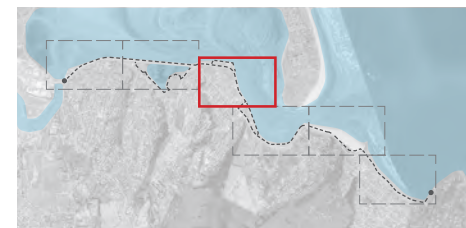
### 02. MT PLEASANT : Causeway



02A - Causeway	\$1,751,083.70
02B - McCormacks Bay	\$850,454.13

**02 Total : \$2,601,537.83**

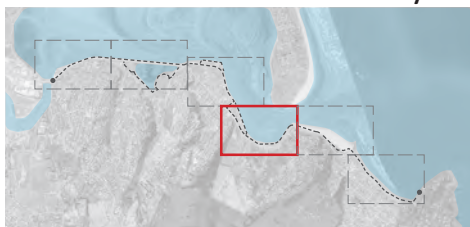
### 03. REDCLIFFS : Beachville Road



03A - Te Rae Kura Park	\$2,588,444.22
03B - On Beachville Road	\$303,294.64
03C - Beachville Sea Wall	\$1,062,387.19

**03 Total : \$3,954,126.05**

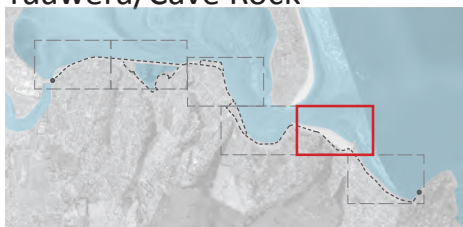
### 04. REDCLIFFS : Moncks Bay



04A - Beachville / Main Road	\$483,911.92
04B - Moncks Bay	\$2,881,789.73

**04 Total : \$3,365,701.65**

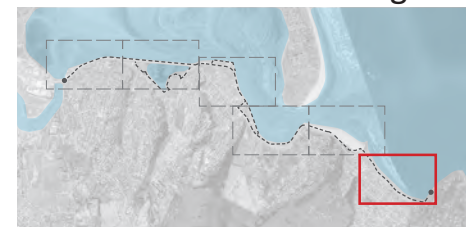
### 05. SUMNER : Rapawi/Shag Rock to Tuawera/Cave Rock



05A - Rapanui / Shag Rock Reserve	\$3,839,506.85
05B - Memorial Walk	\$1,849,794.31

**05 Total : \$5,689,301.16**

### 06. SUMNER : Scarborough



06A - Scarborough Beach	\$520,872.00
06B - Lifesaving Club	\$688,947.21

**06 Total : \$1,209,819.21**

## 4.2 COSTED SCOPE

The following plans highlight the extent of the works that are costed for the proposed coastal pathway. The areas are highlighted in yellow and outlined red dashed. The extent of sub-areas (1a,1b, etc.) are indicated.

\* **REBUILD WORKS** - by SCIRT / others:

All works to carriageway, new rip-rap edge and associated reclamation and stabilisation is by others.

Relevant Plan: SCIRT: Main Rd 3 Laning – Scheme Design Option 1 [Sheets 1-7], No. A 28.09.11. [digital file: 3390292-060-C-100-C-107.dwg]. Received 18th October, 2012.



Figure 4.2 - Mt Pleasant: 3-laning plan with areas of costed works identified.



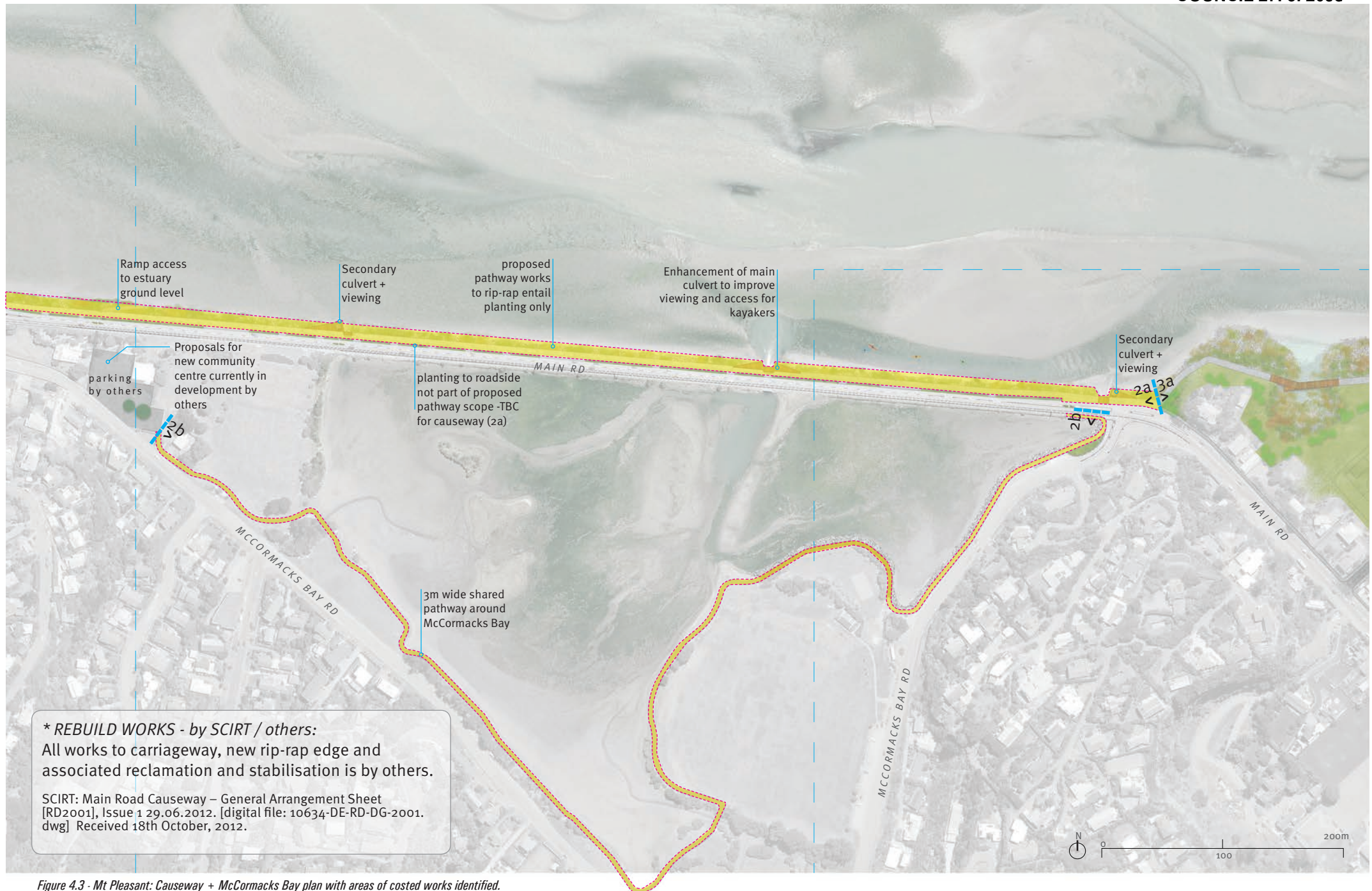


Figure 4.3 - Mt Pleasant: Causeway + McCormacks Bay plan with areas of costed works identified.





Figure 4.4 - Redcliffs: Beachville Road plan with areas of costly works identified.





Figure 4.5 - Redcliffs: Moncks Bay plan with areas of costed works identified.





Figure 4.6 - Sumner: Shag Rock to Cave Rock plan with areas of costed works identified.





Figure 4.7- Sumner: Scarborough plan with areas of costed works identified.

## 4.3 NEXT STEPS

Protection of sites of cultural value during the proposed upgrades of facilities along the foreshore is of great importance to tangata whenua. An archaeological assessment and archaeological authority may be required. Further, appropriate protocols need to be in place should any development works accidentally unearth archaeological or cultural material. An ADP (accidental discovery protocol) needs to be used for any proposed earthworks, with works ceased and Papatipu Rūnanga and the NZ Historic Places Trust immediately notified of any such discoveries.

To ensure momentum in this project is maintained, the immediate short-term actions are recommended:

- Christchurch City Council adopt Coastal Pathway proposal concepts for use within Christchurch City Council planning processes;
- CPG and Christchurch City Council agree to utilise report material for ongoing consultation and project promotion;
- Further public consultation takes place to establish priorities;
- Further liaison with SCIRT;
- Briefing for further investigations and studies;
- Feasibility and costings are peer-reviewed; and.
- Christchurch City Council and CPG investigate funding options.

### Further Issues to consider

- Additional investigations required (e.g. geotechnical, planning);
- Further design development of strategies (materiality, wayfinding, interpretation, ecology, traffic / parking);
- Further opportunity for more detailed consultation; and
- Integration with other infrastructure/planning projects.

Various aspects of design development and detailing will be subject to more detailed feasibility designs / options and community consultation.

### Phasing and Coordination

The proposed Coastal Pathway will be realised through a phased process of development and implementation.

The first parts of the proposed pathway to be developed further will necessarily be those that require coordination with current or imminent rebuild projects, which are:

- *The Ferrymead Bridge replacement*
- *Main Road 3-laning works*
- *The Causeway rebuild*
- *Beachville Road Seawall*

These rebuild projects correspond broadly with the first three proposed pathway plans as illustrated in this report: Mt Pleasant: 3-laning, Mt Pleasant: Causeway, and Redcliffs: Beachville Road.

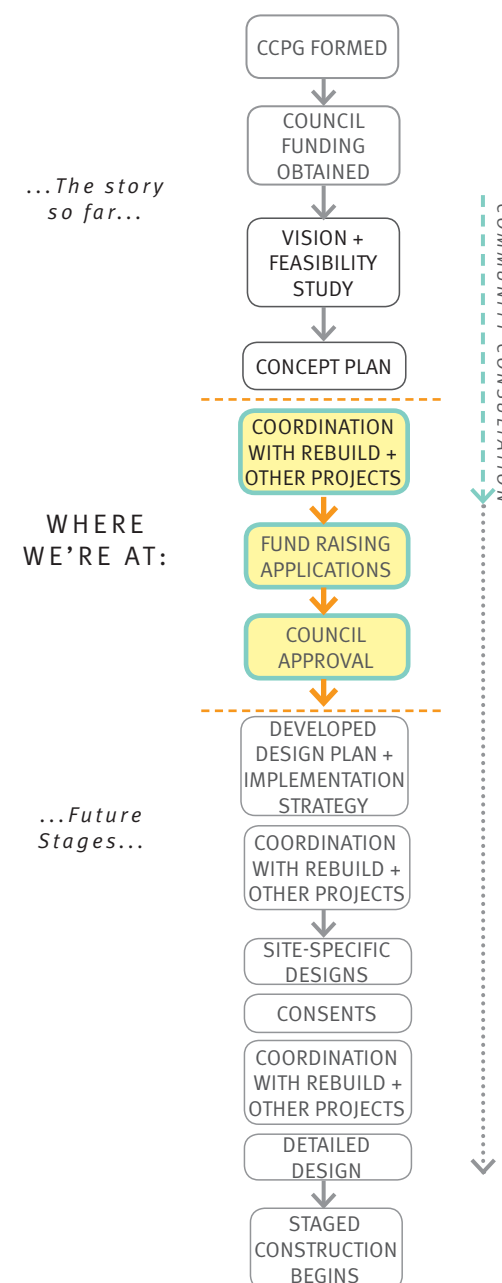
Other anticipated rebuild works for which detail is not currently available but will potentially effect the proposed Coastal Pathway design, include:

- *Main Road alignment around Moa Bone Cave*
- *Main Road alignment around Shag Rock Reserve / Peacocks Gallop*

For developed pathway proposals coordination also needs to continue with:

- *The Sumner Village Centre Master Plan*
- *The Ferry Road / Main Road Master Plan*
- *The Christchurch Transport Strategic Plan*
- *The Estuary Edge Master Plan*

Thorough coordination between all plans and rebuild projects hold opportunities for increased efficiencies and, ultimately, improved outcomes.





## 5. OUTCOMES

*These outcomes describe those anticipated effects associated directly with the Coastal Pathway proposal. It does not assess the impact of SCIRT proposals to which parts of the proposed pathway design are adapted.*

### 1. Net Ecological Gain for the Estuary

- Declaration at Redcliffs offsets reclamation by SCIRT. SCIRT 3-laning and causeway works will entail some reclamation. This is not part of the Coastal Pathway proposal, however it is anticipated that these works will be sufficiently offset in physical area by the amount of declaration in the Redcliffs / Te Rae Kura Park that is proposed as part of the coastal pathway development.
- Habitat can be enhanced by providing a diverse rocky shore habitat and planting within the rip-rap wall. Planting in the rip-rap can enhance habitat and increase indigenous vegetation along the estuary edge.
- Stormwater treatment swales can improve the quality of discharges into the estuary, which may have benefits for estuary and ecological health.
- Increased awareness of ecological values can be promoted through treatment of coastal edges, access to ecological amenities - e.g. improved path around McCormacks Bay - stormwater treatment, dune walkway and associated interpretation. This is expected to have indirect long-term benefits to ecological health.

### 2. Net Economic Gain for the City

- It is essential that tourists have access to 'free' local recreation activities in well-designed and developed settings if they are to have genuine high-quality experiences and recommend a destination as a 'must see' location. The Christchurch Coastal Pathway fulfils the need for an accessible activity-based experience of the estuary and coast. The level of interest from tourists will directly correlate with the quality of the design, development and delivery of the pathway.
- Walking, cycling and sight-seeing are key domestic and international tourism activities in all districts in New Zealand. The infrastructure which underpins walking, cycling and sight-seeing will also underpin the majority of domestic and international tourism expenditure in Christchurch, and all sectors – accommodation, transport, food and entertainment – depend on the ability of the city to attract visitors for high quality experiences and to keep them in the city for longer (by giving them more to do). The coastal pathway will become a key part of Christchurch tourism marketing for national and international tourism and an important reason for longer stays in the region.
- New Plymouth, with a city population of approximately 53,000, recorded 427,000 users in the year ended June 2012 on its Coastal Walkway, with a peak of more than 51,000 users in January 2012. Considering New Plymouth's experience, the coastal pathway's target for annual activity should be no fewer than 1 million users p.a. (including domestic, international and local traffic). Activity may well be far in excess of this. Even low levels of local expenditure from this market will be an important contribution to the regional economy.
- There is no marginal cost to each use of the walkway.

### 3. Net Cultural Gain for Ngāi Tahu

- The proposed pathway recognises the place and values of Ngāi Tahu in this landscape in the past, now and into the future.
- All relevant areas will be referred to by both their Māori and European names.
- The proposed Redcliffs / Te Rae Kura 'estuary park' could more explicitly recognise Ngāi Tahu's presence through, for example, a "taonga house" that could contain some of the important artefacts from the area, such as at Moa Bone Point Cave / Te Ana-O-Hineraki.
- The proposed pathway recognises Ngāi Tahu as the kaitiaki of this place and provides for their values and relationships.
- Edge conditions to the estuary, including stormwater treatment and planting of native indigenous species, will provide for cultural values and improve ecological health.

Such processes will be explored with the runangas.

#### 4. *Net Social Gain for the Community*

- Coastal pathway projects elsewhere confirm that this project can play a key role in creating a stronger and more vibrant community.
- The Coastal Pathway proposal provides better linkages between communities. The pathway can create new and enhance existing spaces for social interaction. The proposed pathway will tie the community to key aspects of the environment.
- The proposed pathway will encourage learning and education opportunities.
- The pathway can contribute to a strong sense of community identity through a strong place identity.
- The pathway will become a commemoration of the community spirit that was uncovered after the shocking events of 2010 and 2011

#### 5. *Net Recreational Gain*

- Sport New Zealand research indicates that walking is the most popular form of active recreation in New Zealand and in Canterbury. Over 65% of adults in the Canterbury West Coast Sports Trust region walk for recreation, and almost 30% cycle. This compares with just over 10% who play golf (the highest participation sport in Canterbury West Coast). Walking is particularly popular amongst women, with over 74% participating. Cycling is especially popular amongst men, with almost 36% participating. (all 2007/08 data).
- International research indicates that 'activity friendly environments' are critical to supporting participation in healthy outdoor activities. These are settings where

residents and visitors are encouraged to be active because the environment is highly attractive. We are encouraged to be active because being out there is extremely pleasant – not just because we think we should be active for our health. The motivation presented by an attractive setting is possibly more important than worries about personal fitness levels, and participation is likely to be more enduring.

- Personal safety in recreation is a key issue, and perceptions of unsafe settings are a deterrent to participation. Busy recreation settings encourage more use through passive surveillance, and separation from vehicle traffic is vital if we are to increase participation in cycling, walking and other wheeled pursuits, such as scootering and skate boarding (these all occur on the New Plymouth Coastal Walkway with very low levels of conflict).
- The benefits of activity for physical, mental and community health are widely accepted..
- There is currently very poor provision of outdoor recreation opportunities for people with disabilities in the region, particularly within or near natural settings. The proposed coastal pathway, with its even and level surfaces, will represent a massive opportunity for people who rely on walking aids or who have mobility issues.
- Access for students travelling between home and school will vastly improve, as it will for residents commuting to work. This form of 'incidental' physical activity makes very important contributions to physical and mental health.

- The proposed coastal pathway has the potential to be the most significant and accessible outdoor recreation development in Canterbury, exceeding activity levels at, for example, Bottle Lake and potentially the cycle and walking tracks on the Port Hills.

#### 6. *Net Gain in Public Access to the Coastal Margin*

- The public have access to all of the existing coastal margin, except for in front of the two separate sections of private properties (one along Beachville Rd, and the other along Main Road), but this access is currently of poor quality which limits use of the coastal margin. The proposed pathway significantly improves access to and along this coastal margin. Diverse opportunities to access the water itself are integrated along the proposed pathway.
- Enabling such public access along the entire coastal margin is a key principle of the RMA.

#### 7. *Explicit recognition of the loss that has been suffered and the legacy this provides for future generations*

- The plan incorporates the potential to remember the local people that lost their lives in the earthquakes or were seriously injured, lost their houses or businesses, as well as heroes such as the members of the local fire brigade, council workers, etc. It must be remembered that one of the main reasons for the proposed pathway is a legacy of community spirit that arose out of the earthquakes, and the recovery.



## APPENDICES

### APPENDIX 1 - SITE PHOTOGRAPHS

Selection of site photographs indicating various edge conditions along anticipated Coastal Pathway route.





## APPENDIX 2 - SITE ANALYSIS

### HISTORY

#### Pre-European

The estuary, Ihutai, was an immensely significant site to early Māori. It was a major site of food and resource gathering - mahinga kai - and also served as a hub for regional trade between south island iwi. There were a number of settlements by early Māori and the caves were also significantly utilised landmarks.

The first Māori in the Ōtautahi/Christchurch area were the Waitaha. They were followed in the 1500s and assimilated by Ngāti Mamoe, who came south from the Te Ika-a-Māori/North Island. In the mid-1700s Ngāi Tahu arrived and after a time assumed customary authority over the Canterbury region and the broader South Island.

Ensuing years saw Ngāi Tahu challenged and diminished by wars - particularly with the rangatira ('chief'), Te Rauparaha - and later epidemics of measles and influenza that were brought by European settlers. Relationships with the new arrivals were initially profitable and amicable, however the continued migration of Europeans saw continued loss of ancestral lands and ongoing shift in power.

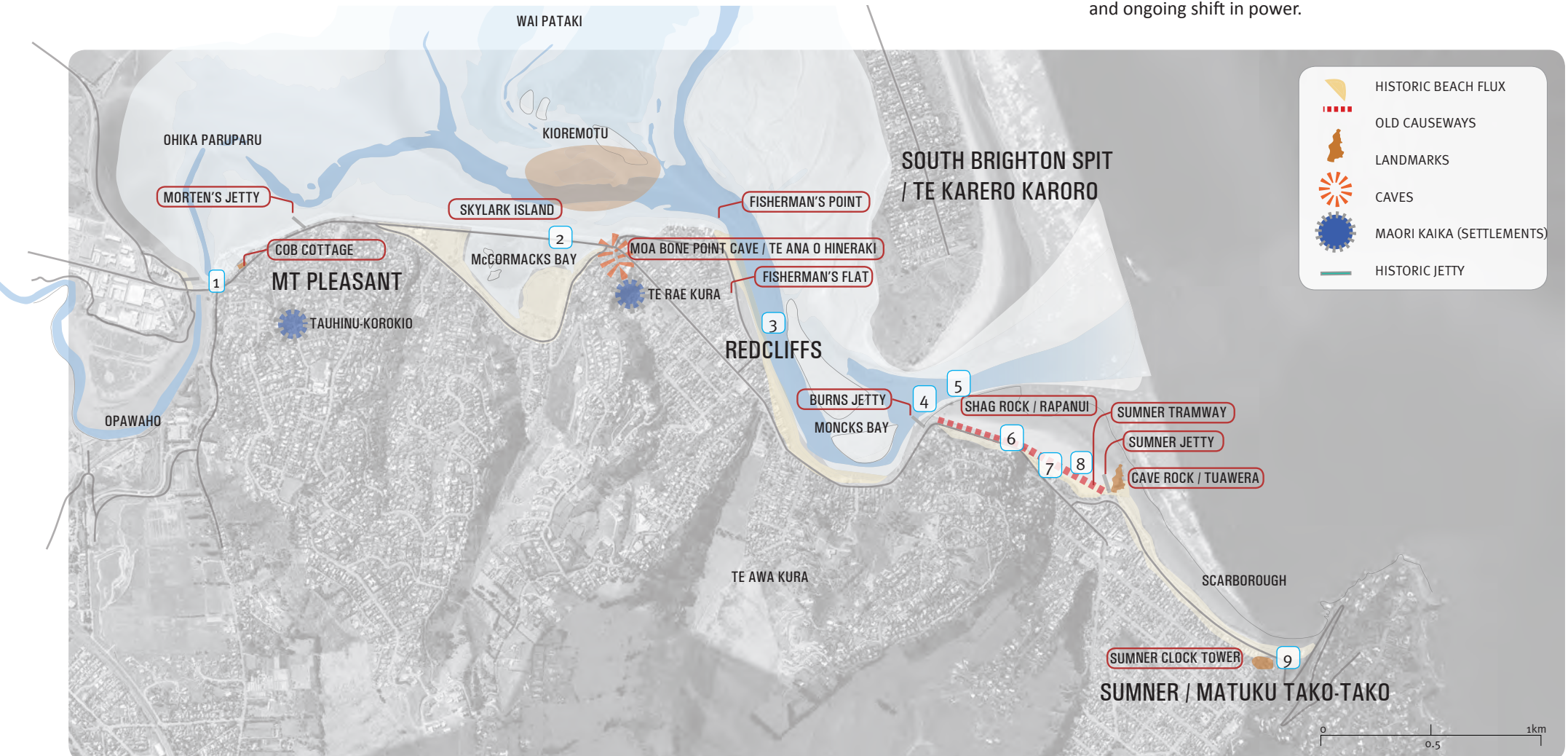


Figure A2.1 - Diagram of selected historical and cultural sites along the proposed Coastal Pathway.





Figure A2.2 - Trails and place names in Ngāi Tahu times. Adapted from Christchurch City Council, 'Christchurch before 1850 - The First Peoples'.

### European

The estuary and its river connections were also important to early European settlers for trade and commerce. Goods were brought via the estuary to the Ōpawaho/Heathcote River docks. The waterways' industrial uses also meant the estuary served as a disposal site for various pollutants, much of which arrived via the Ōtakaro/Avon and Ōpawaho/Heathcote Rivers, which removed food-gathering practices. The associated siltation removed the rivers' transport uses by 1900. The estuary has a long history as a recreational resource for rowing and yachting. A particularly notable 'recreational infrastructure' of the past was the coastal tramway which connected Sumner Beach with the city. It resulted in some of the major reclamations of the early 20th century that had significant impacts on the estuary's hydrological patterns, though helped to galvanise a popular tourist destination. The 2010-2011 earthquakes are an important event in the area's recent history.



'Rakawakaputa, Port Cooper Plains', 1848, William Fox. (SOURCED FROM Christchurch City Council, 'Christchurch Before 1850 - The First Peoples'.)



FERRYMEAD BRIDGE - DURING WW1 (SOURCE: 'THE ESTUARY, WHERE OUR RIVERS MEET THE SEA: DAVID BARR)



MCCORMACKS BAY: THE CAUSEWAY - EARLY 1900s (SOURCE: 'THE ESTUARY, WHERE OUR RIVERS MEET THE SEA: A. ALDERSLEY; CANTERBURY MUSEUM)



FISHERMAN'S FLAT + MONCKS BAY - 1800s (SOURCE: 'THE ESTUARY, WHERE OUR RIVERS MEET THE SEA: CANTERBURY MUSEUM)



MONCKS BAY - 1882 (SOURCE: 'THE ESTUARY, WHERE OUR RIVERS MEET THE SEA: J. SPILLER, PILGRIMS ASSOCIATION COLLECTION)



SHAG ROCK: THE MOUTH OF THE ESTUARY - 1900 (SOURCE: 'THE ESTUARY, WHERE OUR RIVERS MEET THE SEA: J.J KINSEY; CANTERBURY MUSEUM)



CLIFTON: TRAM CAUSEWAY (SOURCE: 'THE ESTUARY, WHERE OUR RIVERS MEET THE SEA: CANTERBURY MUSEUM)



CLIFTON: THE ROAD BELOW - 1907 (SOURCE: 'THE ESTUARY, WHERE OUR RIVERS MEET THE SEA: CANTERBURY MUSEUM)



SUMNER BEACH - CIRCA 1910 (SOURCE: TIMEFRAMES, TAKEN BY WILLIAM A.PRICE)



SCARBOROUGH - EARLY PHOTO (SOURCE: 'THE ESTUARY, WHERE OUR RIVERS MEET THE SEA: CANTERBURY MUSEUM)

### Photographs

The historic photographs present a sample of the environment and life along the pathway route in the late 19th and early-mid 20th centuries. They identify some major changes that have taken place along the route, such as the tramway reclamations (2,6) and the pre-modification condition of Scarborough Beach (9).



## GEOLOGY + ECOSYSTEMS

The 2010-2011 earthquakes revealed previously unknown fault lines in Ōtautahi/Christchurch. These include a 14km long fault along the northern Port Hills, which was the origin of the February 2011 earthquake<sup>1</sup>. Up-lift ruptures are still regular occurrences in the area. The pathway site is also significant and unique for being at the juncture of the Port Hills, two rivers and the ocean - the meeting of geological, alluvial and marine systems. This resulted in a diverse range of historic ecosystems that surround the pathway site. The estuary once had a richer diversity of natural edge environments, such as dunelands and saltmarshes.

1 See GNS: <http://www.gns.cri.nz/Home/Our-Science/Natural-Hazards/Recent-Events/Canterbury-quake/Hidden-fault>

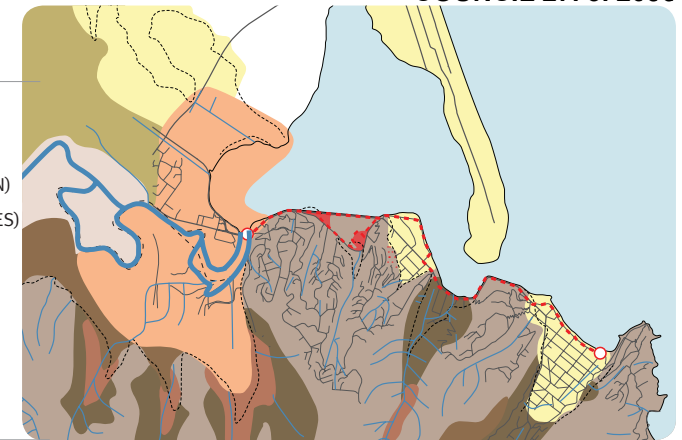
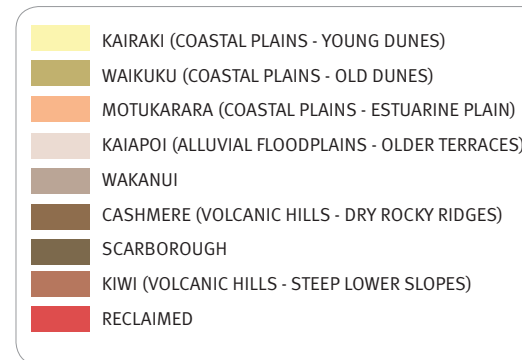


Figure A2.4 - Geology, soils. Adapted from [resources.ccc.govt.nz](http://resources.ccc.govt.nz/soils+geomorphology) (soils + geomorphology of Chch)

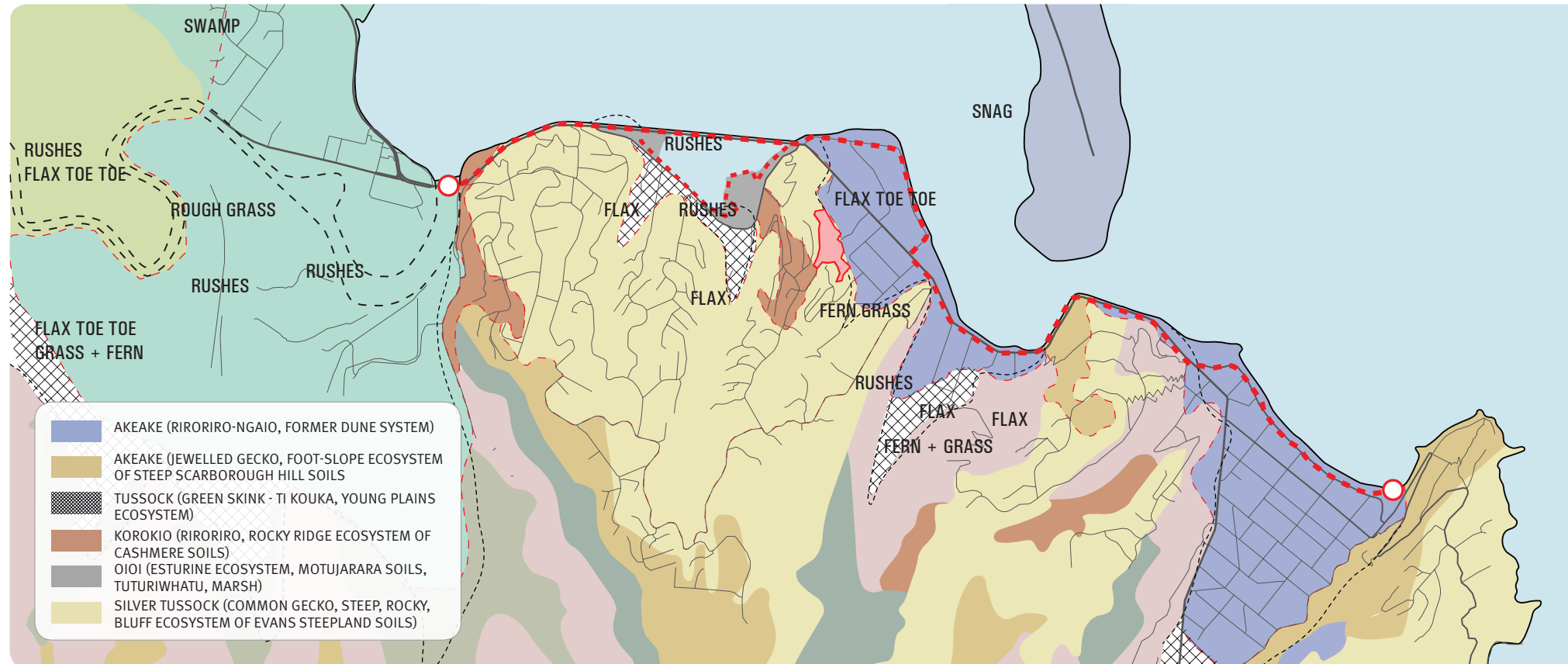


Figure A2.3 - Historic ecosystems. Adapted from Lucas Associates, *Swamps and Vegetation Cover 1856*.

## HYDROLOGY

The site is a highly complex hydrological system. Two rivers, four 'city drains' and numerous stormwater outlets discharge into the estuary. A sewerage treatment plant and oxidation ponds occupy much of the estuary's northern edge though these no longer discharge into the water body as it has been piped directly to sea since 2010.

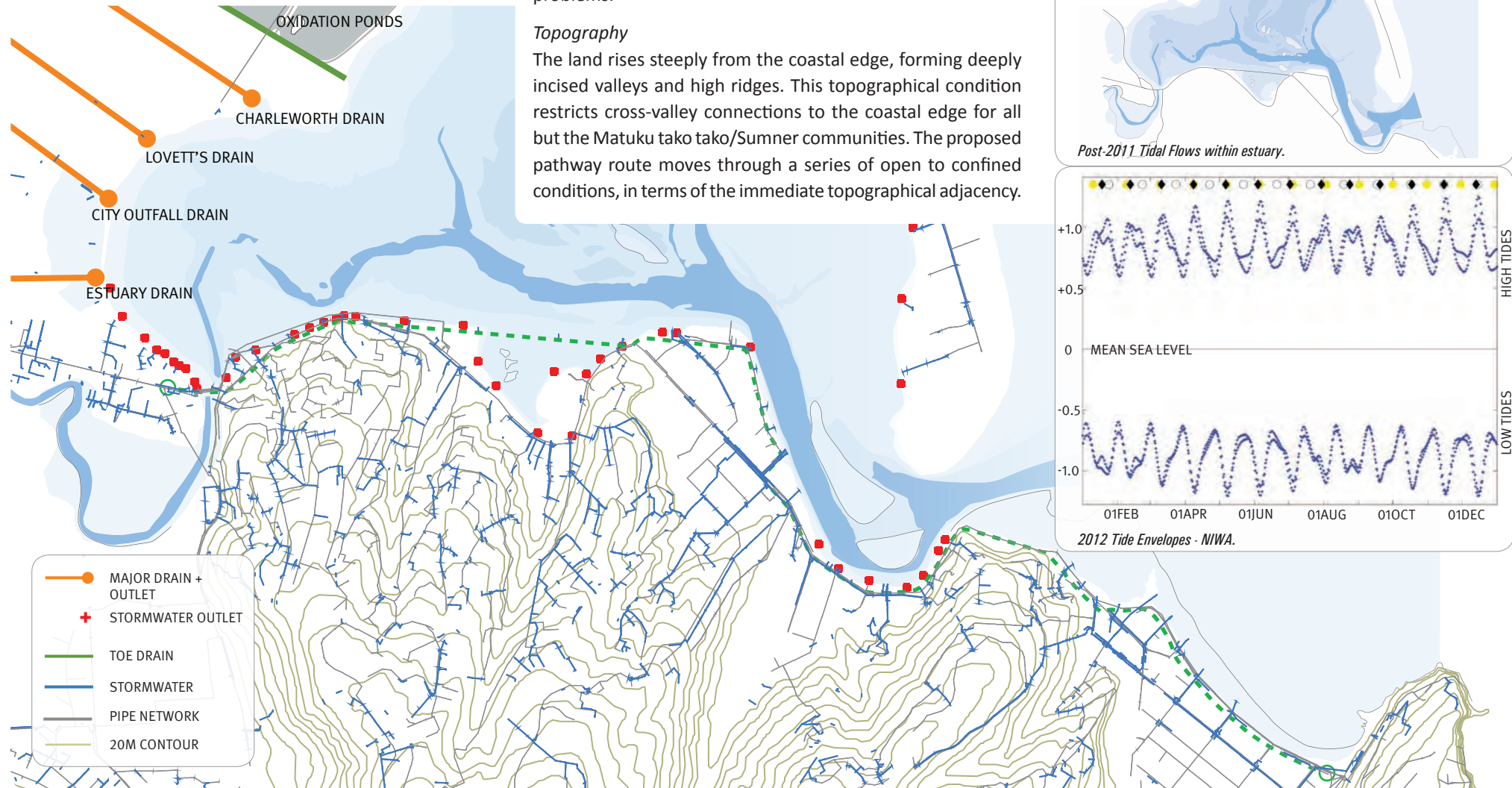


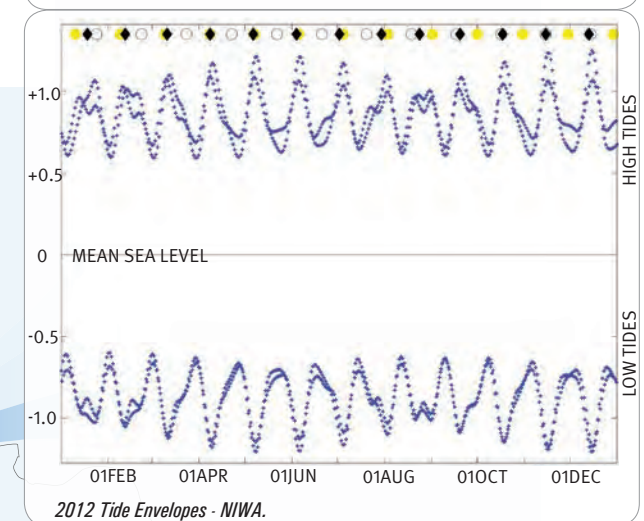
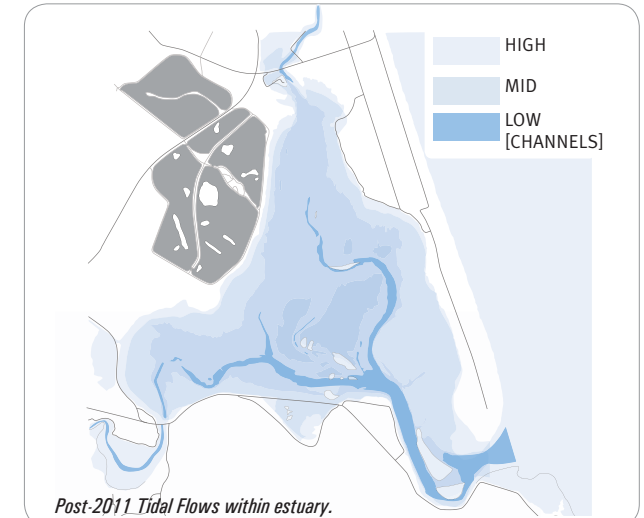
Figure A2.5 - Diagram of hydrological systems.

## Tidal

The 2010-2011 earthquakes had significant impact on the tidal patterns of the estuary. They notably resulted in an approximate 0.5 metre uplift along the southern edge of the estuary. The estuary is reshaping in response to this changes, which has effected habitat and erosion, for example. It has been observed that contaminated sediment has in some places been buried by uprisings, and is alleviating some aquatic weed problems.

## Topography

The land rises steeply from the coastal edge, forming deeply incised valleys and high ridges. This topographical condition restricts cross-valley connections to the coastal edge for all but the Matuku tako tako/Sumner communities. The proposed pathway route moves through a series of open to confined conditions, in terms of the immediate topographical adjacency.



## WILDLIFE

The Te Ihutai/Avon-Heathcote estuary is a highly significant habitat for a diversity of bird life and marine species. It is also culturally very significant as a major historic source of shellfish gathering and trade to Ngāi tahu. Changes to feeding and roosting patterns are still being observed due to the significant geomorphic changes to the environment. Over 100 bird species have been reported at the estuary<sup>1</sup> and it is an important habitat, both nationally and internationally, for migratory birds – most notably for the hundreds of godwits that stay for the summer months before returning to Alaska.

For a detailed guide to the birdlife of the estuary, refer to SJ Owen (ed), *The Estuary - Where Our Rivers Meet the Sea*, 1992.

1. McMurtrie S. and Kennedy S, Exploring an Estuary - A Field Guide to the Avon-Heathcote Estuary/Ihutai, 2012, p. 4.

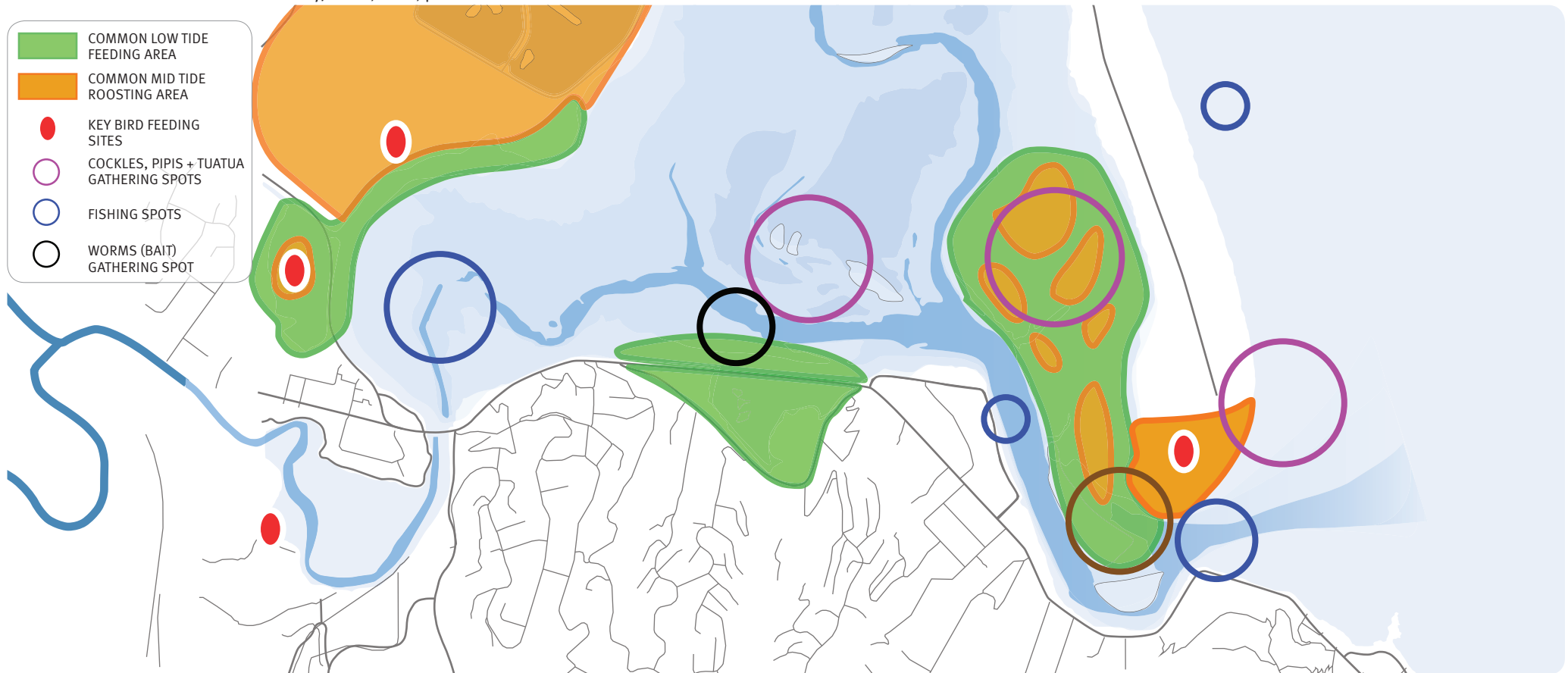


Figure A2.6 - Diagram of predominant wildlife patterns.



## URBAN CONNECTIONS

In the broadscale, there are limited ways to reach the pathway neighbourhoods. Pinched between the Port Hills and estuary, they are reached almost exclusively via the Ferrymead bridge and then Main Rd. From the bridge the Pathway is primarily connected to the CBD along Ferry Rd and, while other routes including the ring road converge around Ferrymead, the bridge remains the essential pinch point. The neighbourhoods require Main Rd to be an effective route and also, as the only means of access, one with good provision for a range of transport modes. Main Road also forms part of a freight link to Lyttelton port and is used for over-dimension and sometimes dangerous goods. It was extensively damaged in the earthquakes which has had significant impact on local communities and the port link.

In the Christchurch Transport Strategic Plan 2012 the proposed pathway route is identified as a major cycleway, recreational walkway and core public transport route. The proposed Coastal Pathway has the capacity to fully achieve the first two of these strategic objectives, and to contribute to creating an effective core public transport route. In this way the proposed pathway can not only connect, provide amenity and options for local communities, but contribute to the city's overall infrastructural objectives and resilience.

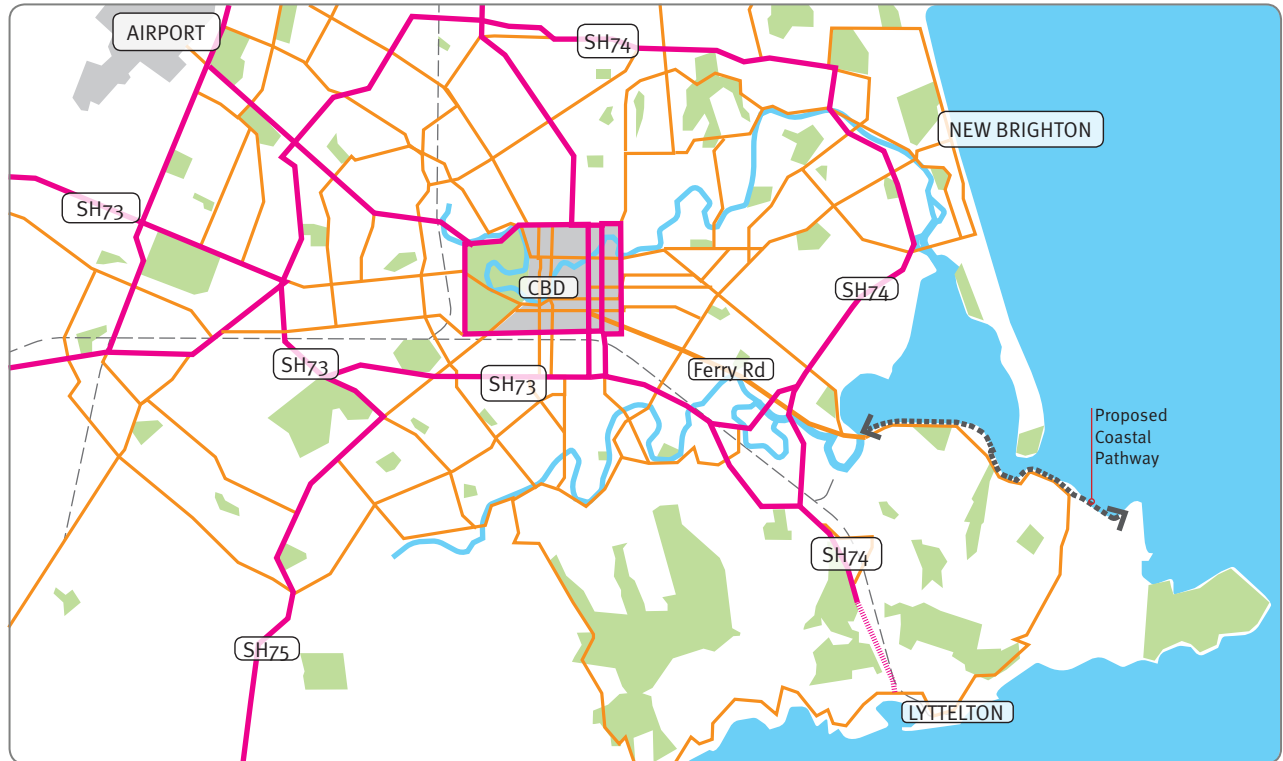


Figure A2.7 - Diagram of broader Christchurch with primary and secondary arterial roads, rail lines and green reserves indicated.



Christchurch City Council diagram of cycle network. Major cycleways indicated bold. Source: Christchurch City Council, Christchurch Transport Strategic Plan, June 2012.



Christchurch City Council diagram of long-term vision for walking. Major recreational routes indicated dashed. Source: Christchurch City Council, Christchurch Transport Strategic Plan, June 2012.



Christchurch City Council diagram of public transport. Core routes indicated bold. Source: Christchurch City Council, Christchurch Transport Strategic Plan, June 2012.



## LOCAL CONNECTIONS

A safe pathway is so desired largely because of the high number of walkers/cyclists living near the hills and beaches, but also because a relatively high proportion of serious crashes along Main Road in recent years have involved cyclists. Such a pathway would not only be a great metropolitan and tourism asset for Ōtautahi/Christchurch, offering access from city to beaches and hills, but would also let workers from the coastal communities commute safely into the new cycle-friendly CBD.

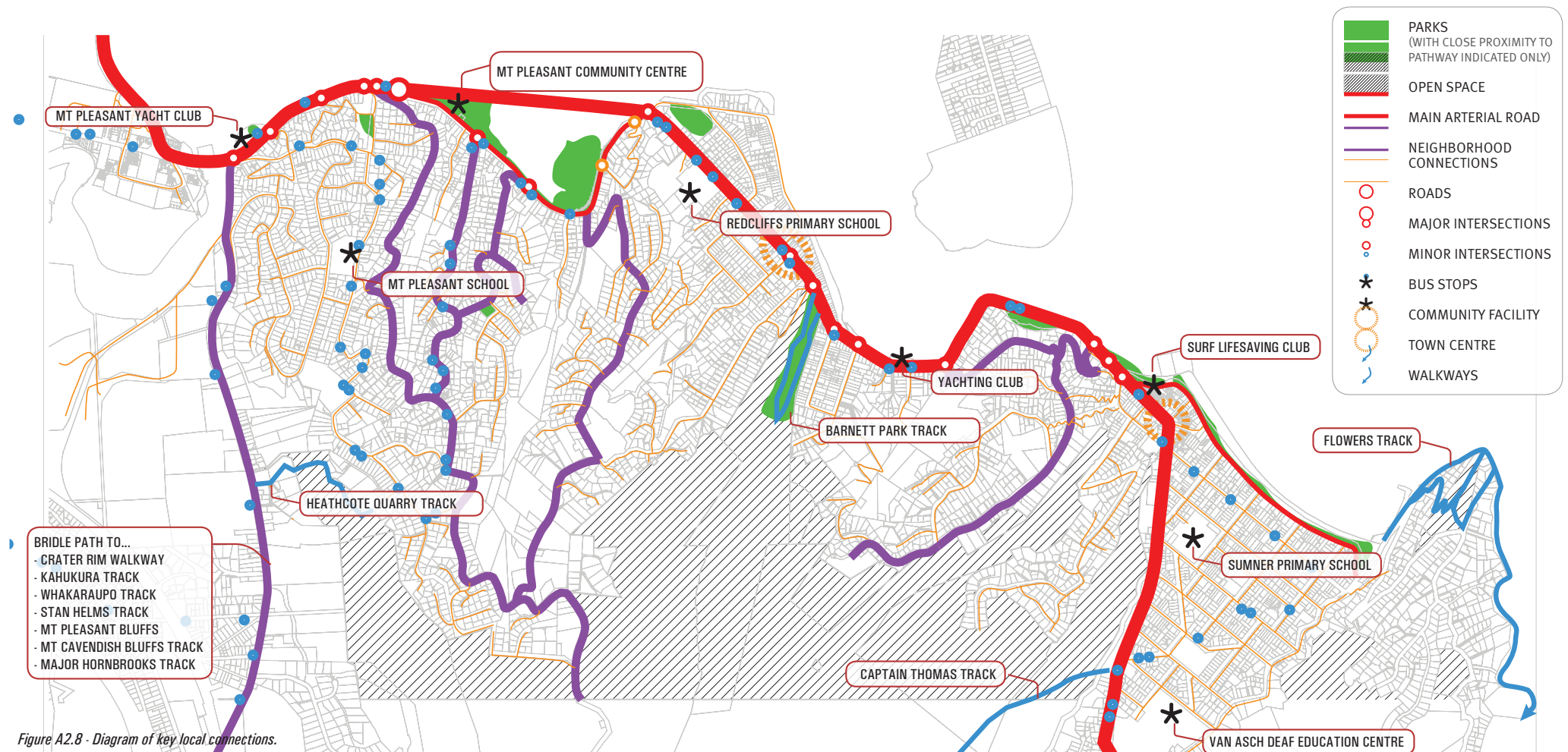


Figure A2.8 - Diagram of key local connections.

## RECREATION

The below diagram illustrates some of the main recreation activities associated with various parts of the pathway. It is not an exhaustive survey of everything that takes place everywhere along the route. It does however identify key trends, such as the primacy of water-craft recreation taking place adjacent to Scott Park in Mt Pleasant; that popular fishing spots are located in Redcliffs at Beachville Rd and Moncks Bay; and that surfing and swimming takes place at and near Sumner Beach. The proposed pathway route passes significant reserves and sports amenities at McCormacks Bay, Redcliffs Park and Barnett Park, as well as a number of smaller reserves, such as Shag Rock Reserve

/ Peacocks Gallop that are used for more passive forms of recreation, like dog-walking and picnicing. Cycling and walking are already popular along parts of the proposed route, such as McCormacks Bay for walkers – and bird watchers – and there are numerous connections into the Port Hills for more serious tramping, although many of these tracks have been closed as a result of the earthquakes.

There are extensive opportunities for greater recreational use on the water edge if access is organised, which would help to address the loss of opportunities on the hills.



Figure A2.9 - Key recreation locations.

## APPENDIX 3 - COMMUNITY CONSULTATION DATA

### SUMMARY TABLE OF CONSULTATION UNDERTAKEN

	DATE	VENUE	DURATION	WITH	DESCRIPTION / OUTCOMES
COMMUNITY	18 Sept 2012, 4pm	Mt Pleasant Community Centre	2 hours	Community - Mt Pleasant	Inception, ideas and suggestions from public
	18 Sept 2012, 7:15 pm	Sumner New school hall	2 hours	Community - Sumner	Inception, ideas and suggestions from public
	19 Sept 2012, 7:15 pm	Redcliffs Bowling Club	2 hours	Community - Redcliffs	Inception, ideas and suggestions from public
	9 Oct 2012, 4:00pm	Mt Pleasant Yacht Club	2 hours	Community - Mt Pleasant	Feedback on draft vision and design options
	9 Oct 2012, 7:15pm	Redcliffs Bowling Club	2 hours	Community - Redcliffs	Feedback on draft vision and design options
	10 Oct 2012, 7:15pm	Sumner Old School Hall	2 hours	Community - Sumner	Feedback on draft vision and design options
	23 Oct 2012, 4:00pm	Mt Pleasant Yacht Club	2 hours	Community - Mt Pleasant	Feedback on refined vision and draft concept design
	23 Oct 2012, 7:15pm	Sumner New school hall	2 hours	Community - Sumner	Feedback on refined vision and draft concept design
	24 Oct 2012, 7:15pm	Redcliffs Bowling Club	2 hours	Community - Redcliffs	Feedback on refined vision and draft concept design
STAKEHOLDERS	5 Sept 2012, 10:00am	Christchurch City Council offices	3 hours	Christchurch City Council officers	Briefing, issues for ecology, recreation, traffic
	5 Sept 2012, 2:30pm	Christchurch City Council offices	3 hours	ECAN	Briefing, issues for ecology, recreation, traffic, consent
	18 Sept 2012, 10:00am	Christchurch City Council offices	3 hours	Christchurch City Council officers	Community presentation agenda
	18 Sept 2012, 12:30pm	Mt Pleasant Community Centre	1 hour	Kidsfirst	Values and aspirations
	18 Sept 2012, 2:00pm	Mt Pleasant Community Centre	1 hour	Mt Pleasant Residents Association	Values and aspirations
	19 Sept 2012, 1:30pm	Mt Pleasant Community Centre	1 hour	Christchurch Yacht Club	Values and aspirations
	19 Sept 2012, 2:30pm	Mt Pleasant Community Centre	1 hour	Redcliffs, Brookhaven, Sumner Residents Associations	Values and aspirations
	9 Oct 2012, 9:00am	Christchurch City Council offices	3 hours	Christchurch City Council officers	Community presentation agenda
	10 Oct 2012, 12:00pm	Mt Pleasant Community Centre	2 hours	Ihutai Trust	Values and aspirations
	10 Oct 2012, 2:00pm	Mt Pleasant Community Centre	2 hours	Canterbury University students	Usage patterns
	12 Oct 2012, 2:30pm	Christchurch City Council offices	1 hour	SCIRT	Integration of path and roadworks
	23 Oct 2012, 9:00am	Christchurch City Council offices	3 hours	Christchurch City Council officers	Community presentation agenda
	21 March 2013, 2:00pm	Tauhiwi Marae	1 hour	Ngāi Tūāhuriri	Feedback on draft concept plan. Mihi and korero



*SUMMARY OF COMMENTS AND SUGGESTIONS FROM CONSULTATION EVENT  
HELD AT MT PLEASANT COMMUNITY CENTRE, TUES 18TH SEPT, 4PM - 6PM*

## THEMES:

## NATURAL ENVIRONMENT

## CULTURAL + HERITAGE

RECREATIONAL

COMMERCIAL

## MOVEMENT

SPATIAL





## SPATIAL

- Most amazing bird life
- Habitat islands
- Lets call it neptunes necklace
- Sumner is an iconic part of Christchurch
- Art work from local artists
- History and earthquake stories
- Exercise equipment
- Dog bins
- Shelters at view points
- Improve Causeway amenity
- Safe for all users/ages/mode
- X Crossing point
- Wheel chair access to Shag rock
- Social walking is very important
- Seperate social biking from commuter
- Differentiate between areas, e.g. thorough the use of planting
- Signage & kilometre markers
- Iconic destination at Scarborough beach
- Recreate sandunes along Sumner
- Pathway can give back lost recreation facilities



*SUMMARY OF COMMENTS AND SUGGESTIONS FROM CONSULTATION EVENT  
HELD AT SUMNER NEW SCHOOL HALL, TUES 18TH SEPT, 7.15PM - 9.15PM*

## THEMES:

- ## NATURAL ENVIRONMENT

- ## CULTURAL + HERITAGE

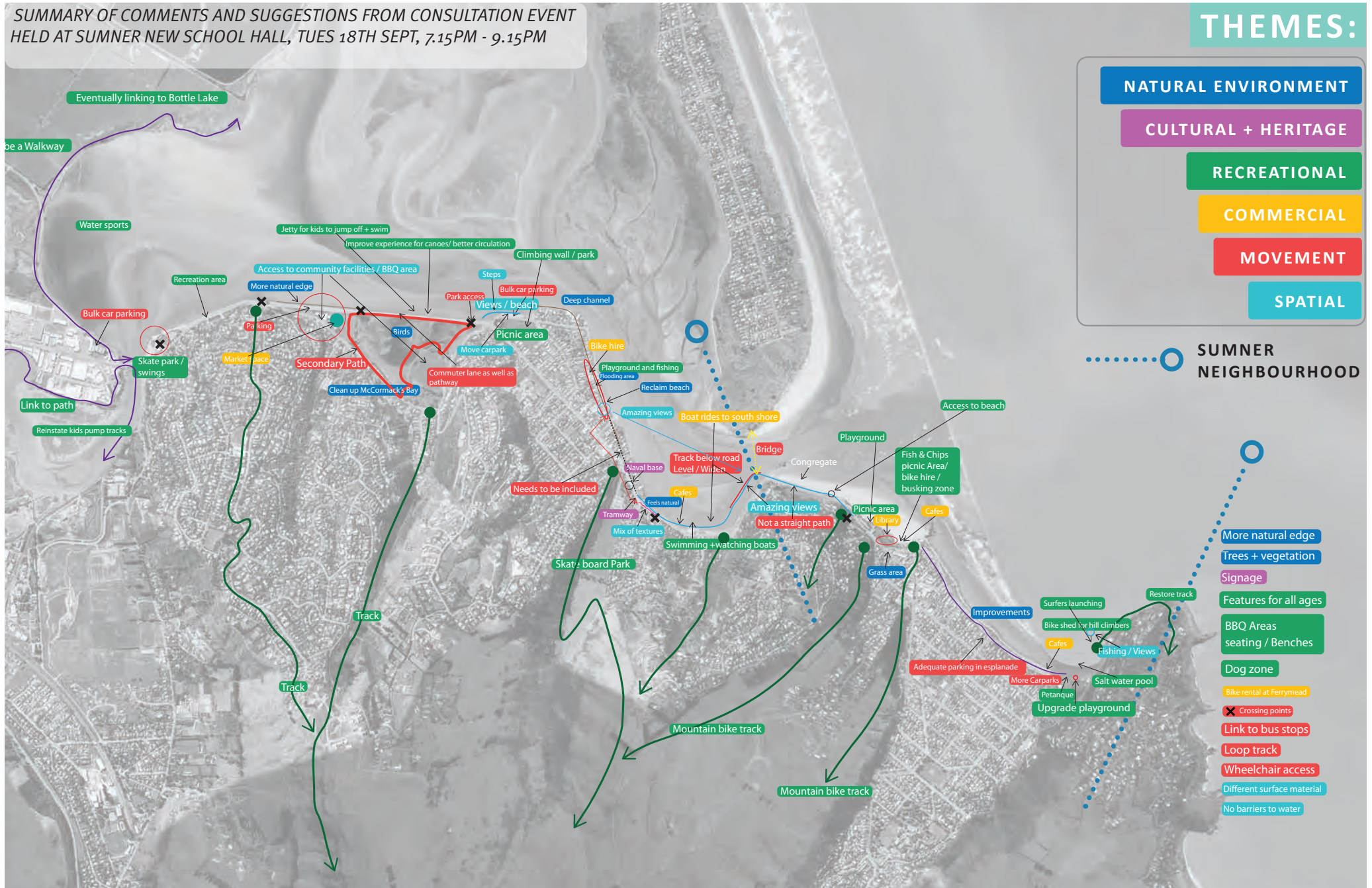
- RECREATIONAL

- COMMERCIAL

- ## MOVEMENT

- SPATIAL

## SUMNER NEIGHBOURHOOD





## APPENDIX 4 - SECTION OVERLAYS

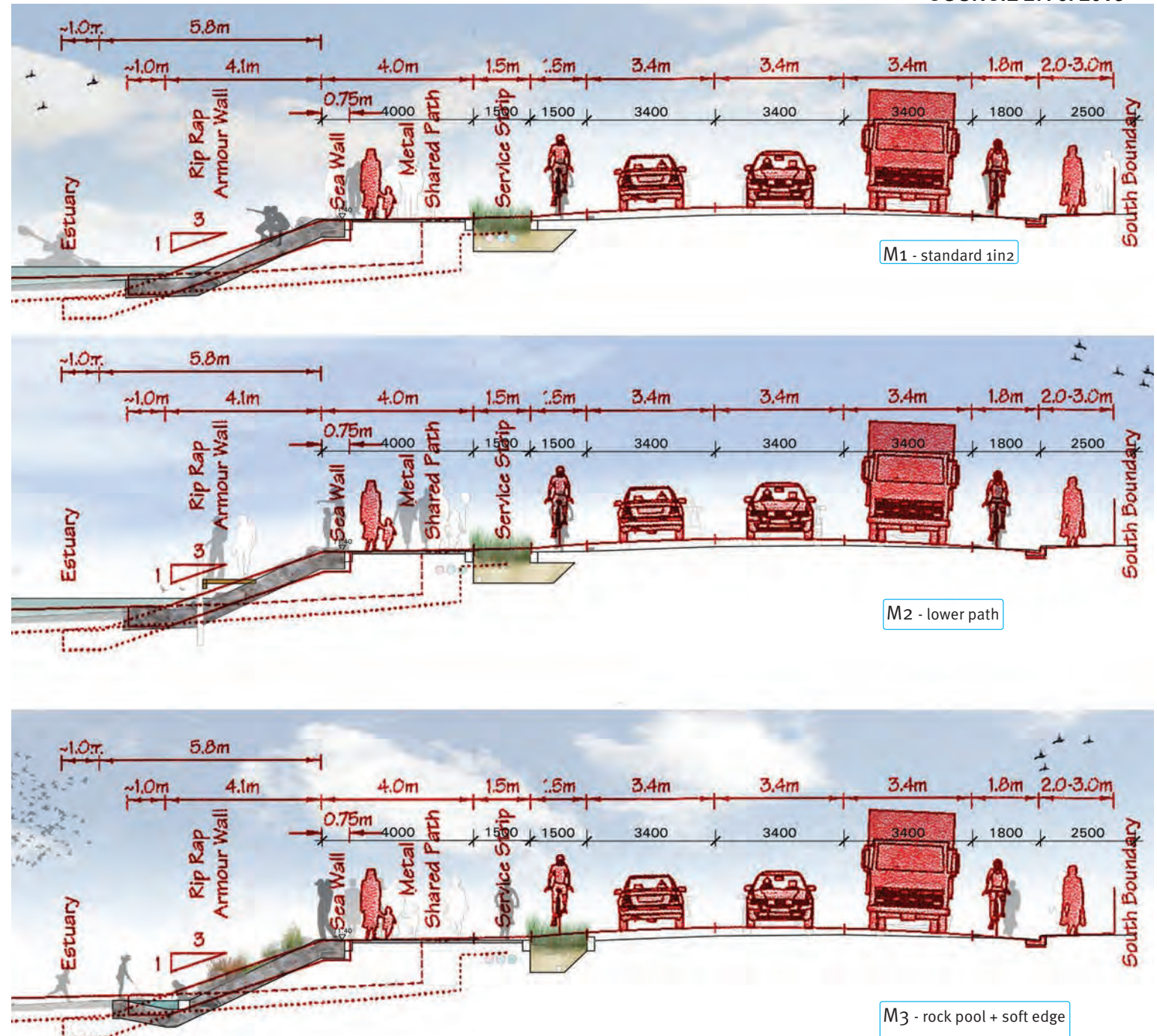
The proposed Coastal Pathway sections were adapted to existing SCIRT/Christchurch City Council rebuild proposals wherever these were available.

*TYPICAL 3-LANING AND CAUSEWAY SECTIONS WITH SCIRT/CHRISTCHURCH CITY COUNCIL BASE OVERLAID.*

SCIRT section from:

Main Road 3-Laning - Street Renewal  
Consultation Plan, Issue 2, 18/05/2012 -  
[TP323504]

- pdf-file only received October, 2012

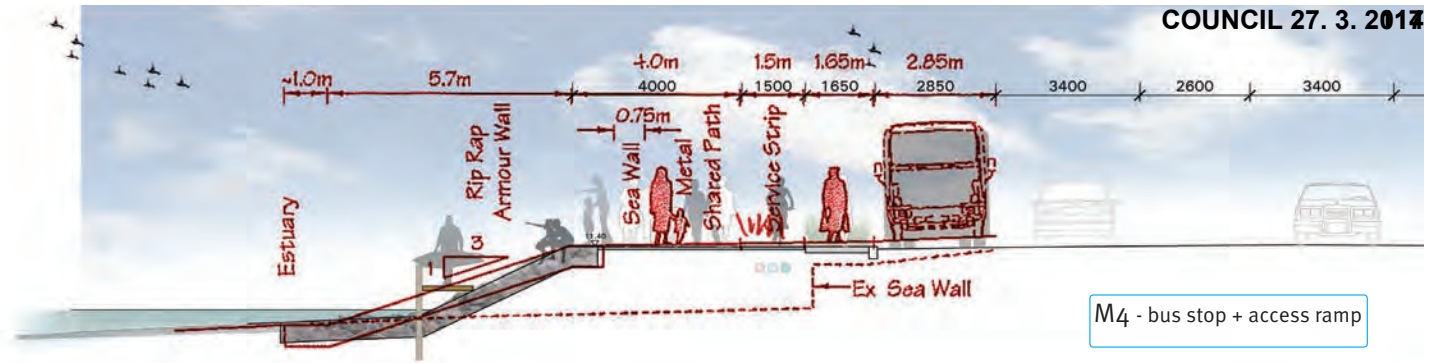


### 3-LANING BUS-STOP SECTIONS WITH SCIRT/ CHRISTCHURCH CITY COUNCIL BASE OVERLAID.

SCIRT sections from:

Main Road 3-Laning - Street Renewal Consultation Plan,  
Issue 2, 18/05/2012 [TP323504]

- pdf-file only received October, 2012

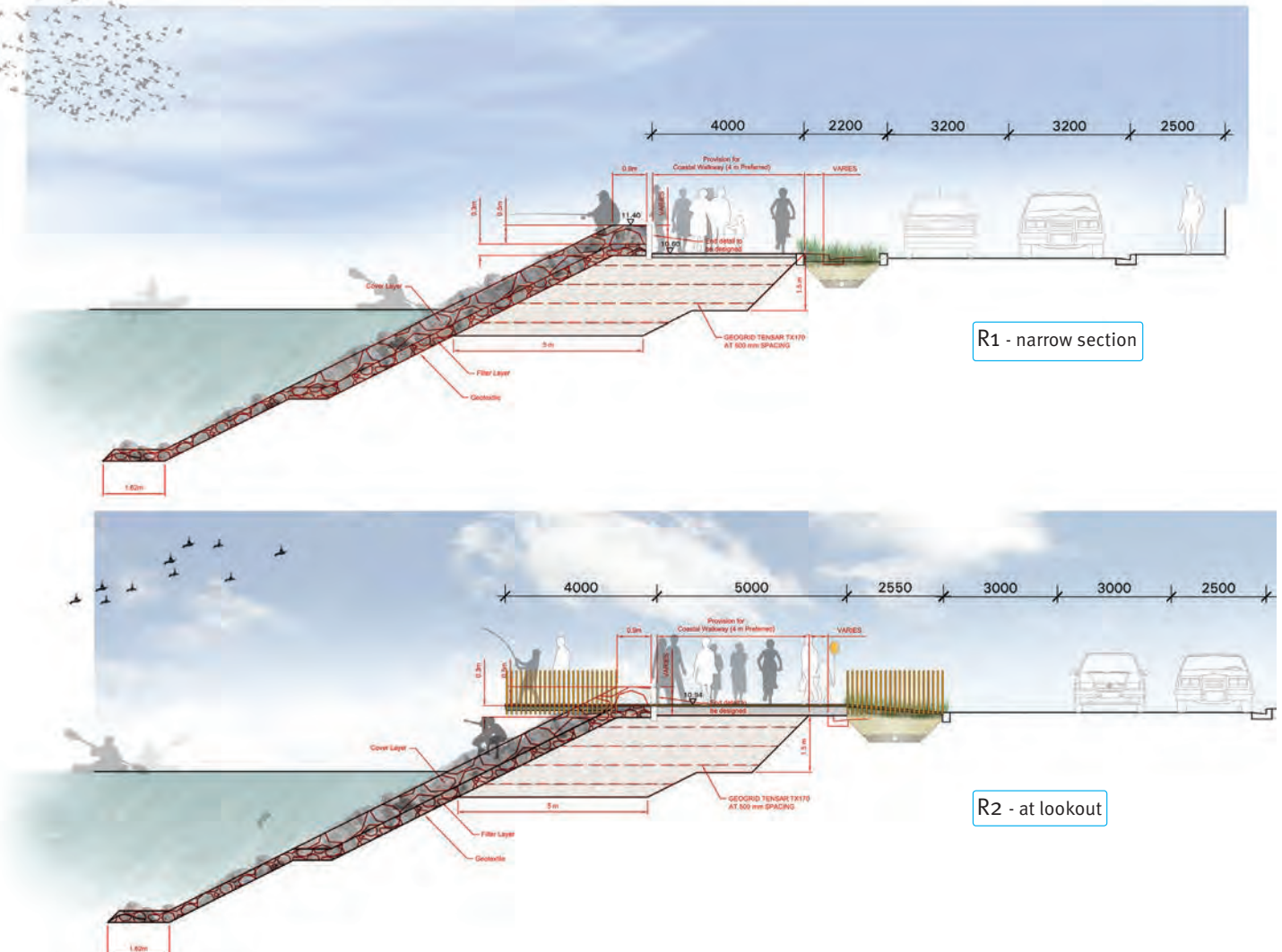


### TYPICAL BEACHVILLE RD SEAWALL SECTIONS WITH SCIRT/CHRISTCHURCH CITY COUNCIL BASE OVERLAID.

SCIRT section from:

Beachville Road and Celia Street - Eastern Sea Wall Typical  
Cross Section [RD4001]


- CAD file 10824-DE-RD-DG-4001.dwg received 16/10/12



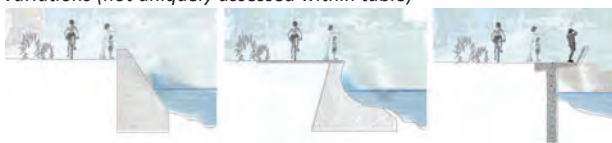


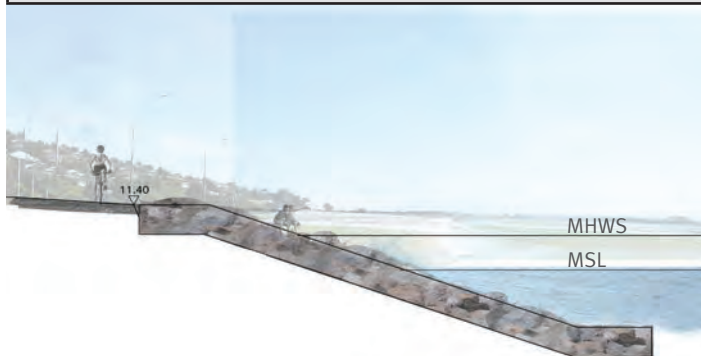
## APPENDIX 5 - CONSTRUCTION OPTIONS

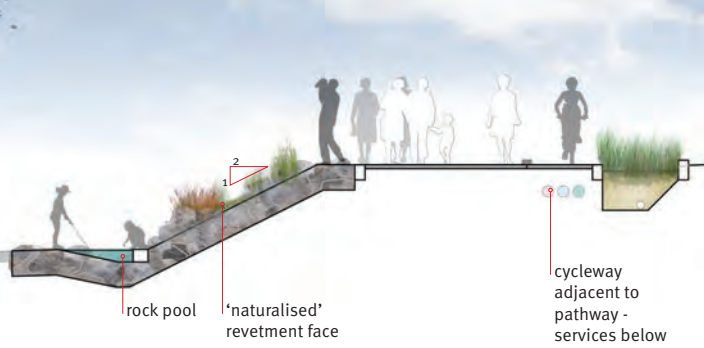
There are a number of design options for establishing the coastal pathway platform. Each has its own engineering, social, cultural, environmental and economic issues. The general considerations for the different approaches considered as part of the concept design are set out below:

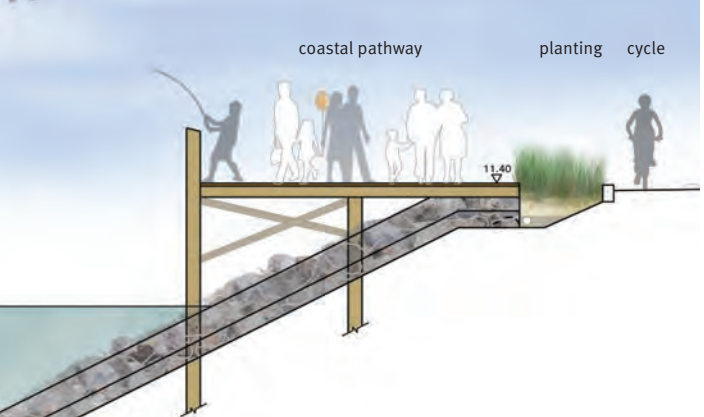
VERTICAL RETAINING WALL	PROS	CONS
	Maintains current edge alignment	Structural stability issues in seismic events
	No encroachment on estuary	Limited potential for biodiversity / landscaping
	Proximity to water	Does not provide an additional pathway width
		No direct water access

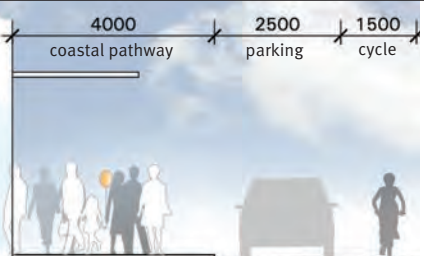
Potential Variations (not uniquely assessed within table)



RIP-RAP REVETMENT	PROS	CONS
	Resilient structure	Intrudes into estuary bed
	Flexible gradient / footprint	Cultural sensitivity
	Ability to introduce biodiversity / landscaping	
	Potential for access to estuary	

RECLAMATION	PROS	CONS
	Enables connectivity through narrow sections	Intrusion into estuary
	Provides for additional pedestrian/cycle safety + amenity	Cultural sensitivity
	Cost effective in low tidal flow environments	Technically challenging and expensive in deep/swift water
	Potential for access to estuary	
	Ability to introduce biodiversity / landscaping features	

BOARDWALK	PROS	CONS
	Enables connectivity through narrow sections	Cost
	Less intrusive than reclamation	Maintenance issues
	Proximity to water	Limited scope for direct water access
	Capable of being located in deep/swift water	Limited potential for biodiversity / landscaping
	Low impact design options suitable for sand dunes	

INLAND ROUTE	PROS	CONS
	Ability to integrate with community facilities	Not adjacent to waters edge
	Alternative route options	Less separation from traffic and conflict with driveways
	Potentially more sheltered from elements	Limited width in road corridor
		Less direct (depending on route)

Prepared by Wraight + Associates  
for Christchurch City Council  
and Christchurch Coastal Pathway Group







Suburban Centres Programme

# Draft Main Road Master Plan

(Part of the Ferry Road/Main Road Master Plan)  
Phase Two – Ferrymead Bridge to Marriner Street, Sumner

Summary of Consultation Responses

21 October – 22 November 2013

## Contents

<b>1.0 Executive summary.....</b>	<b>3</b>
<b>2.0 Methodology.....</b>	<b>5</b>
<b>3.0 Submissions returned .....</b>	<b>6</b>
<b>4.0 Overall support for the direction of the Draft Main Road Master Plan .....</b>	<b>8</b>
<b>5.0 Agreement or disagreement with the plan's vision and goals.....</b>	<b>10</b>
<b>6.0 Responses to individual project actions.....</b>	<b>11</b>
6.1 Economy and Business – .....	11
6.1.i EB1 Business association development.....	11
6.1.ii EB2 Marketing strategy .....	12
6.1.iii EB3 Events establishment and promotion .....	12
6.1.iv EB4 Re-establish supermarket .....	13
6.2 Movement –.....	14
6.2.i M1 Coastal Pathway .....	14
6.2.ii M2 Redcliffs village centre streetscape enhancements.....	15
6.2.iii M3 Beachville Road streetscape enhancements .....	17
6.2.iv M4 Mt Pleasant intersection enhancements.....	18
6.2.v M5 Mt Pleasant bus shelter enhancements.....	20
6.2.vi M6 McCormacks Bay Road streetscape.....	21
6.2.vii M7 Moncks Bay parking and bus stop enhancements .....	22
6.2.viii M8 Redcliffs village centre parking – monitoring and review .....	24
6.2.ix M9 Route security – rockfall management and protection.....	26
6.2.x M10 Pedestrian crossings.....	26
6.3 Natural environment – .....	28
6.3 NE1 Landscape palette .....	28
6.3.ii NE2 Cliff illumination .....	29
6.3.iii NE3 Scott Park enhancements .....	30
6.3.iv NE4 Barnett Park landscape and amenity review.....	32
6.4 Community, culture, heritage – .....	33
6.4.i CCH1 McCormacks Bay community hub .....	33
6.4.ii CCH2 Te Ana O Hineraki / Moa Bone Point Cave and Te Rae Kura / Redcliffs Park.....	34
6.4.iii CCH3 Tangata whenua cultural interpretation .....	35
6.4.iv CCH4 Redcliffs community resources .....	36
6.4.v CCH5 Resilience Plan .....	37
6.4.vi CCH6 Moncks Cave protection and amenity enhancements .....	38
6.5 Built environment–.....	39
6.5.i BE1 Redcliffs comprehensive redevelopment opportunities .....	39
6.5.ii BE2 View shafts .....	40
6.5.iii TP1 Transitional projects.....	41
6.6 Other issues raised during consultation .....	41
6.6.i No right turn at Bridle Path Road and St Andrews Hill Road.....	41
6.6.ii Proposed three lane road from Ferrymead Bridge to Mt Pleasant ....	42
6.6.iii Other suggestions for the Main Road Master Plan Project.....	42
<b>7. 0 Actions considered the most important .....</b>	<b>44</b>
<b>8.0 Specific wording changes requested in final Main Road Master Plan document.....</b>	<b>45</b>

## 1.0 Executive summary

The 216 submissions received during the consultation phase of the Draft Main Road Master Plan indicated strong support for this project. Approximately three quarters of respondents used the formal submission form. This has enabled statistical analysis of the feedback on individual actions and overall priorities.

The majority of submitters support the overall direction of the Master Plan. Of submitters who responded to the question, seventy three percent of submitters (159) have agreed with the plan's overall direction. Only nine percent of submitters have disagreed (19). Many of these submitters went on to support specific projects in the Master Plan. The remainder of submitters did not provide a response to this question (38 or 18%).

A similar pattern emerged from submitter feedback on the Plan's visions and goals. Sixty eight percent of submitters have agreed (148), and only six percent have disagreed (12). The remaining percent neither agreed or disagreed, or did not respond to the question.

With respect to submitter feedback on specific Master Plan actions, the Coastal Pathway is seen by many submitters as the centrepiece of the draft Plan. One hundred and three submitters (48%) strongly agreed with it, and another 27 (13%) agreed. The Coast Pathway also led the way in the actions that submitters considered most important e.g.

*Great to have the whole corridor planned in a cohesive way to have all facilities planned and built with a linked vision for the community using it. High priority on the coastal pathway to enable visitors and local residents to get close to our beautiful coastline.*

All of the draft plan's 27 actions received sufficient support to proceed in some shape or form. Actions ranked most important (combining all 5 rankings) after the Coastal Pathway were:

- Redcliffs village streetscape enhancements (M2);
- Re-establishment of the supermarket (EB4);
- Redcliffs village centre parking – monitoring and review (M8); and
- Pedestrian crossings (M10).

Other actions well supported by submitters were: Redcliffs community resources (CCH4), Barnett Park landscape and amenity review (NE4), and Scott Park enhancements (NE3). McCormacks Bay Road streetscape (M6), and marketing strategy and business association development (EB 1 & 2) were also well supported.

The projects least supported by submitters still received an adequate level of support from submitters i.e. submitter opposition to the action only reached 16%. That was for the Redcliffs village centre parking project (M8). Other projects which drew strong submitter views and opinions were:

- Beachville Road streetscape enhancements (M3)
- Cliff illumination (NE2)
- Redcliffs village streetscape enhancements (M2);
- Scott Park enhancements (NE3)
- View shafts (BE2)

There is scope to address submitter concerns before the Council adopts the Master Plan, and staff comments and recommendations are presented in the sections that follow.

Feedback has also been received by submitters on issues or projects that fall outside the immediate scope of the Draft Master Plan (e.g. the provision for a right hand turn from Bridle Path Road into Main Road, and the 3 laning of Main Road from Ferrymead Bridge to Mt Pleasant). The draft Master Plan notes that a number of separate but related projects along the Main Road corridor need to be considered along with its proposed actions, to facilitate an integrated process for project planning and delivery. Submitter feedback on issues outside the scope of the Master Plan will be forwarded to relevant staff in other Council Units.



## 2.0 Methodology

This report analyses data received from the community and other key stakeholders on the Draft Main Road Master Plan.

Public consultation on the proposed Master Plan took place between 21 October and 22 November 2013. Submissions and other feedback were received online, by email, at the three drop-in sessions, or by post. Information gathered at the Scott Park charrette on 18 November 2013 has also been considered.

The submission form (Appendix 1) asked respondents whether or not they supported the direction of the Draft Main Road Master Plan and how much they agreed or disagreed with the Plan's vision and goals. It then included further quantitative questions asking respondents to rank their support for 27 various actions in the plan on a five point Likert scale.

Responses to all these questions are analysed under the relevant section relating to each action.

Submissions that did not indicate which of the options identified in the feedback form they were aligned with were recorded as 'not indicated' for the purposes of statistical analysis. Answers not provided in Draft Main Road Master Plan submission forms or not included in the other written submissions are shown in the graphs as 'Not indicated'.

In addition to obtaining submitters' views on individual actions, respondents were asked to indicate which of the actions in Question 3 they considered most important, in order to obtain an indication of priority.

The submission form also included several qualitative questions allowing open-ended responses on the best aspects of the Draft Master Plan, aspects of the Plan that need improvements and any further comments. Responses to these questions are dealt with under the relevant action.

In the form's contact section, submitters were asked if they wished to appear if submissions were heard by Council, and if they wished to assist with the implementation of any actions.

### 3.0 Submissions returned

A total of 217 submissions were returned and analysed. Of these 216 were received within or soon after the consultation period. One submission received from Ngāi Tūāhuriri Rūnanga during the analysis phase is not included in the quantitative data. However, written comments have been included in this report.

Most submitters (167) used the Draft Main Road Master Plan submission form with its project specific questions, while six used the generic Council Have Your Say form which did not include project-related questions. The remaining responses were in the form of letters or general emails. Many of these were focused on a single area or issue and were not concerned with other actions. Most of these submitters did not rank their support for the 27 different actions, contributing to a significant proportion of 'not indicated' responses in the graphs.

Submissions were received primarily from residents, businesses and organisations within the project area from Ferrymead Bridge to Marriner Street, Sumner. However, many other key stakeholders commented on the draft Master Plan.

Organisations and businesses which submitted on the Plan are listed in Appendix 2.

Twenty five individuals and organisations indicated that they wished to be heard in the event of a hearing. They are listed in Appendix 3, alongside information about their support for the direction of the Master Plan and key comments/concerns.

Fifteen submitters indicated that they wished to assist with a range of activities. These included helping to relocate the library, assisting with planting and enhancements in Beachville Road, Scott Park and Moncks Bay, and working on the McCormacks Bay Community Centre.

Information about the profile of submitters was not gathered for the Draft Main Road Master Plan.

#### *3.1 Factors that impact on the Main Road Master Plan and consultation*

As mentioned above in the Executive Summary, the draft Master Plan notes that a number of separate but related projects along the Main Road corridor need to be considered along with its proposed actions. The challenge is ensure, as much as possible, that there is an integrated process for project planning and delivery.

A key project in the Draft Main Road Master Plan is the Coastal Pathway project which has been allocated \$9.9 million in funding from the Council. The first section of the Pathway has been built across the Causeway in conjunction with other Stronger Christchurch Infrastructure Rebuild Team (SCIRT) works to reduce costs.

Consultation on the Coastal Pathway was undertaken between 27 March and 17 April 2013 and a report on adoption of the Concept Plan is expected to go to Council early this year - about the same time as a report on the Draft Main Road Master Plan. Staff recommendations need to be aligned.

There are some aspects of the Draft Master Plan that have already been finalised. One of these is the four metre Coastal Pathway that will run parallel to the Main Road from McCormacks Bay Causeway to Ferrymead Bridge.

Another part of the Coastal Pathway that has sparked much debate is the route through a section of Redcliffs Village from the Beachville Street intersection. SCIRT is also expected to begin work in this area, including this stretch of the Coastal Pathway in the first half of 2014. Following discussions with the Master Plan Project Team, SCIRT have agreed to retain on-street parking on the northern (Estuary) side of Main Road and to retain parallel parking in Beachville Road. This is a direct and immediate measure to address the on-street parking concerns expressed to action Redcliffs village centre parking (M8), by thirty three submitters, including the Redcliffs Business Group and Redcliffs Residents Association.

The Coastal Pathway Group correctly acknowledges in its submission that some work is progressing in advance of normal consultation and decision-making processes and that this is a result of the very rapid pace of infrastructure repairs and the Council's commitment to a coordinated approach to project planning and implementation.

## 4.0 Overall support for the direction of the Draft Main Road Master Plan



	Responses	Percentage
Yes	159	73%
No	19	9%
Not indicated	38	18%

Submitters were asked: “Overall, do you support the direction of the Draft Main Road Master Plan?” Of the submitters who responded to this question, the result is a clear ‘yes’ (159 submitters or 73%). Nineteen submitters do not support the overall direction (9%), however, two of those submitters went on to support specific Master Plan actions. A further 38 (18%) percent did not indicate a response.

Many of those in support praised specific projects such as the Coastal Pathway, Scott Park plans and improving community facilities in McCormacks Bay. Others commented on the breadth of the plan, stating it connected communities along the Main Road corridor and also promoted community facilities, recreational opportunities and more sustainable transport options in an already attractive setting.

Positive comments included:

*This looks fantastic. The emphasis on access (parking/biking/bus routes), integration with the coastal pathway, and interacting with nature (trees, landscaping, views/parks/estuary etc) is great. Can't wait to see it become reality.*

*The Main Road Master plan will connect communities and celebrate their unique qualities. It seeks to enhance the potential in these areas. Visitors to the area currently often drive to Sumner as the end destination. The Main Road Master Plan will encourage them to seek out the experiences and features along the way.*

Some submitters complimented the process as well as the plan.

*We really appreciate the collaborative tone and principles of this Master Plan as this way of working is essential if communities are to have ongoing input during the next round of planning and implementation. We also like the fact that it is about enhancing both the natural landscape values as well as fostering communally active spaces ('bumping in' spots). Whilst it is the road that links the communities it is pleasing that the plan is fundamentally about creating places for people not just about traffic flow.*

Negative comments included the following:

*A sealed tarmac denigrates the integrity of the coastline and would be more appropriate in the concrete jungle of LA. Tourists visit New Zealand for its*



*authenticity and unaffected nature, a supposedly unspoilt paradise. The coastal pathway has dollar signs all over it and loses its appeal from its inception. After all that we have been through after a natural disaster, a lesson learnt would be that the most simple things give the most pleasure. Green Spaces or reserves where people can relax, families picnic, tourists observe daily life .....*"

*The Draft that has been given to the public to view manipulates and down plays the severity of what the Council want to do. It is dishonest to have an artist's impression with cars parked where (when looking at the document closely) no cars will be allowed to park. Please don't kill our community by going ahead with this.*

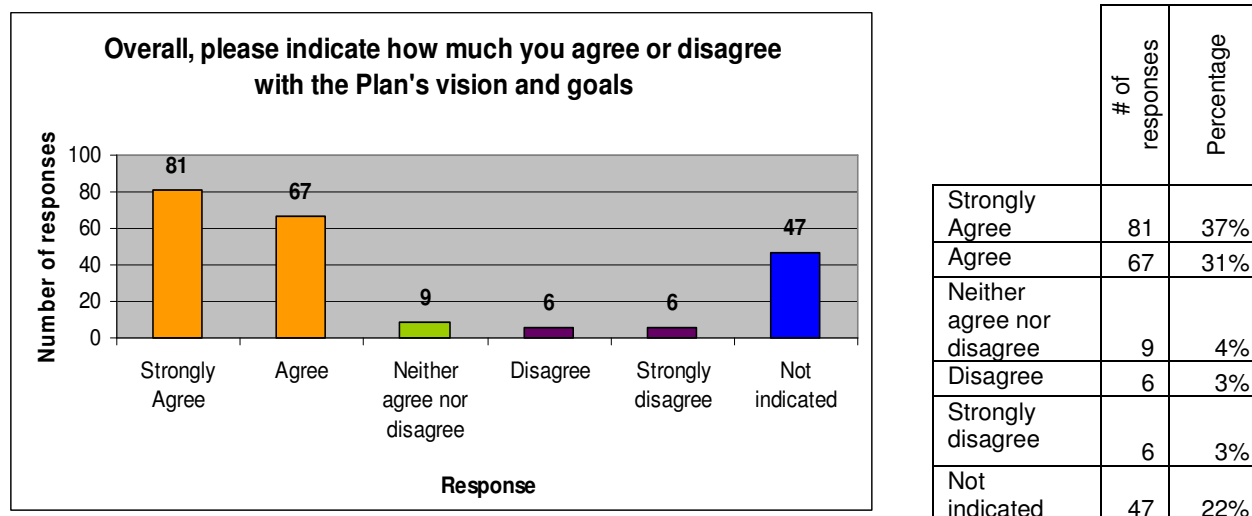
Although stating that there is a lot to like about the Draft Plan, cycling advocacy group Spokes Canterbury said it was unable to give its unconditional support because the draft continued to favour motorised transport over active transport. It pointed out that examples of this were:

1. Lack of bicycle parking at most bus park and ride stops.
2. Lack of bicycle parking at some facilities along the Coastal Pathway such as Scott Park, Te Ana O Hineraki / Moa Bone Point Cave and Te Rae Kura / Redcliffs Park action area, and Beachville Reserve.
3. In areas where cycle parking was offered it appeared to be inadequate.
4. Crossings were not always well located and road speeds were not reduced to address the reality of the mixed use and safety requirements. Signals, though expensive, might be required to safeguard users, particularly the blind, elderly and disabled people.

Indicative staff response: Affirm the direction of the Draft Master Plan.

Further investigation and community consultation for the precise location of pedestrian crossings and cycle infrastructure will occur during the detailed design phase of each relevant Master Plan action.

## 5.0 Agreement or disagreement with the plan's vision and goals



Submitters were asked: "Overall, please indicate how much you agree or disagree with the Plan's vision and goals?" Again there was very strong support from those who provided a response.

One hundred and forty eight submitters (68%) either strongly agreed or agreed with the Draft Master Plan's vision and goals. Twelve (6%) strongly disagreed or disagreed and nine (9%) neither agreed nor disagreed. Forty seven submitters (22%) did not indicate a view.

Overall, a clear majority of submitters support the Draft Plan's vision and goals.

Comments:

*The best aspect of the Draft Plan is the vision. The recognition of the Main Road Corridor as the thread that connects and provides a common bond between the eastern bays is a most important concept.*

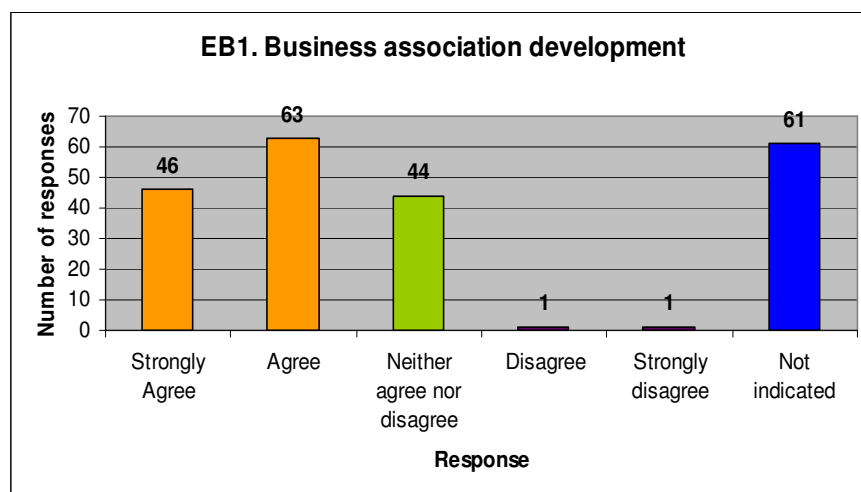
*I love the vision of the Draft Main Road Master Plan. After the earthquake, many people moved out from the coastal area, such as Redcliffs and Sumner, as a result, the business in these areas are starting suffering a hard time by losing existing customers. Actually lots of people still love the natural environment along the beach. Hopefully this project will bring more people back to the coastal area.*

Indicative staff response: Retain vision and goals without amendment.

## 6.0 Responses to individual project actions

### 6.1 Economy and Business –

#### 6.1.i EB1 Business association development



	# of responses	Percentage
Strongly Agree	46	21%
Agree	63	29%
Neither agree nor disagree	44	21%
Disagree	1	0%
Strongly disagree	1	0%
Not indicated	61	29%

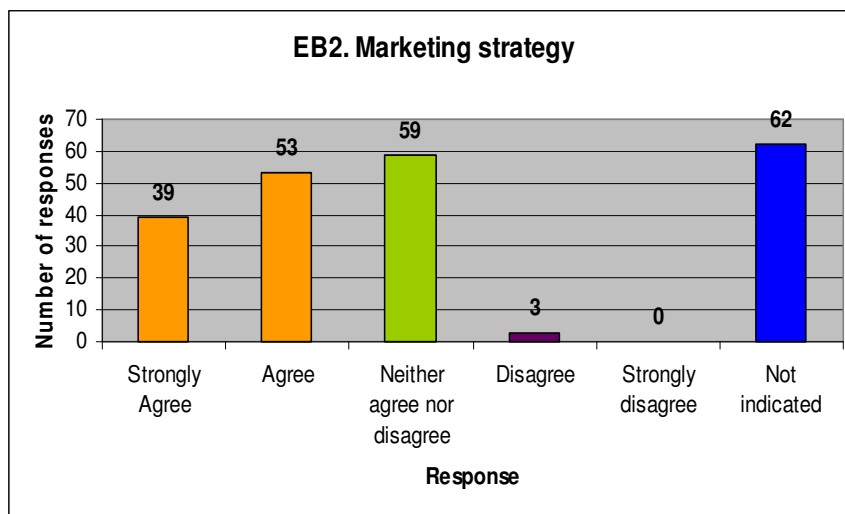
One hundred and nine submitters (50%) agreed or strongly agreed. Two submitters disagreed (0%), forty four submitters (21%) neither agreed nor disagreed, and the remainder did not indicate a view.

This action attracted little written comment and is supported by the majority of submitters who provided a response.

Indicative staff response: Retain action without amendment.

## Economy and Business continued –

### 6.1.ii EB2 Marketing strategy



	# of responses	Percentage
Strongly Agree	39	18%
Agree	53	25%
Neither agree nor disagree	59	27%
Disagree	3	1%
Strongly disagree	0	0%
Not indicated	62	29%

This action is well supported by those who responded to the question.

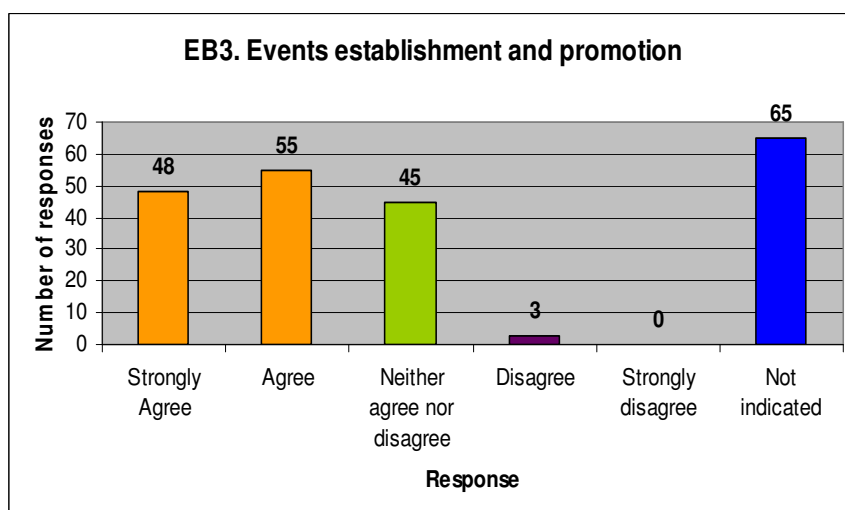
Ninety two submitters (43%) supported or strongly supported the marketing strategy action with only three submitters (1%) indicating that they disagreed. Fifty nine (27%) neither agreed nor disagreed and another 62 (29%) did not indicate a view.

The Christchurch Coastal Pathway Group said it supported measures to improve the viability of businesses serving the community at Redcliffs and Soleares Avenue. It also submitted the following comments which are not directly related to the Marketing Strategy action: *An auxiliary pathway should be considered to directly link the main pathway on the Causeway with Soleares Avenue shops – the first opportunity for pathway users travelling east to buy food. A connection would improve the viability of those shops. It added that a safe mode for crossing Main Road was also essential at Mt Pleasant for access to Community Centre facilities and the Farmers Market.*

Indicative staff response: Retain action without amendment.

## Economy and Business continued –

### 6.1.iii EB3 Events establishment and promotion



	# of responses	Percentage
Strongly Agree	48	22%
Agree	55	25%
Neither agree nor disagree	45	21%
Disagree	3	1%
Strongly disagree	0	0%
Not indicated	65	31%



Events establishment and promotion is well supported by those who responded to this question.

One hundred and three submitters (47%) supported or strongly supported this action, with only three submitters indicating that they disagreed. Forty five ( 21%) neither agreed nor disagreed and another 65 (31%) did not indicate a view.

The Redcliffs Residents Association commented that it had organised many of the promotions and activities in the village and would continue working with the Redcliffs Business Group.

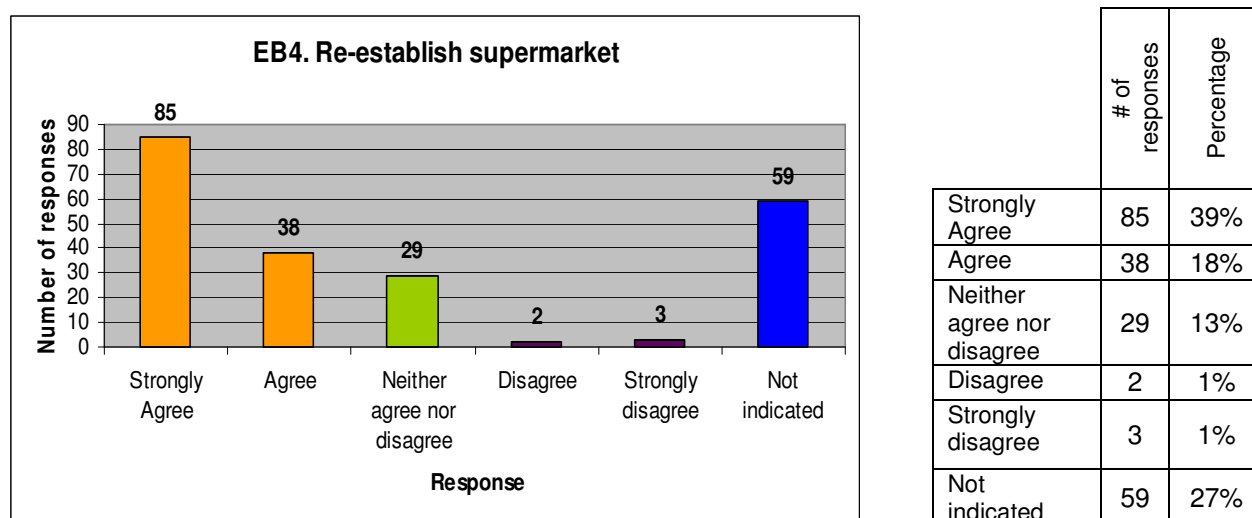
The Christchurch Coastal Pathway Group strongly agreed with this action saying the Coastal Pathway would provide significant opportunities to develop and promote new educational, cultural and recreational events for Christchurch residents and visitors.

Another submitter commented that there was a need for spaces for markets, entertainment, events and the viewing of activities on the estuary e.g. sailing.

Indicative staff response: Retain action without amendment.

## Economy and Business continued –

### 6.1.iv EB4 Re-establish supermarket



Many submitters in the Redcliffs area commented that they are looking forward to having their supermarket back in the village, and the action was ranked the third highest overall priority of the Draft Master Plan after the Coastal Pathway (M1) and Redcliffs village centre streetscape enhancements (M2).

One hundred and thirteen submitters (57%) of submitters agreed with this action, with 85 (39%) strongly agreeing. Five respondents (2%) disagreed and another 29 (13%) neither agreed nor disagreed. Fifty nine (27%) did not indicate a view.

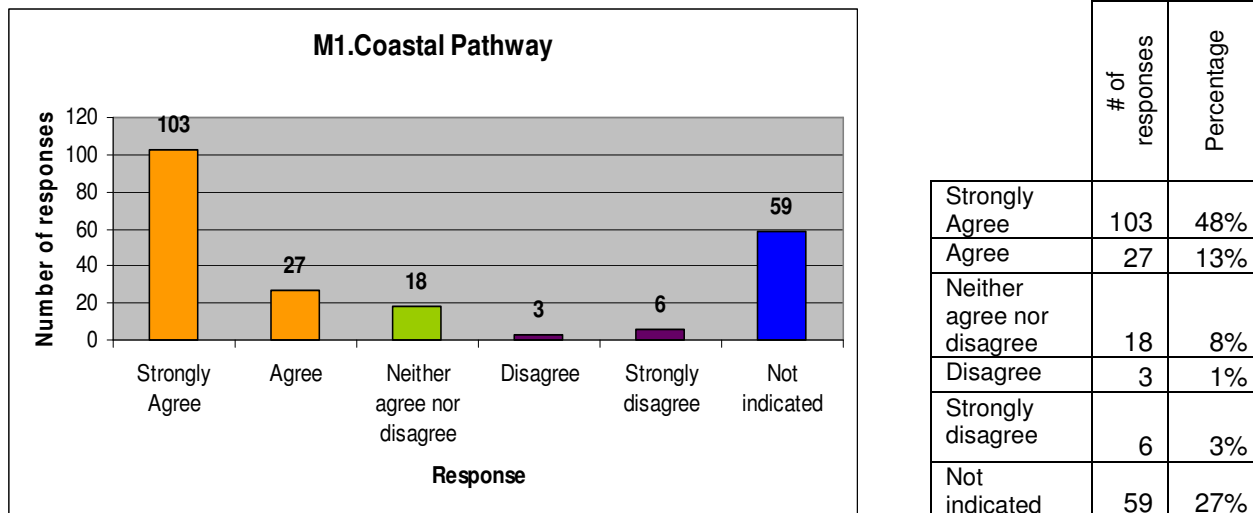
Strong support for the supermarket is reflected in comments highlighting the best aspects of the Draft Master Plan:

*Re-establishment of the supermarket, installation of traffic lights. This will bring connections, focus and heart back to the village while enhancing economic and social prosperity and ensuring locals shop local.*

Indicative staff response: Retain action without amendment.

## 6.2 Movement –

### 6.2.i M1 Coastal Pathway



The Coastal Pathway is seen by many submitters as the anchor project of the Main Road Master Plan. It is also considered by submitters as the most important action.

One hundred and thirty submitters (61%) agreed with the Coastal Pathway. Nine submitters (4%) disagreed and 18 (8%) neither agreed nor disagreed. Fifty nine (27%) did not indicate a view.

Responses in the section asking submitters for their views on the best aspects of the draft Master Plan included:

*The inclusion of the 6.5km Coastal Pathway. With great design & built well the pathway will showcase a unique & beautiful area of interest & history. Designed to a high standard it will attract tourists & locals, promoting business & a healthy lifestyle to people of all abilities & ages, connect communities & the many other & varied positive outcomes documented internationally where shared pathways have been built.*

*The inclusion of the coastal pathway is, in my view, the best aspect of the Plan. It will generate activities which may be experienced by any age group at any time of day regardless of the season, which will in turn generate a sense of well being in the community.*

Submitter concern about the project largely focuses on the alignment of the Pathway (i.e. its precise route). For instance, nine submitters indicated that the Pathway should follow the estuary edge along the full route. Another four submitters said it should follow the estuary from Moncks Bay to Beachville Road and three said it should do so at Scott Park. This view in relation to Scott Park is opposed by groups representing water sports, the Avon Heathcote Estuary Ihutai Trust and the Christchurch Estuary Association. The Coastal Pathway Group favours a pathway closer to the estuary than proposed in the draft Master Plan.

Other submitters were particularly concerned about the route through Redcliffs village:

*Personally, I would like to see the Christchurch Coastal Pathway (CCP) to be a fully coastal route. I feel this is essential along the Main Road Redcliffs section of the pathway route, as this is an area of outstanding natural beauty that all people should be able to access along the Queen's Chain, but also because it will help reduce the loss of important parking in that area for local businesses.*

*The public are entitled to access to the Estuary fully. Having to divert into a congested narrow footpath in Redcliffs village is not acceptable. There will be bikes, trikes, scooters, prams, strollers, elderly, rollerbladers etc. This area will need monitoring carefully as accidents are going to occur. The pathway needs to follow the coast , all the way.*

However, the Coastal Pathway Group said it supported integration of the route in Redcliffs village along the north side of Main Road from the Beachville Road intersection to the Wakatu Avenue intersection.

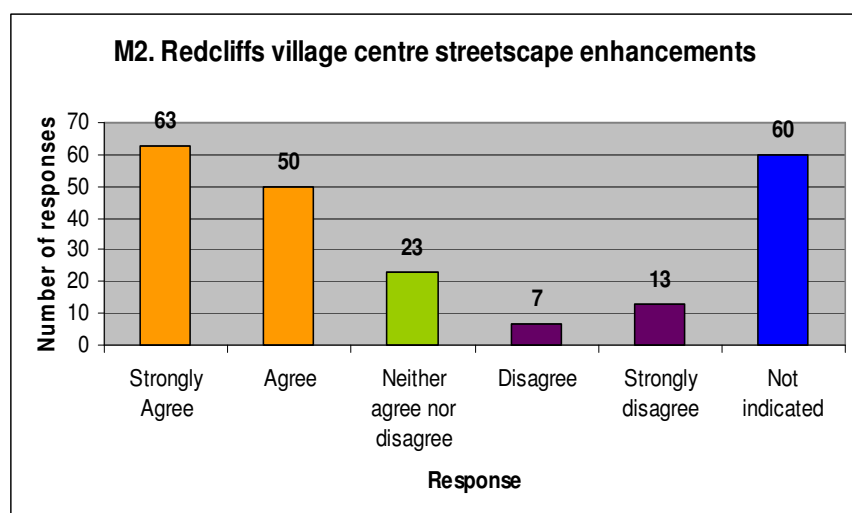
One submitter asked how the Coastal Pathway would be physically supported from Shag Rock to Moncks Bay while another wanted the pathway to have adequate lighting.

Indicative staff response: Retain the action without amendment.

The potential for a fully coastal edge pathway has been explored through the Coastal Pathway Concept Plan. The proposed route makes use of nodes along the way and connects with local services and facilities, which can improve user experience and reduce pressure on the pathway itself. Consideration has been given to alternative alignments through Scott Park, however, at this point in time, these appear to be problematic due to potential conflicts with water sports users, the Mt Pleasant Yacht Clubs lease and vehicular movements around the car park (see section 6.3.iv and action NE3 for more detail). Cycle parking can be provided at suitable locations along the Coastal Pathway and will be addressed during the detailed design phase. Staff will continue to ensure alignment between the Master Plan and Coastal Pathway Concept Plan.

## Movement continued –

### 6.2.ii M2 Redcliffs village centre streetscape enhancements



	# of responses	Percentage
Strongly Agree	63	29%
Agree	50	23%
Neither agree nor disagree	23	11%
Disagree	7	3%
Strongly disagree	13	6%
Not indicated	60	28%

Redcliffs village centre streetscape enhancements were ranked the second highest overall priority of the Draft Master Plan by submitters. Their support is reflected in the graph above.

One hundred and thirteen submitters (52%) either agreed or strongly agreed with the enhancements. Twenty (9%) disagreed or strongly disagreed, another 23 submitters (11%) neither agreed nor disagreed and 60 (28%) did not indicate a view.

The Royal NZ Foundation of the Blind and Living Streets Otautahi/Christchurch said the best aspect of the master plan was the aim to provide safer and improved pedestrian access along the Main Road - the most positive being the installation of traffic lights in the Redcliffs Village.

Several submitters opposed the installation of traffic signals, with one saying that if the speed limit was lowered to 30km/h through the village they would not be required.

The Redcliffs Residents Association (RRA) and Redcliffs Business Group requested a 30 km/h speed restriction through the Village to improve pedestrian and cyclist safety. They supported the village centre streetscape enhancements but said the Council should take into account the provisions of the community-led Redcliffs Village Structure Plan which had been approved by the RRA, Business Group and Hagley/Ferrymead Community Board and involve the two groups in discussions.

The RRA called for a 4m set back on new buildings in the Business Zone fronting the Main Road to allow for the pathway.

Other comments and suggestions by submitters:

- Do not widen footpath through shopping centre to accommodate the Coastal Pathway – pedestrian only section.
- Redirect the Coastal Pathway though the area marked as Comprehensive Redevelopment.
- Deciduous trees should be planted on both sides of main road through Redcliffs.
- Adequate safe cycle parking – Spokes.
- The appropriateness of gabion baskets (pictured in the draft plan) was questioned.
- Remove the cell phone tower by Beachville Reserve. There is a large cell tower on Main Road on the Redcliffs supermarket site. (2)
- The steps for the deepwater access into the estuary as it's currently configured.
- Opposite 11 Beachville Road need to be maintained for kayaks and SUP access to the water.

Indicative staff response: Retain the action but amend the artist impression for on-street parking associated with M8 Redcliffs village centre parking – monitoring and review (M8).

The installation of traffic lights and threshold treatments at the entry points to the village centre will help manage traffic speed. An independent review of the speed limit could then be undertaken in future following implementation of the works to determine an appropriate speed limit.

On street cycle lanes will be maintained throughout new signalised intersection (at a minimum of 1.8 metres). The Council's Cycle Design Guide will be used to determine the detail/layout of the cycle way (e.g. use of advanced stop boxes and cycle bypass treatments). The precise location and type of cycle parking can be investigated as part of the detailed design phase, which is also the case for street furniture and landscaping. Design decisions will take into account the design philosophy being developed for the Coastal Pathway.

Positive discussions held with SCIRT following public consultation on the Draft Master Plan suggest that parallel parking on the Sumner bound (Estuary) side of the main road Main Road can be retained, providing there is available width and that any safety issues can be resolved. This is also the case for the parking layout on Beachville Road. The precise number of on-street parking spaces is subject to minimum road widths and safety issues.

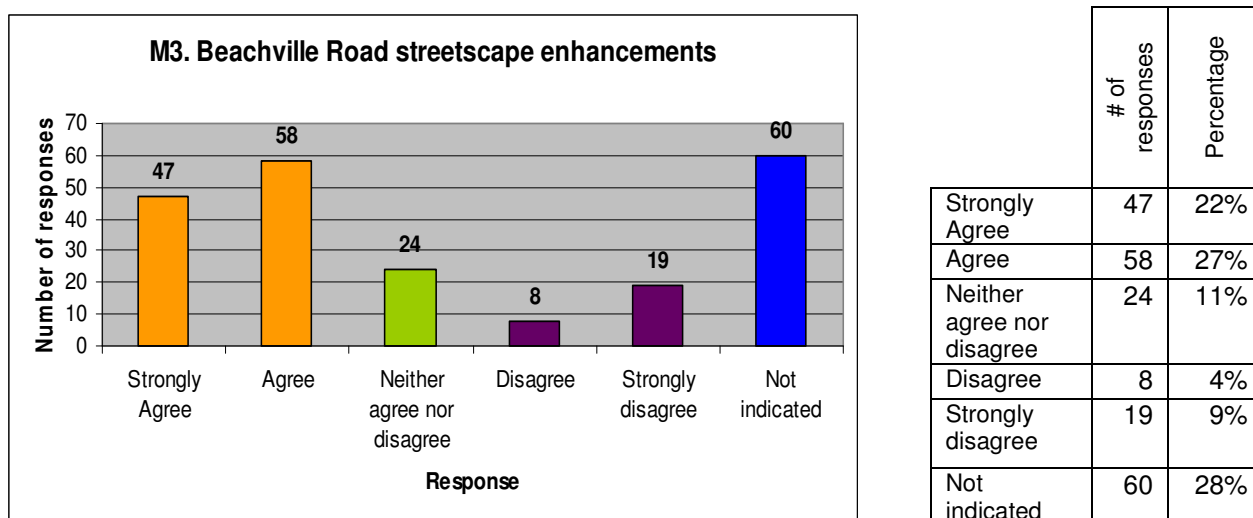


It is possible to retain the Sumner bound bus stop in its existing location at 1/87 Main Road and to maintain adjacent disability park. Retain minimum 4 metres shared pathway from Augusta Street towards Sumner. Adjacent to the bus stop the path is reduced to 3 metres, and details regarding materials for the construction of the pathway are to be investigated.

It is impractical to redirect the Coastal Pathway though the comprehensive redevelopment area at the corner of Beachville Ave/Main Rd as it is unlikely that the timing of any substantial works will coincide with the road repairs and construction of the Coastal Pathway. However, there is scope to investigate the relocation of the cell mast on Beachville Road as suggested by one submitter. SCIRT will address the design of the seawall at Beachville Road.

## Movement continued –

### 6.2.iii M3 Beachville Road streetscape enhancements



Although Beachville Road streetscape enhancements were supported by the majority of submitters, the action is opposed by other submitters and generated some negative comments.

One hundred and five submitters (49%) supported the enhancements and 27 (13%) disagreed, 19 (9%) of them strongly. Another 24 submitters (11%) neither agreed nor disagreed and 60 (28%) did not indicate any view.

One submitter commented: *It's fantastic, open and will bring people to our area.*

Planting concerned several submitters. *Beachville Rd facing the sea wall is great as a grassed area and does not need any planting as it enables open activity and is easy to maintain as it is. If you must plant something plant low as to preserve our view,* according to one.

Another submitter added that no trees or other planting be undertaken and obstruct the rising sun, the sea views and natural landscape of South Shore Spit for the present residents. The proposed Coastal Pathway amenities and planting along Beachville Sea Wall should only be undertaken after direct consultation with the affected residents.

The Redcliffs Residents Association (RRA) said local native plants should be planted in Beachville Road and these did not include pohutukawas.

The Coastal Pathway Group requested enhancements to the foreshore including a sandy beach and better access to the water at the rectangular reclamation to the west of the jetty. (The Coastal Pathway will be located on the reclamation once the Downer temporary buildings are removed then run along the northern side of Beachville Road.)

Spokes submitted that bicycle parking was required, particularly as toilet and recreational facilities were provided. It also requested an easy cycle route to Moa Bone Cave and more cycle parking there.

Angle parking in Beachville Road near the shops was opposed by several submitters including the RRA and the Redcliffs Business Group.

Other comments and suggestions:

- Must retain current number of car parks - especially when the supermarket reopens.
- Beachville Road intersections with Main Rd are both dangerous. Provide roundabout at Beachville Road/Causeway corner.
- Beachville Road does not need "Speed Humps" where it comes off Main Rd at the west end.
- Pedestrianise Beachville Road between Main Road and the estuary.
- Don't cover grassed area with car parks.

Indicative staff response: Retain the project without amendments.

With respect to submitter concerns about landscaping details and plantings, this will be co-ordinated with the Coastal Pathway design which seeks to use native indigenous species which provide cultural value to Ngai Tahu and help to improve the ecological health of the area. Further public consultation will occur during the detailed design phase.

Further consideration will be given to improving beach access including naturalising the beach adjacent to the jetty and boat/trailer car park, as part of the detailed design phase. The boat ramp is likely to need some improvement works. There is a need to retain sufficient space for boat and trailer parking close to the jetty. Locating changing rooms, toilets and pavilion close to ramp area is essential if it is to provide a joint facility for the sports fields, jetty and coastal pathway. There are opportunities to provide cycle parking in the park by the potential club rooms.

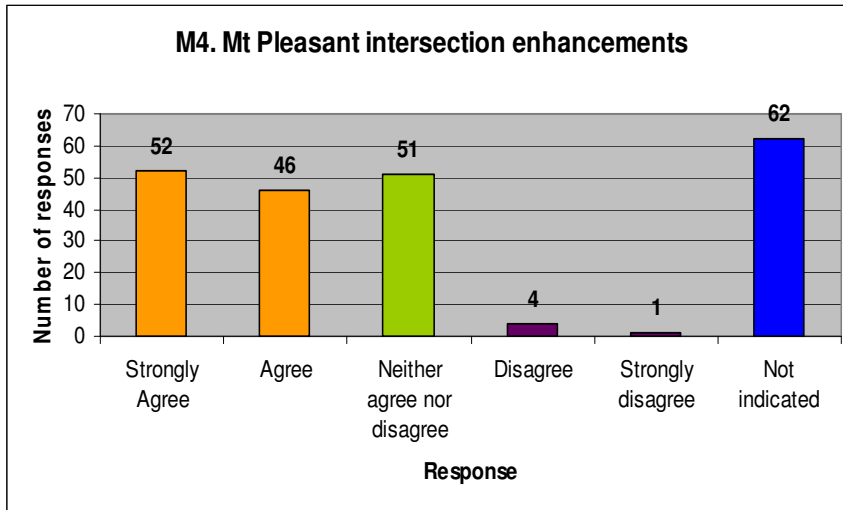
Parallel parking will be retained on Beachville Road as part of the streetscape improvements (M2). With respect to submitter concern about speed humps on Beachville Road, coloured surfaces which remain flush with the carriageway could be used (instead of raised humps), to alert drivers to a change in the environment and signal to drivers to slow down. Pedestrianising Beachville Road is not supported as this is the only access from Redcliffs should there be a diversion required around Moa Bone Cave.

With respect to intersection safety, a roundabout is unlikely to be supported at the Beachville Road/Causeway corner due to the increase in delay to Main Road traffic as a result of traffic exiting a local road.

Some of the issues raised by submitters concerning Beachville Rd are being addressed through the Coastal Pathway Concept Plan.

## **Movement continued –**

### **6.2.iv M4 Mt Pleasant intersection enhancements**



	# of responses	Percentage
Strongly Agree	52	24%
Agree	46	21%
Neither agree nor disagree	51	24%
Disagree	4	2%
Strongly disagree	1	0%
Not indicated	62	29%

Of the submitters who responded to this question, a clear majority support the action.

Ninety eight submitters (45%) agreed with the enhancements while five (2%) disagreed. Fifty one (24%) neither agreed nor disagreed and 62 (29%) did not provide a response.

Spokes noted that this was a major bus stop with significant parking for park and ride but no parking was shown for bicycles. It requested covered and uncovered parking, preferably with some bicycle lockers.

The Coastal Pathway Group commented that the parking area shown off McCormacks Bay, and other areas along McCormacks Bay Road, were likely to be used by pathway users. *It is essential that safe crossing is provided across Main Road where shown, and preferably at other locations, for example near either side of the McCormacks Bay inlet.*

Other comments and suggestions:

1. Separate left and right turning lanes on to Main Road to improve the flow of traffic.
2. Do not replace the Give Way sign at the foot of Mt Pleasant Road with a compulsory stop. The Give Way works well and allows vehicles to merge into the stream of traffic heading into town from the Sumner direction.
3. Concern about angle of entry to Mt Pleasant Road.
4. Retain the large macrocarpa tree on the estuary side of Main Road. It reduces the glare off the water and sunstrike.

Indicative staff response: Retain the action without amendment.

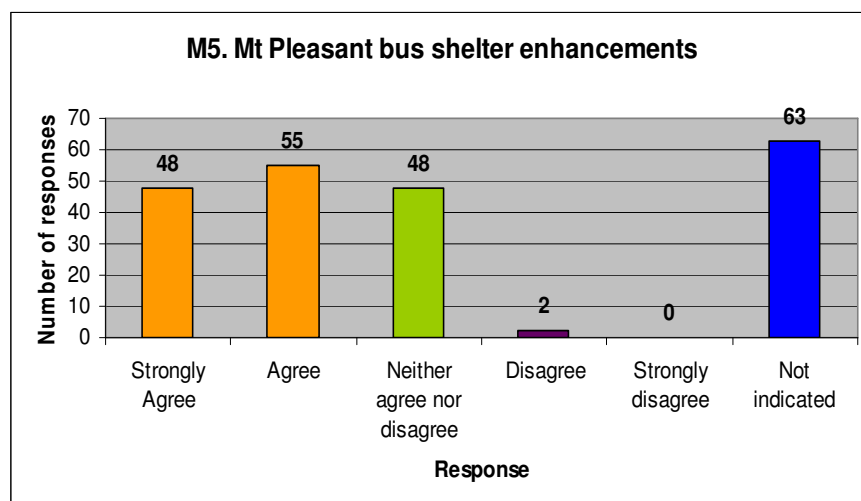
The Mt Pleasant Road approach allows for separate left and right turning lanes. There is an accident history at this intersection and, because of visibility issues, a Stop sign is considered to be safer than a Give Way sign. Stop signs were previously consulted on during the Main Road 3-laning project and have been approved.

The provision of cycle parking facilities will be investigated as part of Mt Pleasant bus shelter improvements (M5).

Mt Pleasant Road cannot be squared off at the intersection with Main Road in the same way as McCormacks Bay Road because of road levels. A roundabout is not appropriate because of the imbalance in traffic flows which would create congestion along Main Road. It is not intended to remove the macrocarpa tree.

## Movement continued –

### 6.2.v M5 Mt Pleasant bus shelter enhancements



	# of responses	Percentage
Strongly Agree	48	22%
Agree	55	26%
Neither agree nor disagree	48	22%
Disagree	2	1%
Strongly disagree	0	0%
Not indicated	63	29%

Mt Pleasant bus shelter enhancements were supported by the majority of submitters who provided a response to the question.

One hundred and three submitters (48%) agreed with the enhancements and two disagreed (1%). Forty eight (22%) neither agreed nor disagreed while another 63 respondents (29%) did not indicate a view.

The Mt Pleasant Memorial Community Centre and Residents Association strongly supported the inclusion of sheltered bus stops in the vicinity of Mt Pleasant Community Centre.

The Coastal Pathway Group also strongly agreed with the bus shelter in this 'highly visible and wind-exposed edge of the estuary'. Ngai Tahu would need to be fully involved in the design brief, it said.

Spokes requested quality cycle parking at this location to encourage bike and ride commuting.

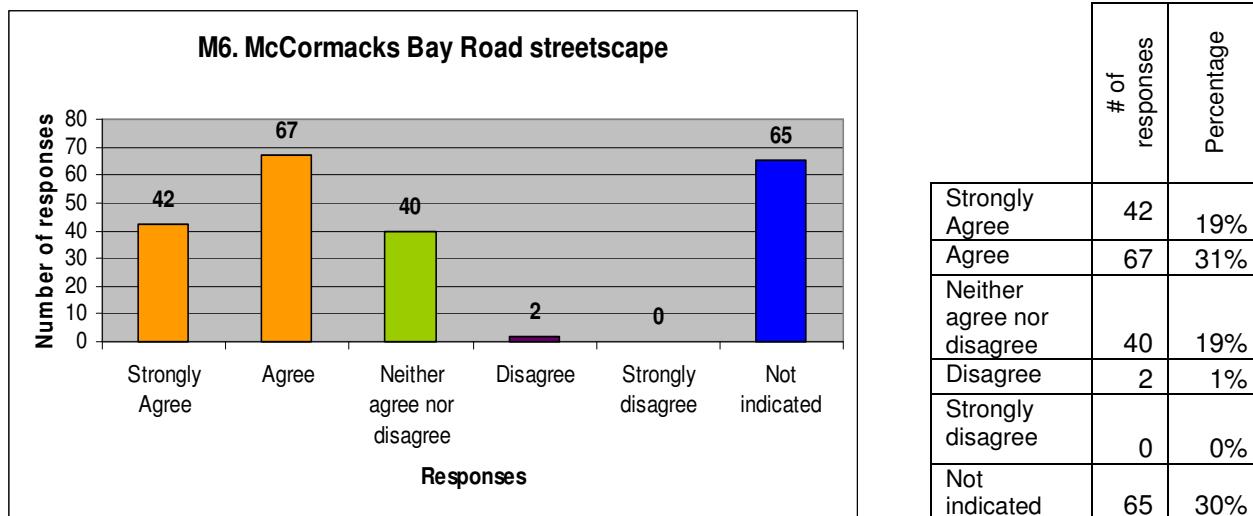
Environment Canterbury said it strongly supported any improvements to bus passenger facilities and associated pedestrian crossings in the area to try to encourage more residents to use Metro services. (It also asked that existing bus stops at McCormacks Bay Road be shown in the Master Plan, and for discussions with Council staff about the bus stop at the bottom of St Andrew Hill near the Main Road.)

**Indicative staff response:** Insert the following Next Step for M5 in the final Master Plan: "investigations into secure/sheltered cycle parking in this area", and "liaison with Ngai Tahu".



## Movement continued –

### 6.2.vi M6 McCormacks Bay Road streetscape



McCormacks Bay Road proposals were supported by the majority of those who responded to the question.

One hundred and nine (50%) of submitters agreed with the proposals while two respondents (1%) disagreed. Forty (19%) neither agreed nor disagreed and 65 (30%) did not indicate a response.

The Mt Pleasant Memorial Community Centre and Residents Association (MPMCC) strongly supported the inclusion of park and ride facilities at McCormacks Bay. It requested a footpath on the reserve side of the road as many residents would not use the path on the other side because of rock fall concerns.

Spokes requested expanded and covered bicycle parking, in addition to the 'plentiful' car parking.

Other comments and suggestions:

1. Pohutukawas planted along causeway, with stone and wood used for landscape features/seating/steps and a scented garden for those with sensory issues.
2. McCormacks Bay Road should be widened, not narrowed, at the western end, to match its width at other points.
3. More parking is needed in the vicinity of the soccer park at the eastern end of McCormacks Bay.
4. Remove causeway and use McCormacks Bay Road instead to improve estuary water quality.
5. Improve pedestrian and cyclist safety at the junction of Main Road, McCormacks Bay Road, The Causeway and Beachville Road. It is currently very difficult to see traffic coming from Redcliffs - exacerbated by the shipping containers.
6. Make provision for a pedestrian crossing along the Causeway.
7. We need some trees and seating along the pathway- especially on the Causeway so we can watch sailing.
8. Parking spaces should be provided along the Causeway.

Indicative staff response: Retain the action without amendment

The Coastal Pathway provides a loop around McCormacks Bay reserve, which will help connect up local facilities. Cycle parking is included within the plan for the community hub. Cycle park numbers can be reviewed to monitor demand and supply issues.

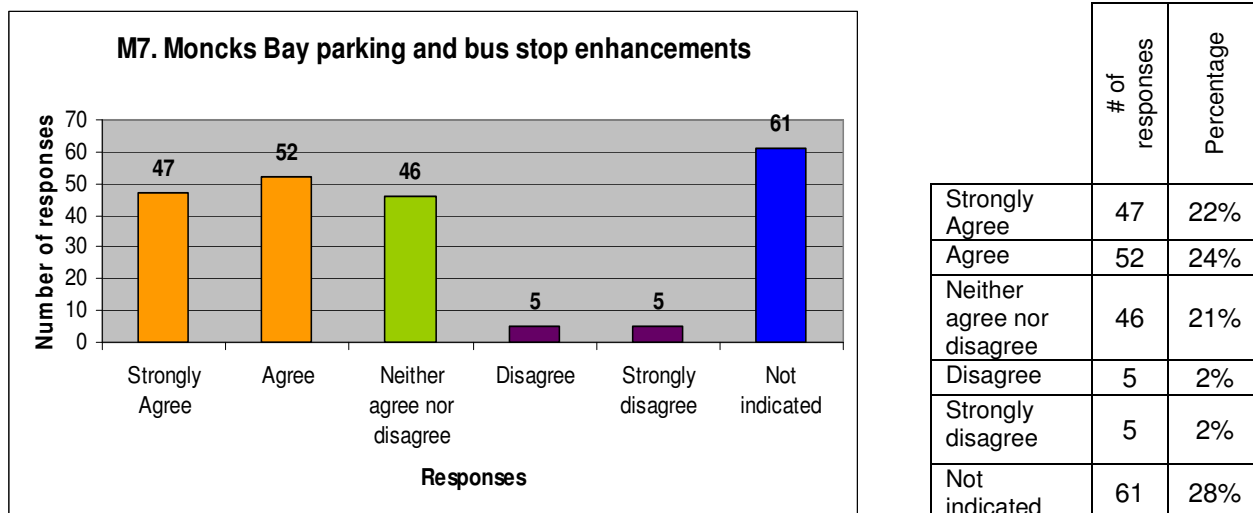
There is insufficient room to provide vehicle parking on the Causeway in addition to all the needs to be accommodated by this movement link (traffic lanes, cycle lanes, footpaths and the Coastal Pathway). There is existing on-street parking at the eastern end of McCormacks Bay Road for the sports field. It is not possible to increase the on-street provision, however there is potential for cycle stands to be incorporated at the pavilion.

Two crossings are proposed on the Causeway, one at McCormacks Bay Road and the other at Mt Pleasant Road as part of the 3-laning work. It would be difficult to provide additional crossing points within the existing road corridor width.

Landscaping will be incorporated along the Causeway as part of the consent for the SCIRT repairs. This will be consistent with the design concept for the Coastal Pathway which also provides for street furniture.

## Movement continued –

### 6.2.vii M7 Moncks Bay parking and bus stop enhancements



The majority of submitters who responded to this question support Moncks Bay parking and bus stop enhancements.

Ninety nine respondents (46%) agreed with the proposals while 10 submitters (4%) disagreed. Another 46 (21%) neither agreed nor disagreed and 61 (28%) did not indicate a response.

One of the main concerns was the impact of the Coastal Pathway on the beach at Moncks Bay.

One submitter reflected the views of seven other respondents when she stated: *The Coastal Pathway should not extend on a boardwalk over the existing beach at Moncks Bay. The beach is a popular, sheltered, safe beach which must not be compromised.*

The Coastal Pathway Group, which strongly agreed with the Moncks Bay parking and bus stop enhancements action, said that where the shoreline was steep and the estuary channel deep, an attractive cantilevered boardwalk with additional sitting areas on the seaward side could be built.

The Avon Heathcote Estuary Ihutai Trust commented:

*We note the coastal pathway will be canti-levered over the beach at Moncks Bay. We would not support this. We would strongly recommend retaining the natural beach, which is particularly beautiful and used regularly by the community, swimmers and recreational boaters/kayakers. We would recommend moving the CP to the current built edge, and moving the road and footpaths accordingly south-east, where there is enough room.*

Two other submitters, including the Redcliffs Residents Association, requested the Council to realign the Main Road and pathway to provide additional beach area.

Parking was also a key issue for some residents, particularly those who live on the hill and use the proposed car parking space.

One submitter suggested that improved garaging could be built by the residents further back towards the cliff, away from the parking area. It was essential that there was access to the parking area at the Redcliffs end as the lack of visibility at the Sumner end could be very dangerous, he said.

Another submitter commented:

*Vehicle access to the Moncks Bay car parking is at the wrong end where the road is narrowest, and where vision will be restricted between the new Yacht Club Rowing shed and the opposite cliff. Close to this point the road is narrower than the minimum width for an arterial road or an over width traffic road. The carpark entrance should be at the other end (further south/west).*

The Port Hills zoning review affecting some properties in this area is concerning some residents.

*The position of the Pump Station should be determined after the final zoning ... to position the pump station as far away from green zoned property as possible.*

*I would like to hope that the plans for the pump house at the bottom of Mulgans Track would take into consideration the folk who have had their properties zoned red by CERA. I, for instance would like to build a garage partly on Council land at the bottom of my section like other local owners have done.*

Expanded and covered bicycle parking is needed, said Spokes.

Other individual comments and suggestions:

1. We hope the pohutukawas growing there can be retained.
2. Neutral colours please on roof of proposed boat shed and existing CHCH Yacht Club.
3. Need to work in with Christchurch Yacht Club with slipways and access to rowing shed.
4. Opposition to boat storage shed over water.

Indicative staff response: Retain action without amendment

The Coastal Pathway concept plan indicates a short section of boardwalk at the back of Moncks Bay beach approximately 100m to the east of the Christchurch Yacht club. The restricted width of the road corridor in this area constrains the ability to achieve the pathway within the road reserve. The introduction of a board walk would have limited impact on the back of the beach as it would mainly extend over the existing footpath and areas of rock at

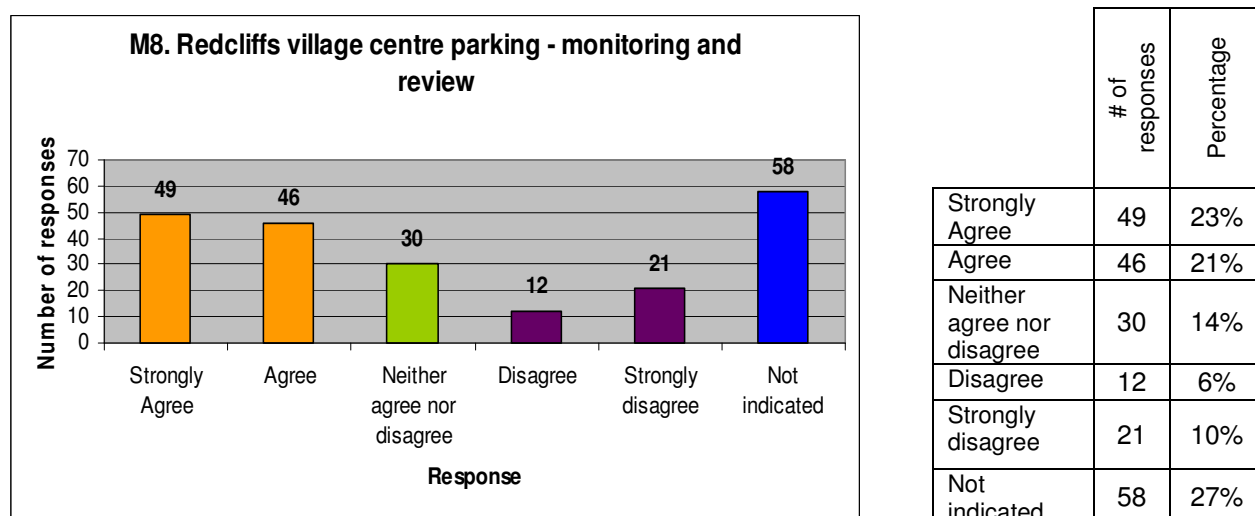
its base. The Coastal Pathway concept plan notes that the boardwalk may be reduced in width to 3m in parts of this section in recognition of the need to ensure impacts on the beach are kept to a minimum. Specific issues about retaining the natural qualities of the beach can be addressed at the detailed design stage.

The Christchurch Yacht Club has consent to rebuild the rowing shed, and has indicated that they will utilise the pathway to access it if the pathway has sufficient width. Further investigations will be undertaken into the layout of the parking area of the Yatch Club and entrances at detailed design stage.

CERA has now confirmed the decisions on the 'red zone' - no properties in this area have been rezoned. Consultation with immediate residents could be undertaken to ascertain garaging requirements etc. and enable space to be retained for this if necessary.

## Movement continued -

### 6.2.viii M8 Redcliffs village centre parking – monitoring and review



The Redcliffs village centre parking – monitoring and review was the least supported action of the Master Plan, with 33 submitters (16%) signalling that they disagreed or strongly disagreed with it. That said, the action still achieved the majority of support from those submitters who responded to the question; Ninety five submitters (44%) either agreed or strongly agreed with the proposals. Thirty submitters (14%) neither agreed nor disagreed. Fifty eight respondents did not indicate a view.

These responses are reflected in written comments, mainly along the lines that Redcliffs businesses and the whole village would suffer if there was insufficient parking resulting from proposed traffic signals and the routing of the Coastal Pathway along a section of the Main Road.

*To remove and restrict parking within Redcliffs Village shopping centre, Main Road and surrounding streets is detrimental to the survival of the Village, Businesses and the Community. Maintaining short term parking in all those areas is vital to the needs of all who use those businesses.*

The Redcliffs Residents Association said a parking study was urgently needed to ensure parking needs were addressed. If necessary, the Council could consider acquiring land for off street parking to ensure sufficient parking was available in the village, according to the Redcliffs Business Group. It (and five other submitters) also had concerns about the proposed location of the two bus stops directly opposite each other in the village.



Spokes requested bicycle parking in the village.

Other comments and suggestions

1. Current parking space numbers need to be retained.
2. Provide angle parking in Augusta Street.
3. Provide one on-street car park for each residential property.
4. No provision for goods vehicles supplying the businesses at 85 Main Road - parks lost and no loading zones.
5. The Beachville Road/Main Road intersection (where the dairy is) is unsafe.
6. Proposed bus stop should move from 101 Main Road to Sumner side of that driveway because of ongoing truck movements. That way carparks could be retained for the businesses at 99, 99a & 101 Main Road.

Indicative staff response: Amend the Master Plan based on discussions with SCIRT for the provision of on-street parking.

Positive discussions held with SCIRT following public consultation on the Draft Master Plan suggest that parallel parking on the Sumner bound (Estuary) side of the main road Main Road can be retained. The precise number of on-street parking spaces is subject to minimum road widths and safety issues. On street parking outside residential properties will be considered as part of the streetscape revisions, and addressed during the detailed design phase. Given the changes that are occurring within Redcliffs it is considered appropriate to keep parking under review.

Investigations are underway to retain the Sumner bound bus stop in its existing location at 1/87 Main Road, and the adjacent disability park.

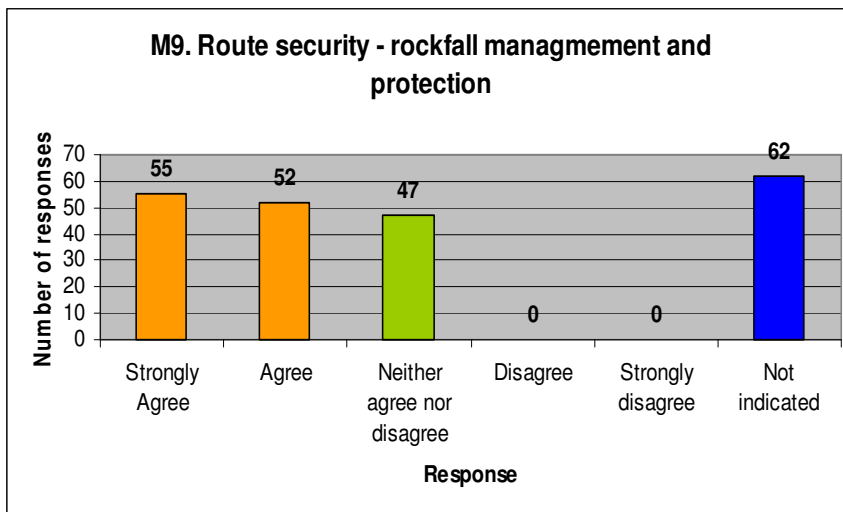
Angled car parking in Augusta Street is considered unsuitable due to:

- lanes required for the traffic signals, which would leave insufficient width for vehicles to safely reverse out; and
- the level of activity at the signals and the access to New World.

The narrowing of the entry width of Beachville Road is to improve pedestrian movements along Main Road and provide a public space in Redcliffs village. Realigning the eastern kerb on Beachville Road allows for additional space on Main Road for turning traffic into Beachville Road and Augusta Street. Access for service vehicles and deliveries will be considered during the detailed design phase. Similarly, the design and location of cycle parking will be addressed during the detailed design phase.

## Movement continued –

### 6.2.ix M9 Route security – rockfall management and protection



	# of responses	Percentage
Strongly Agree	55	25%
Agree	52	24%
Neither agree nor disagree	47	22%
Disagree	0	0%
Strongly disagree	0	0%
Not indicated	62	29%

The majority of submitters who responded to this question support this action.

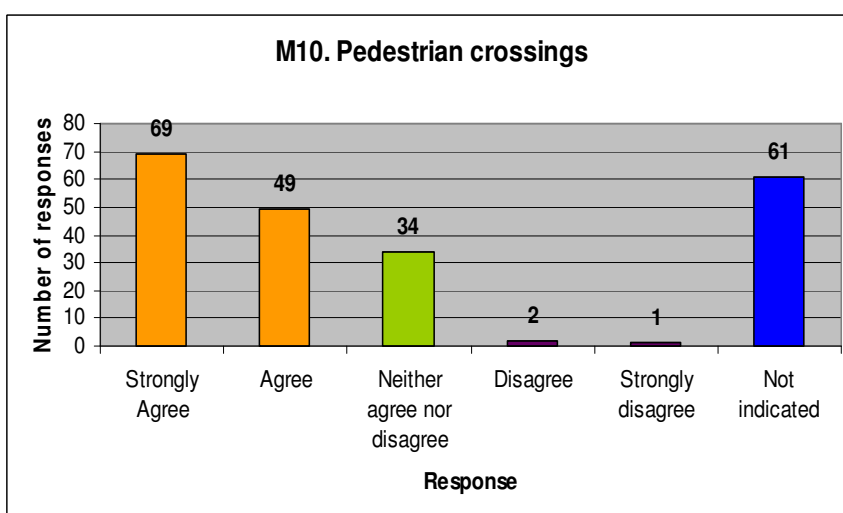
One hundred and seven submitters (49%) agreed or strongly agreed with rockfall measures while no one disagreed. Forty seven respondents neither agreed nor disagreed and 62 (29%) did not indicate a view.

This action generated few comments. One submitter commented that visibility at the McCormacks Bay intersection was limited by the containers.

Indicative staff response: Retain action without amendment.

## Movement continued –

### 6.2.x M10 Pedestrian crossings



	# of responses	Percentage
Strongly Agree	69	32%
Agree	49	23%
Neither agree nor disagree	34	16%
Disagree	2	1%
Strongly disagree	1	0%
Not indicated	61	28%

Pedestrian crossing proposals were supported by the majority of submitters who responded to this question.

One hundred and eight submitters (56%) agreed with the proposals and three (1%) disagreed. Thirty four (16%) neither agreed nor disagreed and 61 ((28%) did not express any view.

Positive comments included the following:

*Good provision for walking, cycling etc. and encouraging people to use buses rather than driving. Good to see more pedestrian crossings especially at the Moncks bay area, the road is very difficult to cross (can take 20 mins with small children on hot weekend days).*

However, another submitter commented on the Moncks Bay Crossing: *The pedestrian crossing is not in a sensible/ safe place. It is opposite a property entrance (vehicles entering and exiting in both directions) and would lead pedestrians, crossing from south to north, to the stone wall barrier leaving them on the cycle lane/ road. A better choice would be two pedestrian crossings one at each end of the Stone Wall leading directly onto the Coastal Pathway/ pavement.*

Two other sites for this crossing were suggested at Moncks Bay:

- In line with Mulgans Track as 'it would most likely be used by walkers off this track, heading to Sumner beach' and
- Moved further north so that it leads directly to the publically available ramps into the estuary that the Yacht Club intends to build.

Spokes commented that the Mt Pleasant and McCormacks Bay crossings may require a reduced speed limit along that section of road.

The Royal NZ Foundation of the Blind and Living Streets Otautahi/Christchurch stated that signalised pedestrian crossings were the safest option for pedestrians crossing the three lane road between McCormacks Bay and Mount Pleasant. This was a long stretch of road with no accessible safe crossing facilities for users - particularly important for those who had physical, visual or hearing impairments. Signalised pedestrian crossings also benefited older people, those who had cognitive impairments, children and parents.

Other submitters requested additional crossings:

1. From the bottom of Clifton Terrace to the Sumner Surf Life Saving Club. (2)
2. From the Coastal Pathway to McCormacks Bay Reserve at the eastern end of the planned new community centre – Mt Pleasant Memorial Community Centre and Residents Association.
3. Around Bay View Road, a well used exit from Barnett Park.

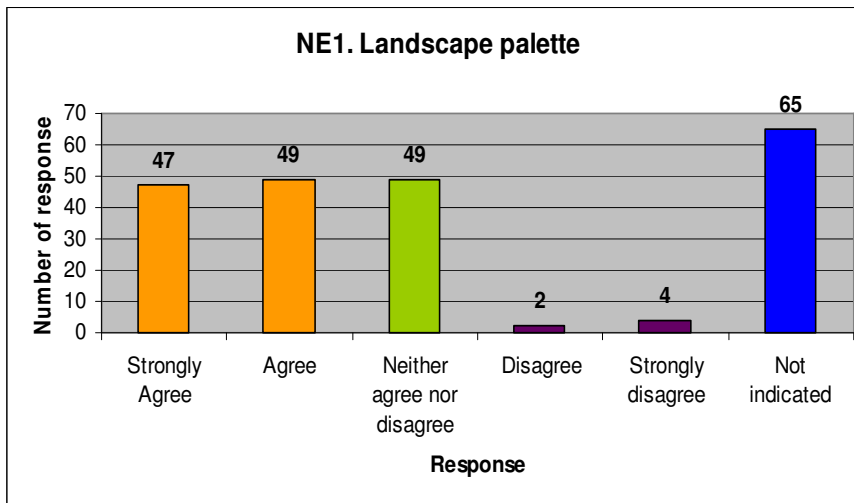
Indicative staff response: Retain this action without amendment.

The Draft Plan includes pedestrian crossings in a number of the locations noted in submissions. Refining the locations of the crossings can be investigated further during the detailed design phase and/or prior to the Master Plan being finalised.

The crossings close to Mt Pleasant Road was consulted on as part of the Main Road 3-laning, which was approved and is moving into the construction stage. Any crossing facilities at Moncks Bay are dependent on the detailed design of the Coastal Pathway and how the stone wall is incorporated.

## 6.3 Natural environment –

### 6.3 NE1 Landscape palette



	# of responses	Percentage
Strongly Agree	47	22%
Agree	49	23%
Neither agree nor disagree	49	23%
Disagree	2	1%
Strongly disagree	4	2%
Not indicated	65	29%

The landscape palette, which aims to identify appropriate species, functions and locations for planting, was supported by the majority of submitters who responded to the question.

Ninety six submitters (45%) agreed with this proposal and six (3%) disagreed. Forty nine (23%) neither agreed nor disagreed and 65 (29%) did not provide an opinion.

Ngāi Tūāhuriri said the rebuild process provided scope to consider the reintroduction and extending of indigenous flora to the coastal environment. *The development of a landscape palette can help to identify appropriate species, functions and locations for the enhancement of native flora, fauna and mahinga kai. Planting to be based on the Ngai Tahu taonga species.*

The Coastal Pathway Group submitted that a landscape palette was a priority. It was crucial that there was a consistent, identifiable look to the Coastal Pathway route and that final design aspects were secured early in the next stage of the process. The Group stated that the process must involve Ngai Tahu.

The Christchurch Beautifying Association made the following comments and suggestions:

1. Retain natural look and openness of Barnett and Redcliffs Parks.
2. There should be a mixture of native and exotic plantings around the residential and commercial areas e.g. protea, Leucodendron. The surrounding home gardens have a mixture of plantings. This type of planting provides a contrast.
3. Provide colour impact at strategic places e.g. Ferrymead Bridge, Mount Pleasant Community Centre and Redcliffs shopping centre.
4. Retain the formality of the Memorial Walk in Sumner as it demonstrates our history.
5. Retain the beds of annuals at the corner of Marriner Street and the Esplanade. These beds are greatly admired by both visitors and locals.

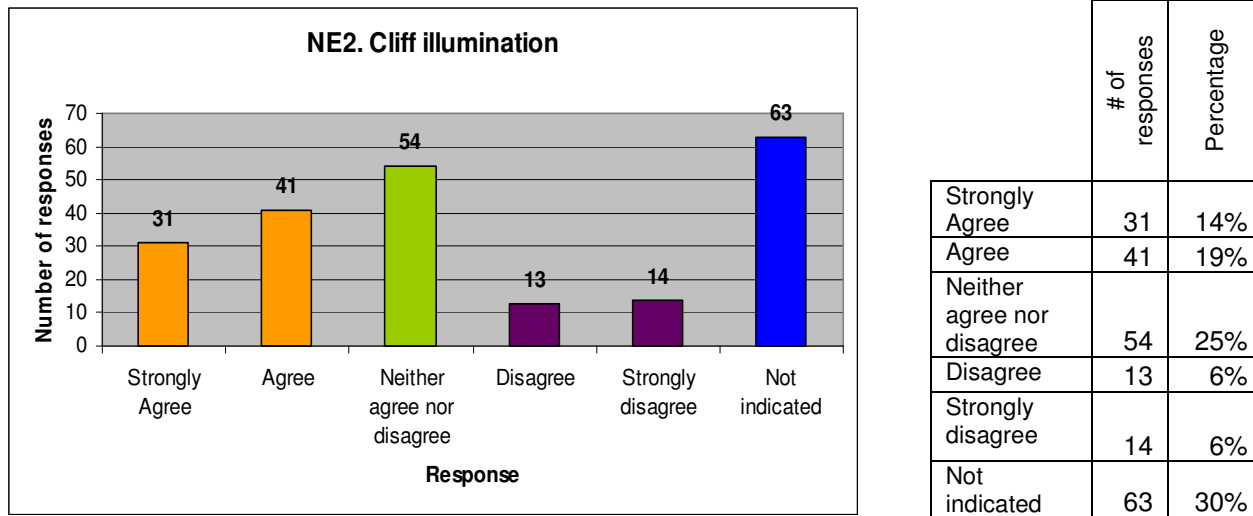
Local native plants should be planted in Beachville Road, according to the Redcliffs Residents Group.

Indicative staff response: Retain action without amendment.

The Draft Master Plan signals that, to achieve this action, the Council will liaise further with stakeholders to investigate appropriate soft and hard landscape elements.



## Natural environment continued – 6.3.ii NE2 Cliff illumination



Although generally supported, this action is the third least supported project in the Draft Master Plan, and the proposal to light the cliffs generated some negative feedback from several submitters.

Twenty seven submitters (12%) disagreed with this proposal and 72 (33%) agreed. Fifty four submitters (25%) neither agreed nor disagreed and 63 (30%) did not provide a response.

Several submitters felt that lighting the cliffs was a bad idea, while others said it was a low priority e.g..

*Illuminating the cliffs? Good grief. It is bad enough living by them and looking at them every day with the houses perched precariously along them - we don't need to be able to see them at night as well. And we don't need to encourage all the disaster-tourists who come and gawk at all the damage and take photos of it. Let's make the cliffs SAFE so the school can come back*

*Cliff illumination, a bad idea, focus on removing containers from peacocks gallop and making the road, cycle lane and walkway safer.*

One submitter said night illumination disrupted the natural rhythm for wildlife.

Seventy two people supported the proposal with one stating:

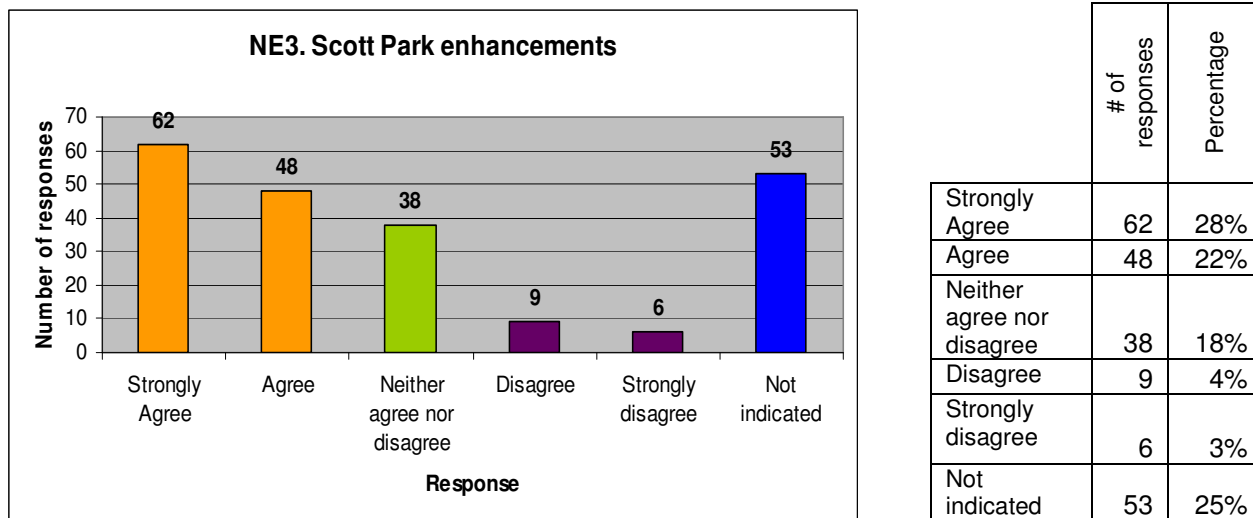
*Congratulations on a really clear and comprehensive plan. It contains lots of exciting ideas and improvements; we particularly like the idea of lighting the cliffs. We also like the way it integrates with the coastal pathway master plan.*

The Redcliffs Residents Association said it disagreed with cliff illumination while the Coastal Pathway Group said further specific consultation was needed.

**Indicative staff response:** Retain the action but amend the text to clarify that opportunities for further community engagement exist as part of future investigations for specific sites for cliff illumination.

## Natural environment continued –

### 6.3.iii NE3 Scott Park enhancements



While the majority of submitters support this project, Scott Park enhancements has been the centre of much discussion and debate. This is largely because of the proposed route along the Main Road, versus through Scott Park or along the edge of the Estuary.

One hundred and ten submitters (50%) agreed with the enhancements and 15 (7%) disagreed. Another 38 (18%) of respondents neither agreed nor disagreed and 53 (25%) did not indicate a view.

Those supporting the proposal include the Mt Pleasant Yacht Club, Canterbury Windsports Association, the Christchurch Estuary Association and the Avon Heathcote Estuary Ihutai Trust.

Examples of supporting submissions:

*The current plan provides the most practical use of the park, which allows both a great coastal pathway and a safe environment for water sports users. Both groups can easily be accommodated in the current proposal, but it is important that path users do not come between the water and the sufficient space for water sports equipment for the safety of all involved.*

*The enhancements to Scott Park (NE 3) is a massive improvement over the existing area. It utilises the area well for the existing water recreational users & will encourage more people to use the estuary for their water based recreation. The flow from vehicles to the grass edge & rigging area is a great benefit for all users , especially children and smaller people. The design in the plan allows future growth by providing plenty of usable green space for all users of the park.*

*Scott Park is too small to run a 4 metre wide pathway either around the estuary edge or through the middle and it is a park for use by many existing water users and will impede the access to the waters edge.*

Contrary views include:

*The coastal pathway should have a loop at Scott Park so that it follows the coastline too. Design features can be added to slow walkers/cyclists to give way to windsurfers/yachts e.g. use of bollards/zigzag gates.*

*The Coastal Pathway is a must. It must either go coastal through Scott Park or at the very least go through the middle. The concerns of the Yacht Club and other water users can be met by the design of the Coastal Pathway.*

Ngāi Tūāhuriri submitted that the Coastal Pathway should be placed as close to the estuary as possible.

A charrette attended by key stakeholders on 18 November 2013 considered two alternative pathway routes in the park. No consensus was reached at the meeting.

The Coastal Pathway Group submitted that appropriate design could allow Pathway users to respect the needs of water sports enthusiasts when the tide was in, while having full access to travel along the coast for at least a significant part of Scott Park, when it was not.

Spokes said it was particularly concerned that the proposed route of the Coastal Pathway crossed the Scott Park driveway 1.5 car lengths back from the Main Road. Queued vehicles would block both people on foot and bicycles, and create inevitable conflict.

#### Other comments and suggestions

1. Less car parking and more green space in Scott Park and Redcliffs jetty.
2. Ensure enhancements are for residents as well as occasional users. Tree filled green space.
3. Not too much hard surface. Show respect for history. It was named after mountaineer Harry Scott who died on Mt Cook in 1960.
4. Too many car parks proposed in Scotts Park.
5. PLEASE retain, or at the very least relocate the existing mature trees to provide green screening for residents along the bottom of St Andrews Hill. If the pathway were to go along the edge of the estuary, on the water side of the park, there would be no need to take out the trees.
6. It is vital that pathway walkers use the car parks on the city side of the Ferrymead Bridge, also start on the city side, NOT by Scott Park
7. Remove cob cottage. (3) Restore cob cottage. (1)

Indicative staff response: Retain the action without amendment.

The key issue relates to the alignment of the Coastal Pathway at Scott Park. A direct route parallel to the road is preferable in this section of the Coastal Pathway network for the reasons explained below.

Mt Pleasant Yacht Club has a lease over the western end of the reserve which limits options for more formalised routes within the main body of the park. Separation of different types of users is widely practised for reasons of safety and convenience. Aligning the Coastal Pathway adjacent to the Main Road does not preclude the opportunity for Pathway users to break away from the formal pathway and access the park and the water's edge.

SCIRT has commenced work on repairing this section of Main Rd and is able to construct the pathway alignment shown in the draft plan in the short term. In contrast, there is no certainty over the timing of the redevelopment of the remainder of the park. The delivery of a key link for the coastal pathway could therefore be compromised if the Coastal Pathway was to be diverted away from the road.

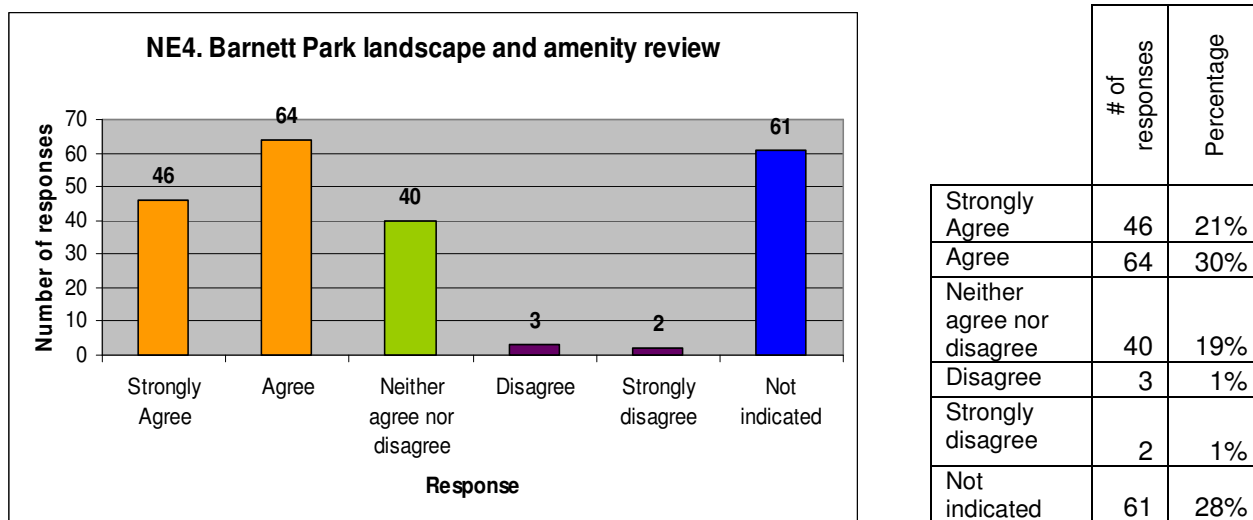
Monitoring use of the reserve, over a few seasons following the construction of the coastal pathway, will help better understand opportunities for an additional loop that could bring pathway users closer to the waters edge at a future date. The proposed design for the park rationalises activities to a more central location enabling landscaping around the fringe. Detailed design will address issues related to crossing the driveway and landscaping.

Parking is required to serve the water sports activities, coastal pathway and other park users. The final number of car parks and landscaping treatment will be subject to detailed design. Additional parking is being considered elsewhere for the Coastal Pathway. Cob Cottage is a feature of the park and can help with interpretation of the areas heritage, which can include people connected with the park and the former river crossings.

The objective of improved access to the coast will be carried over into the Estuary Edge Master Plan (and subsequent management plans), so the park development will be an iterative process subject to a 'bedding in' period, changing circumstances, and budget, but within the same general objectives and concept signed off for the park as part of this master plan.

## Natural environment continued –

### 6.3.iv NE4 Barnett Park landscape and amenity review



Barnett Park landscape and amenity review is supported by the majority of submitters who responded to this question.

One hundred and ten (51%) agreed with this action and five (2%) disagreed. Another 40 (19%) neither agreed nor disagreed and 61 (28%) did not indicate a view.

The Redcliffs Residents Association agreed with this proposal but suggested the inclusion of 'park and ride' facilities and a bus stop.

Two submitters are not in favour of a skate park for older children. Another submitter thinks a skate park for children is a fantastic idea.

#### Other comments and suggestions

1. Set up 'OK Corral' in Barnett Park. It is a magical fun facility for the kids and the community given the loss of Redcliffs School and the kindergartens.
2. The road going into Barnett Park needs a pavement. When walking with a pushchair there isn't much space when cars are going in and out.
3. Toilets needed but should be visible for safety.
4. Crossing point needed to link the Coastal Pathway with Barnett Park facilities and its tracks, including access to the Moncks Cave site.

Indicative staff response: Retain action but further investigate park and ride options near Barnett Park prior to the Master Plan being finalised.

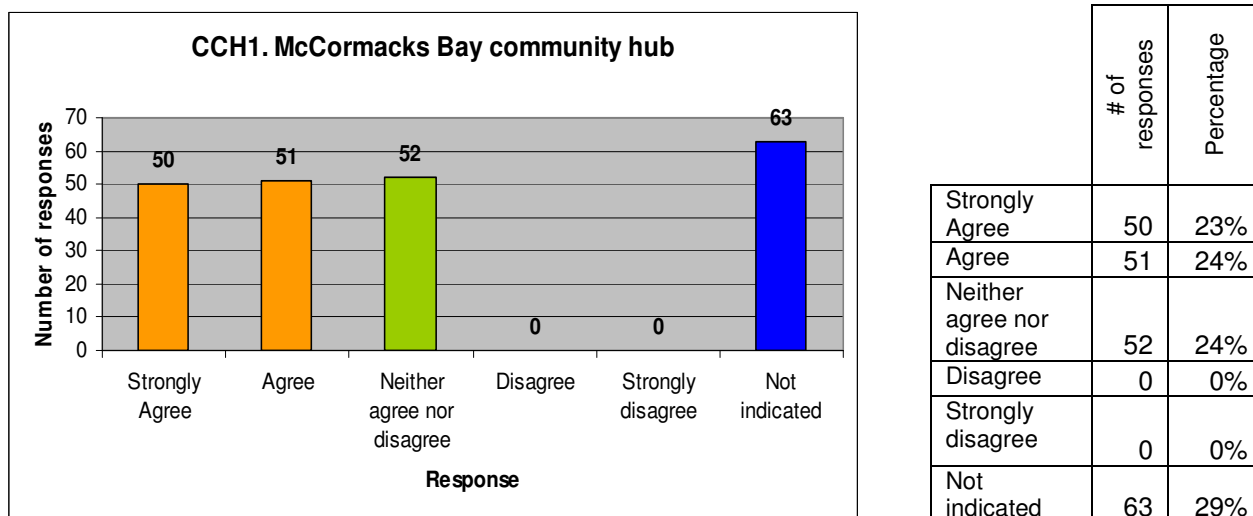


The Christchurch Transport Strategic Plan supports the identification and establishment of strategically located park and ride sites. Further investigations can be undertaken to establish the suitability of a park and ride near Barnett Park. This can be informed by trialling the proposed Mt Pleasant facility. Consideration would need to be given to the impact on the reserve.

Improved pedestrian crossings are included in the Draft Plan. A number of locations are being considered for the relocation of the 'OK Corral', however, a central location within the village will make it more accessible and encourage multi purpose trips that can support the vitality of the village centre. New public toilets have been provided near the car park and kindergarten.

## 6.4 Community, culture, heritage –

### 6.4.i CCH1 McCormacks Bay community hub



One hundred and one respondents (47%) supported the community hub action, with no one in disagreement. Another 52 (24%) neither agreed nor disagreed and 63 (29%) did not indicate a view.

Community support is reflected in written comments. The Mt Pleasant Memorial Community Centre and Residents Association (MPMCC) submitted that it was very supportive of the general wording and intent of CCH1 in the Draft Main Road Plan. It wished to liaise with the Council on a range of issues including the footprint of the community hall and kindergarten, enhancing the open space around the buildings, access and parking, and provision of public toilets. It also wanted a feature to reflect the memorial and historic status of the former hall.

The Mt Pleasant Pottery Group supported the general wording and intent of CCH1 – and issues highlighted by MPMCC. It also 'requested Council support as a strategic partner for the rebuild process to ensure that the rebuilt facilities will continue to provide an affordable space to ensure that small community groups can continue to participate in and benefit from this community facility'.

Another submitter commented: *From a personal perspective, We look forward to much better use being made of the Mt Pleasant Community Centre and surrounds as a community hub. Specifically the areas designated for enhancing the farmers market look great in concept and the idea of making the area more multi purpose appeals. There is lots of green space there, and as the Coastal Pathway comes into use, this area could be used as a hub for people to gather and to start events, or even play games on the grass.*

Spokes stated that the proposed cycle fix-it stand was a very nice touch. However, cycle parking was grossly inadequate and should be increased.

Ngāi Tūāhuriri commented that implementation should include on-site stormwater treatment (it favours swales) and foreshore improvements and planting based on the Ngai Tahu Taonga Species list.

Another submitter requested that a kid's scooter park and bike track(dirt) be considered for the McCormacks Bay Active Play area.

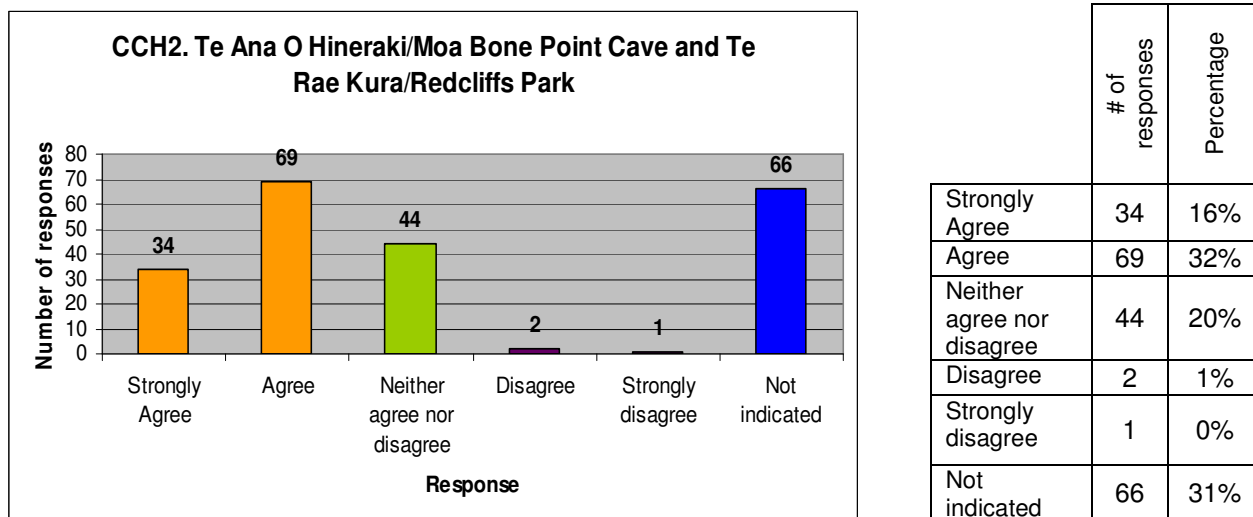
**Indicative staff response:** Retain this action but further investigate opportunities for sheltered and secure cycle parking alongside the potential for on-site stormwater management prior to the Master Plan being finalised.

Continue dialogue with Community Centre and Residents Association to help refine layout. Some issues will be a matter for the detailed design stage. Opportunities exist to investigate additional secure/sheltered cycle parking in this area and to explore potential for on site stormwater management. Landscaping of the foreshore area will be addressed by SCIRT for the Causeway and through the Estuary Edge Master Plan for the wider McCormacks Bay area.

The active play area could accommodate a range for activities which can be subject to further consultation at the detailed design stage. These can be developed through the Reserve Management Plan.

## Community, culture, heritage continued –

### 6.4.ii CCH2 Te Ana O Hineraki / Moa Bone Point Cave and Te Rae Kura / Redcliffs Park



The significance of Ana O Hineraki / Moa Bone Point Cave and Te Rae Kura / Redcliffs Park is reflected in the strong level of support from submitters who chose to respond to this question.

One hundred and three submitters (48%) agreed with this action, while three (1%) disagreed. Another 44 (20%) neither agreed nor disagreed and 66 (31%) did not indicate a view.

Ngāi Tūāhuriri requested that Council work with tangata whenua to develop appropriate management and interpretation for significant cultural and historic sites such as these. It said that tangata whenua should also be consulted to ensure that the proposed viewing platform

was appropriately located. Ngāi Tūāhuriri reminded Council that reestablishment of view shafts to the coastline was culturally important.

The Redcliffs Residents Association requested that the Council consult with it and affected residents while investigating designs.

The Coastal Pathway Group commented that the importance of the cave needed to be recognised and an auxiliary pathway from the main Coastal Pathway to a viewing point for the cave was warranted.

Spokes requested bicycle access and cycle parking facilities near the cave. This was supported by Living Streets which commented that cycle facilities should be provided at points of interest and at bus shelters. Innovative design would make these functional as well as a feature.

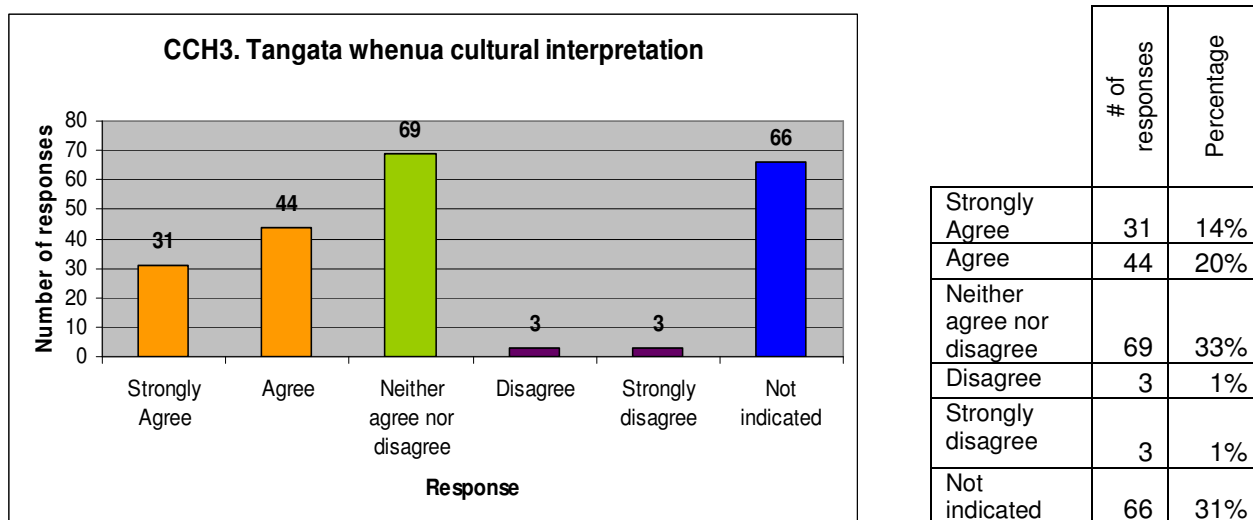
Indicative staff response: Retain this action without amendment

Action CCH3 indicates the intention to work with tangata whenua to provide cultural interpretation throughout the master plan area. It is anticipated that this will be a particular feature within Te Ana Onineraki / Moa Bone Point Cave & Redcliffs Park. The detailed design stage will include opportunities for further community consultation, including the Residents Association.

Provision has been made to create a link between the coastal pathway and Moa Bone Point cave. Car parking facilities can include provision for cycle parking. The hydrology of the estuary has been affected by the uplift and subsidence caused by the earthquakes. It is therefore uncertain whether a new beach area could be established next to the estuary edge car park in the short term. However, consideration can be given to improved beach access, including the beach adjacent to boating car park and jetty, during the detailed design phase.

## Community, culture, heritage continued –

### 6.4.iii CCH3 Tangata whenua cultural interpretation



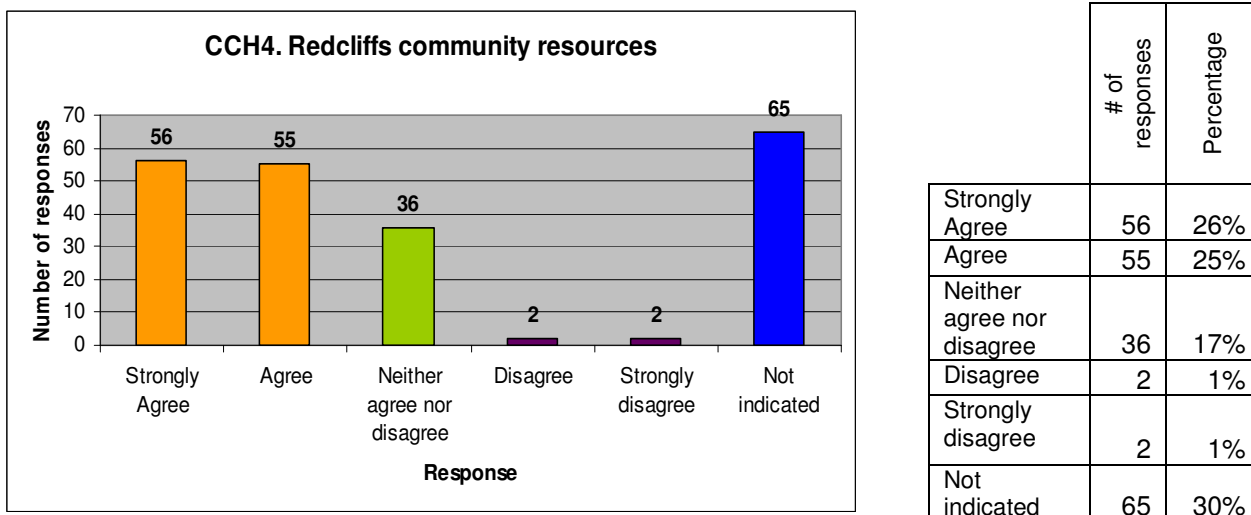
Seventy five submitters (34%) agreed with this action compared to 6 submitters (2%) who did not. Sixty nine (33%) neither agreed nor disagreed and 66 (31%) did not provide a response.

Ngāi Tūāhuriri submitted that the Council enhance accessibility to services and information, in consultation with tangata whenua.

Indicative staff response: Retain this action without amendment.

This action is intended to improve interpretation and understanding of tangata whenua values and cultural associations in the area. This will be achieved in consultation with the runanga. Accessibility to wider services and information is beyond the scope of this plan.

#### Community, culture, heritage continued – 6.4.iv CCH4 Redcliffs community resources



Of those who responded to this question, the Redcliffs community resources action is supported by the majority of submitters.

One hundred and eleven respondents (51%) agreed with this action while four (2%) disagreed. A further 36 (17%) neither agreed nor disagreed and 65 (30%) did not indicate a view.

The location of the library was one of the key issues for those who provided written comments.

Two of the written submissions emphasising the importance of the library at 91 Main Road were:

*It is vital the Redcliffs library returns to its original site and becomes an information centre and library where local people can meet. The library community is currently in the process of relocating a suitable building for this site and making plans for community facilities. If this building is to be located to the rear of the site to allow for a public courtyard at the front of the building they need to make these plans now.*

*Redcliffs Public Library wants to be involved with any decisions over the site at 91 Main Road (the library's former site that the library gifted to the CCC back in the 1950s). We have a lease over the land and ...are working as hard as we can to get a working library and community facility back on the site by the time of our centenary in May 2014. Our plans are well advanced in this regard.*

Fifteen submitters commented that the library must remain on its original site while another three assumed this would happen.



However, another submitter questioned whether this central site should be reoccupied by the library? *Do choices now limit the progress later e.g. putting community library back on same spot - Does the community heart come from a small library dependent on old folks - or will it come from real engagement amongst broader population?*

The Redcliffs Residents Association strongly agreed with CCH4 but said the library should not be in the middle of the community cluster site and the courtyard needed to be larger. It requested that the Council consult the Residents' Association and property owners.

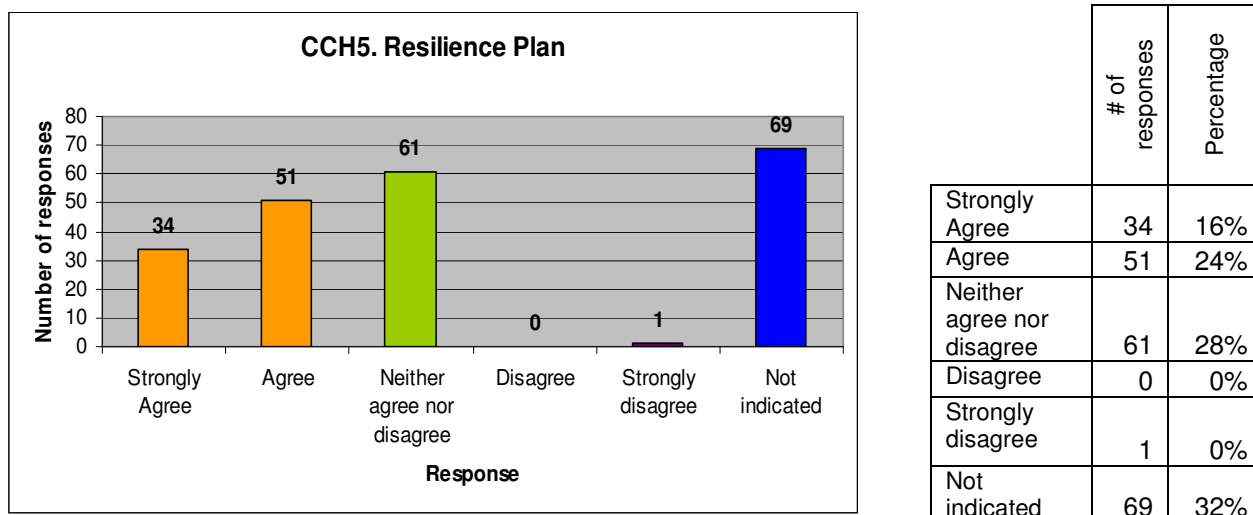
A submitter said the OK Corral was not a suitable activity on the site at 91 Main Rd. However, the OK Corral was supported by Spokes which also requested more bicycle parks.

Indicative staff response: Retain the action without amendment.

The Christchurch City Libraries mobile van visits both Redcliffs and Mt Pleasant and, at this point in time, provides an acceptable library service to both these communities. The volunteer library may be able to be re-established as part of the community cluster on its previous site within the village centre. This forms part of the volunteer library review process which is taking a partnership approach to achieving broader based multi-function facilities. This review will take into account the wider network of community facilities in the area, including the proposed Sumner hub.

A central village location for the 'OK Corral' will make it more accessible and encourage multi purpose trips that can support the vitality of the village centre. The previous location of the scooter park on the New World site was highly successful.

## Community, culture, heritage continued – 6.4.v CCH5 Resilience Plan



The Resilience Plan action is supported by submitters who responded to the question..

Eighty five submitters (40%) agreed with the Resilience Plan and one (0%) did not. Sixty one (28%) neither agreed nor disagreed and 69 (32%) did not indicate a view.

The Coastal Pathway Group noted that the Pathway would provide an additional carriageway for use in emergencies. It could also provide additional protection for the roadway from ocean storms in the Rapanui / Shag Rock to Clifton Beach section.

Lyttelton Port Company and other companies (Mackley Carriers, NZ SHIP, Z Energy and BP Oil NZ) involved in getting products to and from the port emphasised the significance of the

Main Road. They commented that, with the reopening of Sumner Road scheduled in 2016, the Master Plan needed to provide for the return of general Port-related traffic and in particular over-dimension and dangerous goods vehicles. It was essential that there continued to be two viable routes into the Port through Sumner Road and the Lyttelton Tunnel. Amendments to the wording in the Master Plan were submitted.

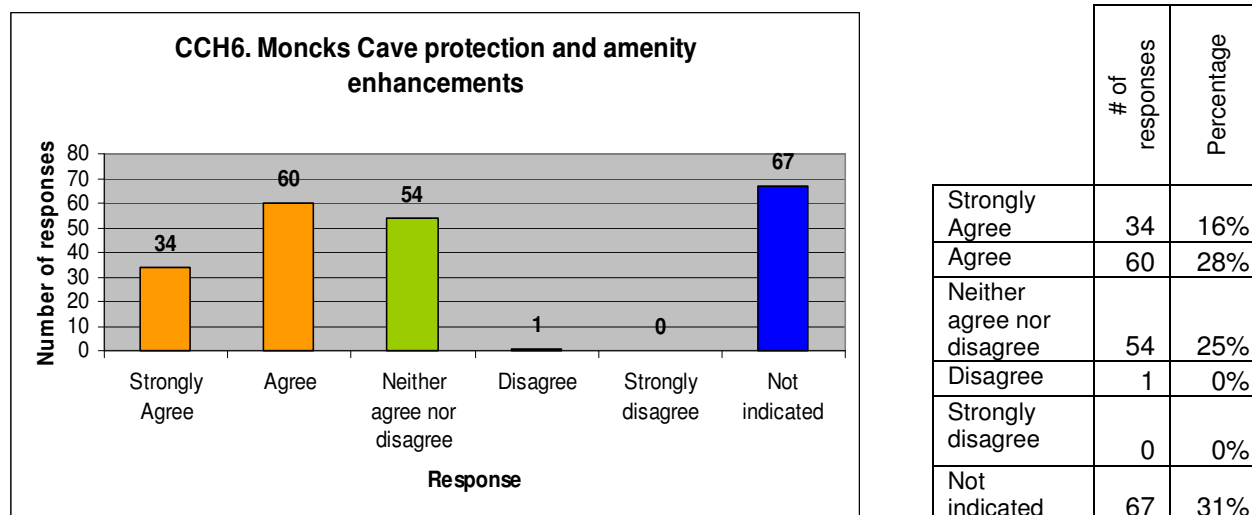
The New Zealand Transport Agency supported the draft Master Plan's objectives that the Main Road continue to provide a freight function and an over dimension route and hazardous substances transport alternative to the Lyttelton Tunnel.

Indicative staff response: Amend the action to include text which clarifies the role and status of the route.

The Draft Master Plan has been developed with the expectation that Main Rd will continue to provide an over-dimension and hazardous goods route to the port. Clarifying the role and status of the route may provide a greater level of certainty to stakeholders and the community.

## Community, culture, heritage continued –

### 6.4.vi CCH6 Moncks Cave protection and amenity enhancements



The Moncks Cave protection and amenity enhancements are supported by those submitters who chose to respond to this question.

Ninety four (44%) agreed with this action compared to one (0%) who did not. Fifty four (25%) submitters neither agreed nor disagreed and 67 (31%) did not provide a response.

One submitter requested information boards highlighting the Maori/European history and the ecology of the area. These could use the latest technology and be accessible by the visually and hearing impaired. Sponsorship may be a possibility.

The Coast Pathway Group said the removal of the pump station provided an opportunity to make this cave accessible to public. It also stated that a crossing point from the Coastal Pathway would be desirable here or at the Barnett Park entrance.

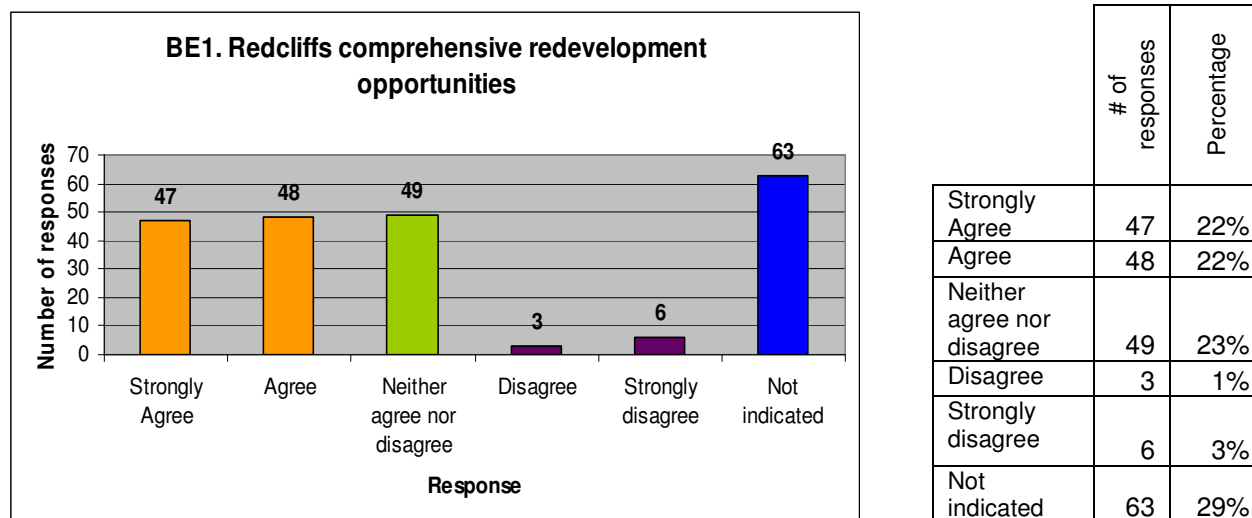
Indicative staff response: Retain action without amendment

Interpretive material could be included in the design of the reserve, in association with tangata whenua. SCIRT has undertaken some preliminary concept design work associated

with the removal of the pump station. A crossing point has also been identified by SCIRT in addition to improved links with Barnett Park.

## 6.5 Built environment–

### 6.5.i BE1 Redcliffs comprehensive redevelopment opportunities



Redcliffs comprehensive redevelopment opportunities are supported by those submitters who responded to this question.

Ninety five submitters (44%) agreed with this action while nine (4%) disagreed. Forty nine (23%) neither agreed nor disagreed and 63 (29%) did not indicate a view.

One submitter, whose property is affected by the comprehensive development proposal in the draft Master Plan, said he had not been approached and any such designation would have serious implications for any potential sales process.

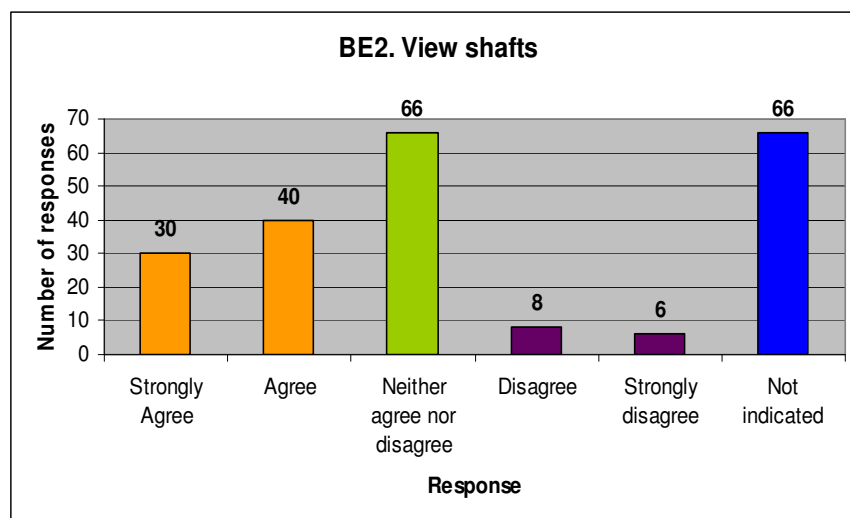
The Coastal Pathway Group strongly agreed with a comprehensive approach to planning for an improved Redcliffs Village and the Coastal Pathway was an element of this. Landowners and Council had important roles to play, it said.

Indicative staff response: Retain action without amendment.

There have been various consultation processes with local stakeholders to canvas views on the development of the plan. The Master Plan is not a statutory document and it is considered that this should not be an impediment to property sales. Indicating potential opportunities for future development provides greater flexibility and choice for property owners. It can provide greater connectivity, improve opportunities for off-street parking and enhance the amenity for shoppers.

## Built environment continued –

### 6.5.ii BE2 View shafts



	# of responses	Percentage
Strongly Agree	30	14%
Agree	40	19%
Neither agree nor disagree	66	31%
Disagree	8	4%
Strongly disagree	6	3%
Not indicated	66	31%

Submitters who expressed an opinion generally support the action of maintaining view shafts to the Estuary.

Seventy submitters (33%) agreed with the action while 14 (7%) did not agree. Sixty six (31%) neither agreed nor disagreed and 66 (31%) did not provide a response.

Comments by submitters opposing the action range from concerns about the impact of landscape plantings on views, to view shafts being a low priority. One submitter has commented that view shafts are not needed because the area has plenty of views.

Ngāi Tūāhuriri submitted that view shafts from key sites such as Te Ana O Hineraki / Moa Bone Point Cave were culturally important.

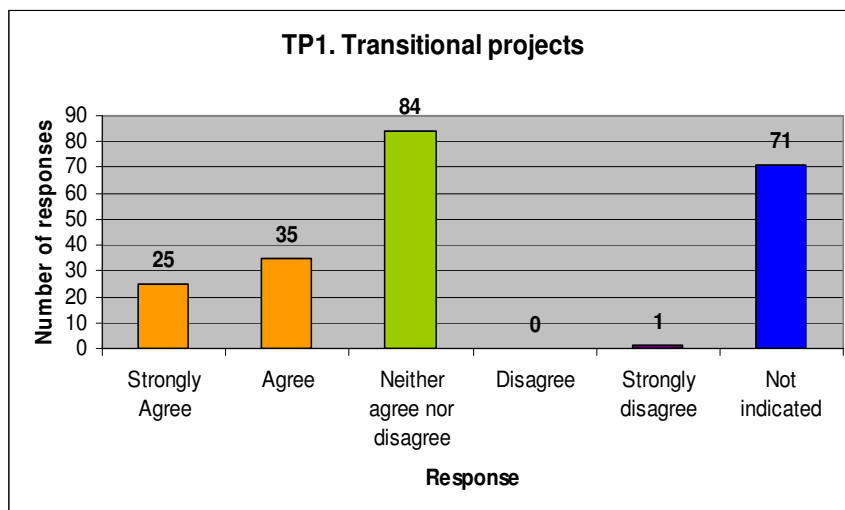
The Mount Pleasant Memorial Community Centre and Residents Association and Pottery Group said they wished to liaise with Council on opportunities to provide view shafts from the Community Centre to the estuary.

**Indicative staff response:** Retain this action without amendment.

There will be scope to liaise with property owners as they progress their development plans.



## Built environment continued – 6.5.iii TP1 Transitional projects



	# of responses	Percentage
Strongly Agree	25	12%
Agree	35	16%
Neither agree nor disagree	84	39%
Disagree	0	0%
Strongly disagree	1	0%
Not indicated	71	33%

An adequate level of support has been signalled for this project by submitters who responded to the question.

Sixty submitters (28%) agreed with this action while one disagreed. Eighty four respondents (39%) neither agreed nor disagreed and 70 (33%) did not provide a response.

The Coastal Pathway Group commented that as the Pathway would be built over five years or more, temporary amenities and features were 'highly appropriate and desirable'. Unified design was necessary.

Indicative staff response: Retain action without amendment.

## 6.6 Other issues raised during consultation

### 6.6.i No right turn at Bridle Path Road and St Andrews Hill Road

The Council's Ferrymead Bridge project team has been involved in planning the two intersections at Bridle Path Road and St Andrew Hill. This project is separate from but related to the Master Plan. Plans shown in the draft Main Road Master Plan indicated no right turns toward Sumner from either intersection. Twelve submitters expressed concern about the Bridle Path intersection and four about St Andrews Hill Road.

Comments included:

*I am concerned that there is still no provision for right-turning traffic from Bridle Path Road. There will be a turning signal for those turning ...By not having a means of turning right from Bridle Path Road, there is unnecessary extra traffic on Ferry Road, Humphries Drive and Tidal View. This is an area where traffic is heavy at times and does not need further congestion.*

*I am very concerned that the intersection changes planned for St Andrews Hill Road and Main Road, particularly the lack of right turn will lead to excessive traffic down minor roads particularly Te Awakura Tce, the Brae and Seamount Terrace. These roads do not have footpaths, are narrow and windy and only*

*suitable for local traffic and we have small children who walk and bike who are at extreme risk from this.*

The Avon Heathcote Ihutai Trust noted: *That the ability of St Andrews Hill Rd users to turn right at the bottom of the hill has been withdrawn. We would not support this, as the turn has worked well to date, and avoids an unnecessary detour. We feel that access to the Ihutai from our hill suburbs' residents is important.*

#### 6.6.ii Proposed three lane road from Ferrymead Bridge to Mt Pleasant

The change in the number of lanes from two to three from Ferrymead Bridge was opposed by several submitters. According to one of them:

*The three lane road should remain two lanes, and traffic calming elements added to slow speed. This will create safer pedestrian access across the main road; safer turning right into the main road, and increase the connection between one side of the road to the other; from residents to estuary. Right turning traffic from roads which are all major entry points for residents will be safer for all if traffic is slowed and only two lanes.*

Another submitter commented that traffic merged too quickly after Ferrymead Bridge.

#### 6.6.iii Other suggestions for the Main Road Master Plan Project

1. The estuary is a very significant wildlife habitat. We would like to see this acknowledged further in the plan - perhaps some watching shelters, seating, binoculars etc.
2. Pre quake there was a small local commercial centre on Major Hornbrook Rd. It would be useful to acknowledge and support its restitution as part of this Main Rd Master Plan.
3. There should be a community hall on the site of the old tennis club.
4. Redcliffs/Ferrymead area needs a swimming pool.
5. More emphasis on park and ride.
6. Consult experts from other countries that have already done the coastal pathways to give us some advice e.g. Gold coast of Australia coastal pathway from Kirra beach to Past Coolangatta to Rainbow bay. Just beautiful and everyone, old and young uses it.
7. More consultation with residents and businesses re design of specific projects e.g. Redcliffs Village and Beachville Road.

Indicative staff response: Update the Master Plan to show a potential right turn lane from Bridle Path Rd.

Positive discussions have taken place with the Ferrymead Bridge project team following public consultation on the Draft Master Plan and it appears that a right turn at the Bridle Path Rd – Main Road intersection can be achieved.

The design of the three laning section of Main Road seeks to address congestion problems. The restricted width in this part of the road corridor limits the design and configuration options. The scheme requires an area of reclamation of land from the estuary, and this has been granted resource consent by Ecan. Council has approved the design, and SCIRT is now commencing construction.

The Estuary Edge Master Plan will be able to address issues of wildlife habitats more fully. Provision is being made for various viewing points as part of the Coastal Pathway Concept Plan.

Major Hornbrook Drive is beyond the scope of this plan.

The plan makes provision for two community hubs/cluster at McCormacks Bay and Redcliffs. These are considered well located to support the local community and have attracted supporting submissions.

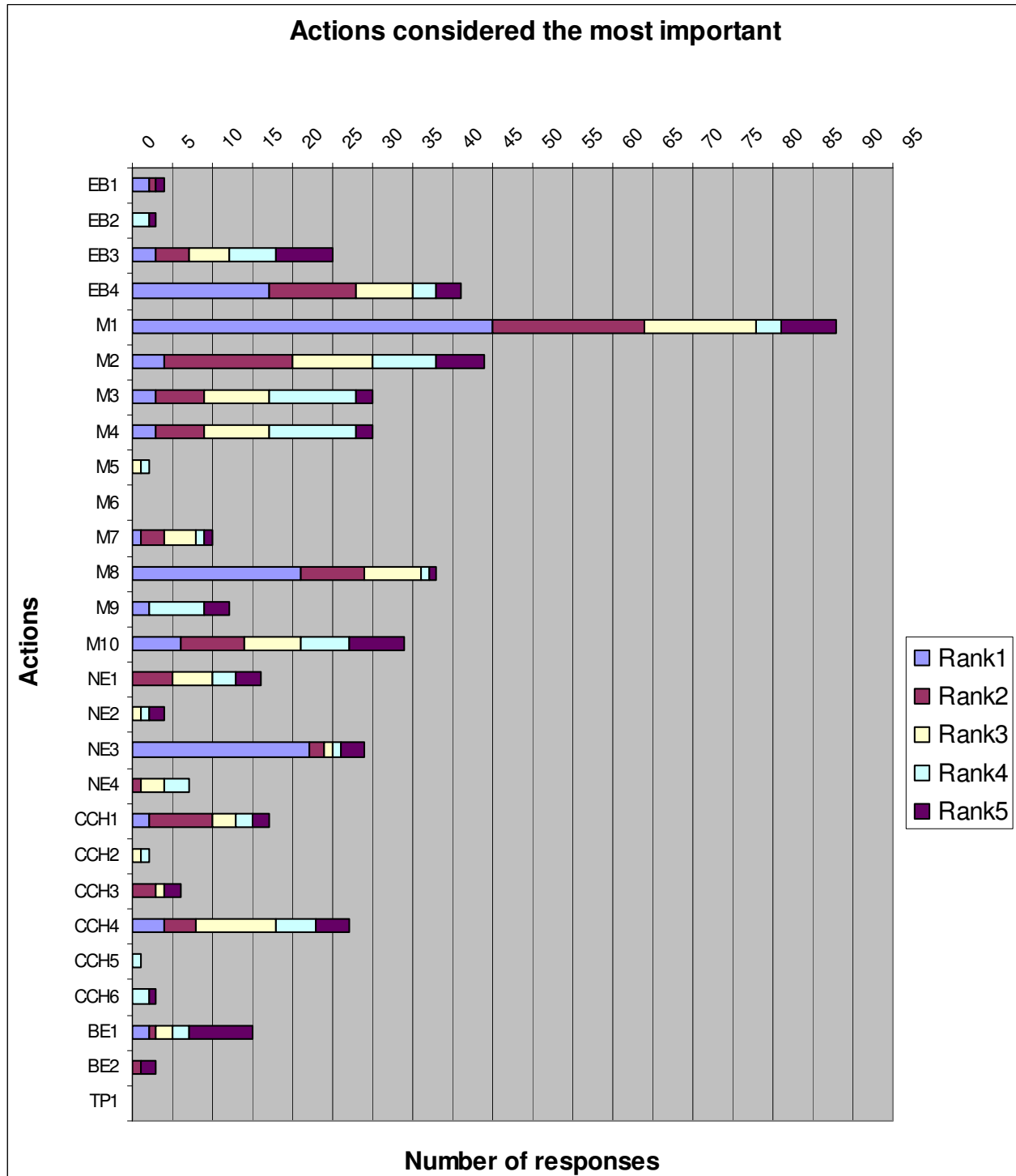
The Coastal Pathway Concept Plan has involved extensive consultation with the local community as well as utilising nationally recognised experts. Consideration has been given to various other examples of coastal pathways in developing the Concept Plan.

The Christchurch Transport Strategic Plan supports the identification and establishment of strategically located park and ride sites. Provision has been made for a small scale facility at McCormacks Bay Road. It is considered appropriate to monitor the take up and success of this facility prior to rolling other sites in this area. Consideration also needs to be given to identifying the optimum locations in relation to the size of the local population and the accessibility to core bus routes from where residents live.

## 7.0 Actions considered the most important

Submitters were asked to indicate which actions they considered most important. The following graph aggregates all five options to get an overall total. According to this information the most important actions are:

1. Coastal Path (M1)
2. Redcliffs village centre streetscape enhancements (M2)
3. Re-establish supermarket (EB4)
4. Redcliffs village centre parking – monitoring and review (M8)
5. Pedestrian crossings (M10)





## 8.0 Specific wording changes requested in final Main Road Master Plan document

Ngai Tahu - Ngāi Tūāhuriri	Reflect Ngai Tahu's traditional and contemporary relationship with the area, and its priorities Correct use of Maori names for places and features Review current Maori history section.
New Zealand Transport Agency	List as contributing investor in three laning section
Coastal Pathway Group	Add/amend wording in Economy and Business, Natural Environment and Community, Culture and Heritage.
Spokes Canterbury	Add CCC Cycle Design Guidelines to list of sources informing plan (Page 17)
Redcliffs Residents Association	List with joint responsibility with Redcliffs Business Group under EB2 and EB3
Lyttelton Port Co and other companies associated with the transport of goods to and from the port	Further recognition and emphasis of the Main Road as an over dimension route and hazardous substances alternative transport route
Mt Pleasant Pottery Group (MPPG)	MPPG would like to see reference made in the Master Plan to Council's Strengthening Communities Strategy principles in relation to the provision of and support of community facilities.
MPPG and Mt Pleasant Memorial Community Centre and Residents Association	Improve Figure 21 in the draft plan to better reflect proposed footprint of the community hall and kindergarten

## Your views – Submission form

**The Council is seeking feedback to the Draft Main Road Master Plan and would like to hear from you.**

Submissions and comments are sought during the consultation period from 21 October – 22 November 2013.

### How to make a submission

A submission form is provided here. However, you can make a submission in a number of ways:

By using the online submission form at:  
[www.ccc.govt.nz/haveyoursay](http://www.ccc.govt.nz/haveyoursay)

By emailing your submission and any attachments to:  
[MainRoadMPlan@ccc.govt.nz](mailto:MainRoadMPlan@ccc.govt.nz)  
(please ensure your full name and address are included with your submission)

By mail, post to (no stamp required):

Freepost 178  
Draft Main Road Master Plan  
Strategy and Planning Group  
Christchurch City Council  
PO Box 73012  
Christchurch 8154

By hand delivery to:

- Civic Offices, 53 Hereford Street; or
- At the drop-in sessions.

Public drop-in sessions will be held on the following dates:

- **Thursday 31 October 2013** at Redcliffs Bowling Club, 9 James Street, Redcliffs, 3.30pm–6.30pm
- **Monday 4 November 2013** at Christchurch Yacht Club, 167 Main Road, Moncks Bay, 3.30pm–6.30pm
- **Wednesday 6 November 2013** at Mt Pleasant Yacht Club in Scott Park, Main Road, Mt Pleasant 3.30pm–6.30pm.

View the full document

The full Draft Main Road Master Plan can be viewed:

- Online at [www.ccc.govt.nz/haveyoursay](http://www.ccc.govt.nz/haveyoursay); or from
- Any Council libraries and service centres. For Council libraries and service centres see: [www.ccc.govt.nz/thecouncil/contactus.aspx](http://www.ccc.govt.nz/thecouncil/contactus.aspx)
- The Spur on Redcliffs cafe, 87 Main Road, Redcliffs.

Please make sure your comments arrive before the consultation period closes at 5pm on Friday 22 November 2013. Anonymous submissions will not be accepted.

Please note: Upon request, we are legally required to make all written or electronic submissions available to the public, including the name and address of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you consider there are compelling reasons why your contact details and/or submission should be kept confidential, you should contact the Council's Public Affairs Consultation Team Leader, telephone 941-8999 or 0800 800 169.

## Submission form

### 1. Overall, do you support the direction of the Draft Main Road Master Plan?

Yes ☐ No ☐

### 2. Overall, please indicate how much you agree or disagree with the Plan's vision and goals.

Strongly agree ☐ Agree ☐ Neither agree or disagree ☐ Disagree ☐ Strongly disagree ☐

**3. Please indicate how much you agree or disagree with individual actions.**

	Actions	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Economy and business	EB1. Business association development.					
	EB2. Marketing strategy.					
	EB3. Events establishment and promotion.					
	EB4. Re-establish supermarket.					
Movement	M1. Coastal Pathway.					
	M2. Redcliffs village centre streetscape enhancements.					
	M3. Beachville Road streetscape enhancements.					
	M4. Mt Pleasant intersection enhancements.					
	M5. Mt Pleasant bus shelter enhancements.					
	M6. McCormacks Bay Road streetscape.					
	M7. Moncks Bay parking and bus stop enhancements.					
	M8. Redcliffs village centre parking – monitoring and review.					
	M9. Route security – rockfall management and protection.					
	M10. Pedestrian crossings.					
Natural environment	NE1. Landscape palette.					
	NE2. Cliff illumination.					
	NE3. Scott Park enhancements.					
	NE4. Barnett Park landscape and amenity review.					
Community, culture, heritage	CCH1. McCormacks Bay community hub.					
	CCH2. Te Ana O Hineraki / Moa Bone Point Cave and Te Rae Kura / Redcliffs Park.					
	CCH3. Tangata whenua cultural interpretation.					
	CCH4. Redcliffs community resources.					
	CCH5. Resilience Plan.					
	CCH6. Moncks Cave protection and amenity enhancements.					
Built environment	BE1. Redcliffs comprehensive redevelopment opportunities.					
	BE2. View shafts.					
	TP1. Transitional projects.					

**4. Please indicate which of the actions in 3 you consider most important.**

Rank	Action
1	
2	
3	
4	
5	

**5. What are the best aspects of the Draft Main Road Master Plan?**

Please explain why

---

---

---

---

---

---

---

**6. What are the aspects of the Draft Main Road Master Plan that need improvement?**

Please explain why

---

---

---

---

---

---

---

**7. Do you have any other comments on the Draft Main Road Master Plan?**

---

---

---

---

---

---

---



**Contact details**

Name \_\_\_\_\_

Organisation (if representing) \_\_\_\_\_

Organisation role \_\_\_\_\_

Postal address \_\_\_\_\_

Postcode \_\_\_\_\_ Phone – home/work/mobile \_\_\_\_\_

Email (if applicable) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

If submissions on the Draft Main Road Master Plan are heard by the Council, do you wish to be heard?

☐ Yes, I would like to be heard☐ No, I would not like to be heard

Local people and organisations can be well placed to lead or assist with the Master Plan actions:

(a) Yes, I wish to assist with the implementation of the following actions: \_\_\_\_\_

(b) I wish to assist as:

☐ An individual☐ A member of the following organisation: \_\_\_\_\_

Note: No anonymous submissions will be accepted.

## **Appendix 2 - Organisations and businesses which submitted on the Draft Plan**

Avon Heathcote Estuary Ihutai Trust  
Canterbury Windsports Association  
Christchurch Beautifying Association  
Christchurch Coastal Pathway Group  
Christchurch Estuary Association  
Christchurch Yacht Club  
Coastal Resources Concerned Residents Group  
Environment Canterbury  
Foodstuffs Ltd  
Feet First Ltd  
Groundswell Sports  
Living Street Otautahi/Christchurch  
Mt Pleasant Yacht Club  
New Zealand Automobile Association Inc  
Mt Pleasant Pottery Group  
Mackleys Transport  
Mt Pleasant Memorial Community Centre & Residents Association Inc.  
New Zealand Transport Agency  
Lyttelton Port Company  
NZ SHIP  
Port Hills Uniting Parish  
Prier Manson Properties  
Redcliffs Business Group  
Redcliffs Developments Ltd  
Redcliffs Law Office  
Redcliffs Pharmacy  
Redcliffs Physiotherapy Centre  
Redcliffs Residents Association  
Redcliffs Public Library  
Royal New Zealand Foundation of the Blind  
Spokes Canterbury  
Sumner Bays Union Trust  
Windsurfing NZ  
Z Energy Ltd and BP Oil NZ Ltd

### Appendix 3 - Submitters who wish to be heard

Ref #	Submitter	Support Plan direction: Y/N	Comments
3	Kevin Murdoch	Y	No traffic lights at Augusta St, How will Coastal Pathway be supported from Shag Rock to Moncks Bay?
8	Peter Foster	Y	Concern re angular entry to Mt Pleasant Rd. Address by filter lane, roundabout?
15	Adam Grant Parker	Y	Concern re lighting on Coastal Pathway and fishermen taking over spots along pathway
22	Jonathan Davidson	Y	Pedestrianise whole of Beachville Rd between Main Road and sea
24	Andrew Beadle	N	Retain existing parking in Redcliffs village and along Beachville Rd. Questioned graphics/images as potentially misleading
30	Richard Craigie	Y	Moncks Bay garaging needs to be addressed, totally opposed to boat storage shed over water
38	Bruce Reilly Redcliffs Physiotherapy Centre	N	Loss of car parking, support for angle parking in Augusta St
46	Andrew Wilson	Unclear	Windsurfer, comments only relate to Scott Park action; supports current proposal
48	Angela Druelney	N	Opposes three lanes between McCormacks Bay and Ferrymead – will increase traffic speeds and create barrier between estuary and local residents. Should remain two lanes.
54	Matt Bonis (Planz Consultants) for Lyttelton Port Co	Y	Importance of the Main Road as and over dimension route and hazardous substances alternative transport route – wording changes requested in Master Plan
61	A McLauchlan	Y	Both Beachville intersections with Main Rd a problem – favours roundabout at Beachville/Causeway corner.
64	Pam Guest Mt Pleasant Pottery Group	Unclear	Supportive of CCH1 McCormacks Bay Community Hub
85	Suzanne Craig Redcliffs Public Library	Y	Library needs to return to original site at 91 Main Rd. Plans proceeding
86	Bill Simpson - Kit Doudney, Avon Heathcote Estuary Ihutai Trust	Y	Concerns re right turn to Sumner from St Andrews Hill Rd, Scott Park (supports proposed route) Moncks Bay – retain beach
95	David Duns	Unclear	Wants give way to remain at foot of Mt Pleasant Rd instead of stop sign
104	Daryl Sayer, Redcliffs Business Group	Y	Loss of parking in Main Rd and Beachville Rd, location of bus stops
193	Murray Sim, Christchurch Estuary Association	Y	Support proposed Coastal Path route through Scott Park, supports use of rain gardens and swales for stormwater management, need to think about implications of landscaping
154	Dirk De Lu Spokes	N	More cycle parking, crossings inadequate
155	Bruce Banbury	Y	Coastal Pathway should be along waters edge at Scott Park, right hand turn needed at foot of St Andrews Hill, turning bay from Main Rd to Cave Tce. Consistent design along Pathway
160	Liz Briggs for Mt Pleasant Memorial Community Centre and Residents Association	Y	Wishes to liaise with Council on aspects relating to CCH1 and in particular the Community Centre

191	Michael Toomey	Y	On street parking in Redcliffs, Main Rd and Beachville Rd. Refer to the community-led "Redcliffs Village Structure Plan". Bus stop location.
192	Marc Bendall	Y	As above
204	David Bryce Redcliffs Residents Association	Y	Concern re loss of parking in village. Refer to the community-led Redcliffs Village Structure Plan, parking study needed now, disagree with parking in Beachville Rd near shops, park and ride in Barnett Park. Local natives should be planted in Beachville Rd. Pohutakawas not local native.
211	Chris Doudney	Y	Focus on design of aspects affecting Redcliffs
212	Dr Tim Lindley Christchurch Coastal Pathway Group	Y	Supports comprehensive approach, partnering with community in planning and implementation, involvement of Ngai Tahu

**ENVIRONMENTAL COMMITTEE**  
**25. 2. 2014**

**A meeting of the Environmental Committee  
 was held in the No. 1 Committee Room  
 on 25 February 2014 at 9am.**

**PRESENT:** Councillor Phil Clearwater (Chairperson)  
 Councillors Jimmy Chen (Deputy Chairperson), Pauline Cotter, David East and Tim Scandrett.

**APOLOGIES:** Councillor East left the meeting at 9.31am, returning at 9.35am during discussion of clause 2, and then left the meeting at 10.01am and was absent for part of clause 3 and all of clauses 1 and 4.  
 Councillor Cotter left the meeting at 9.38am, returning at 9.41am during discussion of clause 3.  
 Councillor Chen left the meeting at 10.23am and was absent for clause 4.

The Committee reports that:

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**(1.) MAJOR CYCLEWAY PROGRAMME PROGRESS UPDATE**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager, City Environment Group	N	
<b>Officer responsible:</b>	(Acting) Unit Manager, Asset and Network Planning	Y	Ron Clarke, DDI 941 5009
<b>Author:</b>	John Hannah, Programme Manager	N	

**1. PURPOSE OF REPORT**

- 1.1 This report is to summarise the work currently underway on the Major Cycleway Routes (MCRs) and outline the management, detailed design and construction processes.
- 1.2 To provide the Environmental Committee with an update of progress being made and steps to further progress the construction of the MCRs.

**2. EXECUTIVE SUMMARY**

- 2.1 The MCR programme for the ultimate construction of 13 new cycleway routes is significant and has many complexities that require careful and collaborative planning and implementation (refer **Attachment 1**).
- 2.2 The Council's objective for the MCRs is to deliver a level of service above the standard that has been used for the construction of the existing cycleways. This would encourage the 30 per cent of the community who indicated they would consider taking up cycling as a means of transport if the facilities were safer and easier to use. As a guide, the facilities are designed to be used by riders with the ability of a child aged 10 years as well as more skilled riders.
- 2.4 To meet these improved standards there are many challenges in terms of design detail, implication on the available road and verge space and other road corridor users.



## COUNCIL 27. 3. 2014

## Environmental Committee 25. 2. 2014

- 2 -

## (1.) Cont'd

- 2.5 This update report will set the scene for a proposed workshop with councillors in late March this year to enable staff to outline the options, consequences and discuss appropriate solutions.

## 3. BACKGROUND

- 3.1 As part of the Council's 2013/2014 Annual Plan it approved a business case for the construction of 13 MCRs extending over multiple financial years, from 2013/14 to 2017/18. A commitment of \$34.0 million was made within the Council's Three Year Plan (TYP) for the initial part of the programme. Funding for the portions of the programme of works which are outside the period of the TYP are subject to separate approval processes by the Council.

## 4. COMMENT

## 4.1 Complexity of the programme

- 4.1.1 The MCR programme is a key part of the Christchurch Transport Strategic Plan and therefore needs to interact well with the various parts of the Council involved and affected by the success or otherwise of the MCRs.
- 4.1.2 Each MCR has been scoped at a high level to give a network of MCRs which will provide opportunity for good connectivity between residential areas and the many important destinations.
- 4.1.3 This results in each MCR passing through, along or adjacent to other transport modes and brings varying levels of conflict which require safe and convenient solutions to enable the MCRs to be attractive to the current fringe group of potential cyclists. Some MCRs pass through Council reserves, land managed by others or rail corridors, and in some locations land purchase may be necessary. These all bring their own complexities.
- 4.1.4 For this reason a matrix programme management structure has been implemented and is being led by the Programme Manager, who has wide-ranging experience with programmes with similar complexities. **Attachment 2** shows this structure and its reporting responsibilities.

## 4.2 Quick win

- 4.2.1 The programme team has identified various opportunities to make early progress on portions of some of the MCRs that will provide early benefits to users and give an indication of the levels of service they can expect the MCRs to deliver. As noted above, the necessary steps and processes can be time consuming but the team has a strong focus to deliver as many of these as possible in the shortest possible time.
- 4.2.2 The quick wins that have the best opportunity to deliver in a reasonable time frame are:
- eight new signalised road crossings - these are where existing routes which are part of the future MCR network cross roads with high traffic flows and the signalised crossings are required to deliver a safe crossing point for cyclists
  - a section of the Little River Route near Little River

## COUNCIL 27. 3. 2014

## Environmental Committee 25. 2. 2014

- 3 -

## (1.) Cont'd

- the section of the Grassmere/Papanui to City Route through the Rutland Reserve
- the City to University Route
- working with the infrastructure rebuild programme to ensure opportunities are taken.

4.2.3 Construction of each of the above is still subject to the resolution of various elements but they are being targeted for early in the 2014/2015 financial year.

#### 4.3 Development of scheme level design and cost review

4.3.1 The previous work upon which the MCR programme was agreed provided an excellent high level network design but each route has required careful assessment to determine the actual form of the MCR along the various sections of each route. This assessment includes on-site assessment to determine if the MCR can be off-road but still in the road reserve, on road with adequate available width, opportunities for the route to pass through reserves of alternative land such as rail corridors.

4.3.2 Work has been completed on 10 of the MCRs and an example is **Attachment 3**.

4.3.1 Once all of these scheme level designs have been completed the costs will be reviewed and reported to the proposed workshop in late March.

#### 4.4 Establishment of detailed design requirements

4.4.1 A very important outcome for the MCRs is that they provide a consistent and predictable level of service to users and therefore it is vital for the long term success of the programme that well considered, safe and detailed design criteria are established and applied to all MCRs.

4.4.2 The team of cycleway design experts from the Netherlands who visited Christchurch in late November 2013 stressed the need to agree in advance a set of minimum standards before commencing detailed design and ensuring that these were not compromised. These would take account of the following:

- safety
- coherence
- directness
- comfort
- attractiveness.

4.4.3 The design team have made excellent progress on developing these and we will have them reviewed externally and then wish to bring them to the committee for discussion at the proposed workshop in late March 2014. Some of the options that give the necessary level of service for the MCRs will have impacts on other road users and the team is keen to obtain the Council's views before applying them to each detailed design.

4.4.4 Sub-route option selection process: within each MCR at a detailed level there are often sub-options (i.e. on road or off road or a slightly different route) which require consideration so the reasons for choosing a particular option are transparent and documented. The team is developing these criteria and will have them available for discussion at the March workshop.

**COUNCIL 27. 3. 2014****Environmental Committee 25. 2. 2014**

- 4 -

**(1.) Cont'd****4.5 Route benefits and usage and route prioritisation**

4.5.1 The programme team, with assistance from the Council's New Zealand Transport Agency (NZTA) funding team, are working towards requesting funding subsidy for the design and construction of at least some of the MCRs. To assist with this and also to enable a prioritisation of construction of the MCRs to be established the team is undertaking an assessment of the potential usage and catchments for each MCRs origin, collector points mid-route and the destination.

4.5.2 This proposed prioritisation will be discussed with the Council at the late March workshop.

**4.6 Public Affairs**

4.6.1 In recognition of the wide range of aspects to the interface with the community to enable the best possible outcome for the MCRs it was decided to establish a Public Information Team covering the following aspects of interaction with the public:

- communications
- marketing
- consultation
- education
- liaison and advocacy.

4.6.2 Each of these aspects of the interaction and communication with the public is responsible for the development of its own work streams, but the team meets monthly to ensure there is, where possible, supporting actions by other parts of the public affairs programme, and each group is informed about each other's actions.

4.6.3 To date the focus has been on a community awareness campaign seeking name suggestions for the routes, and outlining likely timeframes for work to start.

4.6.4 The 'Name a Cycleway Route' has been very successful with many suggestions having been received. The public voting which is now underway, is also attracting a very good level of response. The final selection from the preferred public names will be brought to the Committee at its March meeting for its final decision.

4.6.5 Some early consultation has begun with affected communities and the City Environment Group Education Team is developing a programme in conjunction with its Travel Choice work with businesses, schools and other organisations to support and promote behavioural change. This team's work will intensify as detailed designs are finalised and more extensive consultation and engagement is required.

4.6.6 The consultation team has recently commenced consultation with the community and affected property owners for the Grassmere to Rutland link of the Grassmere / Papanui to City Route following advice to the Community Board to whom they will report following the responses are received.

4.6.7 The team also sees interaction with the members of the Council as very important as the detailed design criteria and detailed routes are developed.

**COUNCIL 27. 3. 2014**  
**Environmental Committee 25. 2. 2014**

- 5 -

**(1.) Cont'd**

**5. FINANCIAL IMPLICATIONS**

5.1 There are no new financial implications.

**6. STAFF AND COMMITTEE RECOMMENDATION**

That the Council:

6.1 Note the information provided in this report.

6.2 Agree to an Environmental Committee Briefing on 31 March 2014 to work through the issues covered above with staff and discuss any other key aspects of the Major Cycle Routes programme.

**PART B - REPORTS FOR INFORMATION**

**(2.) DEPUTATIONS BY APPOINTMENT**

- 2.1 Michael Esposito from Welcome Aboard addressed the Committee regarding the completion of tram tracks from Cashel Street and around the Cathedral so "closing the loop".
- 2.2 Lee Robinson made a deputation to the Committee regarding repairs to marine facilities on Banks Peninsula, especially the wharf in Robinsons Bay.
- 2.3 The Committee advised that both of those making deputations make requests for funds via the Council's Draft Annual Plan submission process.

**(3.) CHRISTCHURCH TRANSPORT OPERATIONS CENTRE BRIEFING**

Verbal update from staff.

**(4.) DRAFT TERMS OF REFERENCE FOR ALL COMMITTEES**

This item was dealt with at the 27 February 2014 Council Meeting.

The meeting concluded at 10.32am.




**CONSIDERED THIS 27TH DAY OF MARCH 2014**

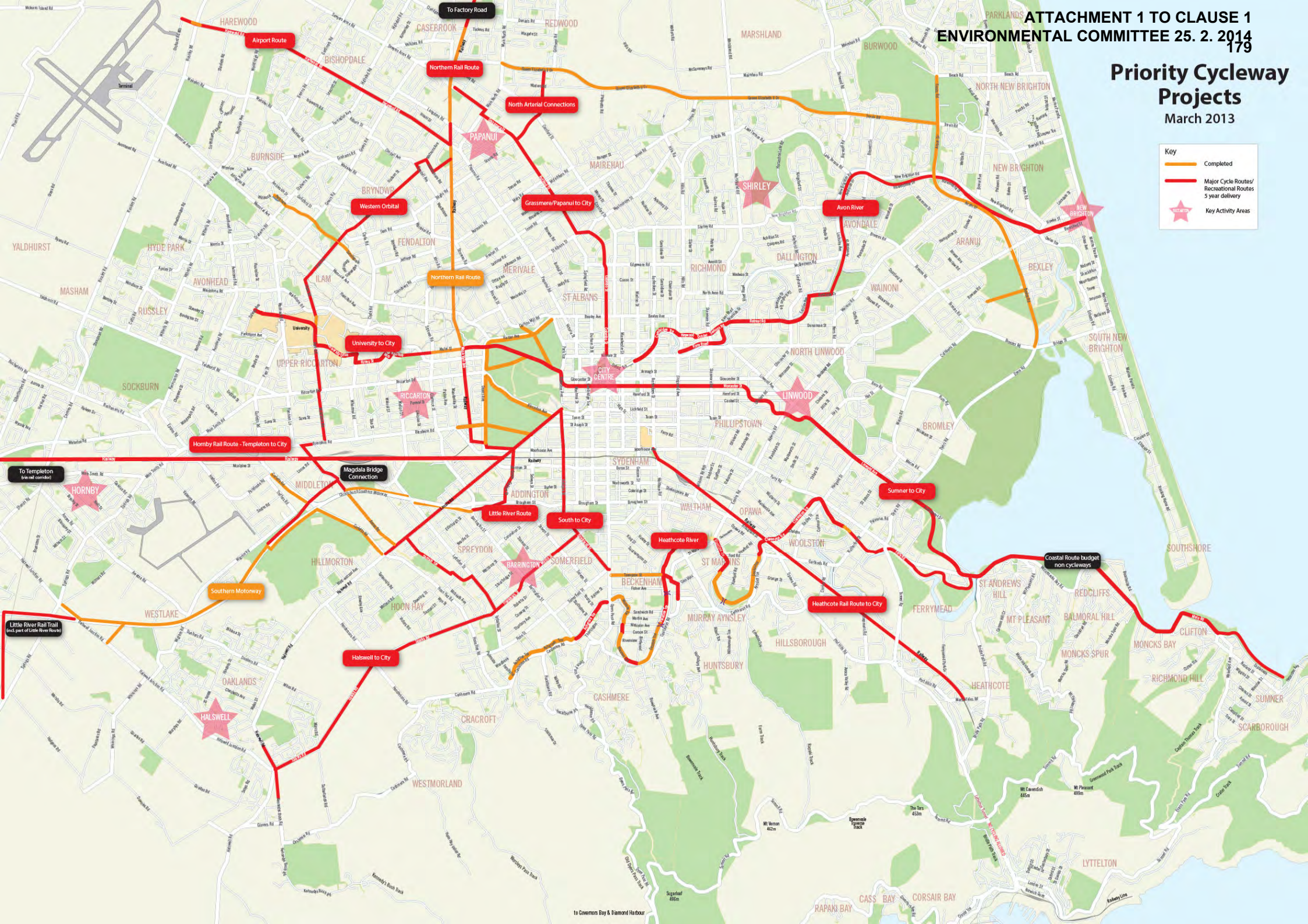
**MAYOR**



# Priority Cycleway Projects

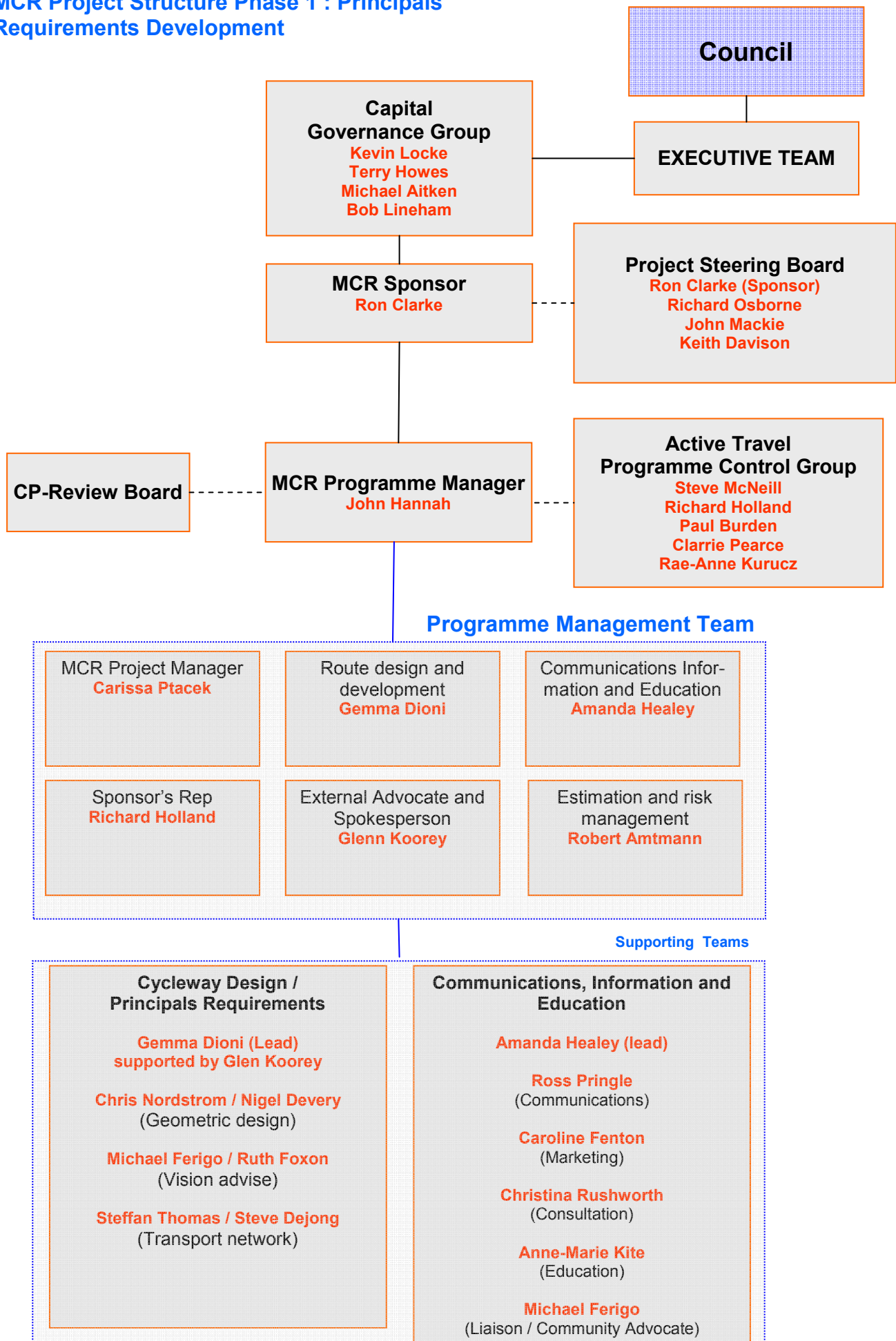
March 2013

Key	
	Completed
	Major Cycle Routes/ Recreational Routes 5 year delivery
	Key Activity Areas

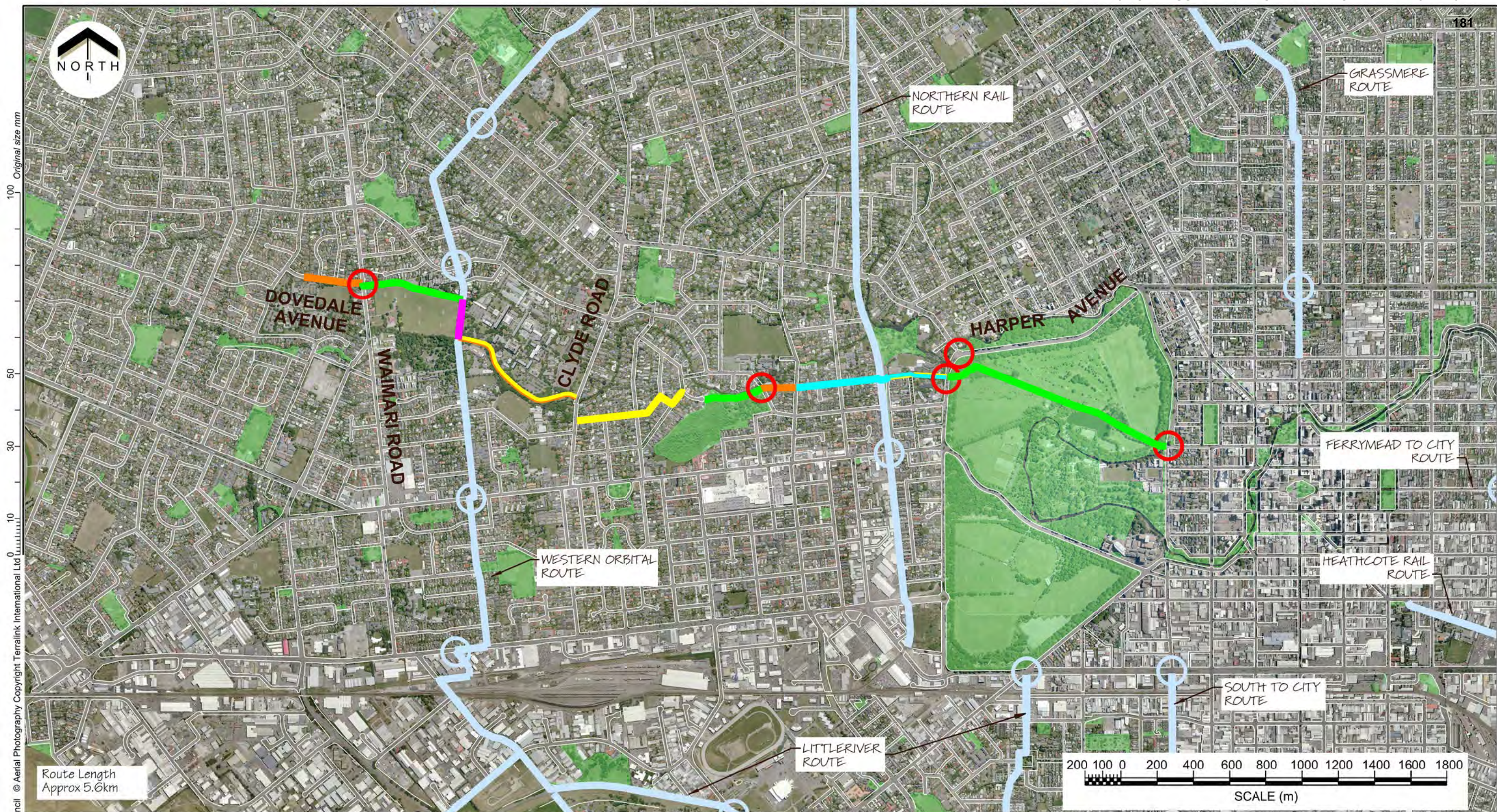




## MCR Project Structure Phase 1 : Principals Requirements Development







KEY	
	Off Road Path (shared or separate)
	Neighbourhood Greenway
	Cycle Crossing Improvements
	Separated Cycle Path 1 Way On Street
	Shared Path - Parks - Generally 2 way
	Separated Cycle Path - 2 Way On Street
	Major Cycleway Routes



**ENVIRONMENTAL COMMITTEE  
20 MARCH 2014**

**A meeting of the Environmental Committee  
was held in the No. 1 Committee Room  
on 20 March 2014 at 9am.**

**PRESENT:** Councillor Phil Clearwater (Chairperson)  
Councillors Jimmy Chen (Deputy Chairperson), Vicki Buck, Pauline Cotter, David East and Tim Scandrett.

**APOLOGIES:** Councillor Cotter left the meeting at 9.32am, returning at 9.35am during discussion of item 6.  
Councillor Buck was not present at the meeting when it recommenced after a short adjournment at 11am, but arrived at 11.06am during discussion of clause 2, and left the meeting at 11.47am during discussion of clause 3 and did not return and so was not present for items 4 and 5.

The Committee reports that:

**PART A – MATTERS REQUIRING A COUNCIL DECISION**

**(1.) DISTRICT ENERGY SCHEME FOR CHRISTCHURCH**

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer	Y	PA Diane Campbell 8281
<b>Officer responsible:</b>	Natural Environment and Heritage Unit Manager	Y	PA Michelle Oosthuizen 8812
<b>Author:</b>	Helen Beaumont	Y	PA Michelle Oosthuizen 8812

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 The report seeks endorsement from the Council to engage with the various stakeholders and develop the system design, operational, commercial and governance arrangements for a district energy system for Christchurch.
- 1.2 The Christchurch Agency for Energy (CAfE) commissioned a range of early-stage feasibility studies on a Christchurch district energy system in late 2011/early 2012.
- 1.3 Responsibility for the concept transitioned to Christchurch City Council and Christchurch City Holdings Limited (CCHL) in September 2012. Following further feasibility work the Canterbury Earthquake Recovery Authority (CERA) and the Canterbury District Health Board (CDHB) joined with the Council and CCHL to further develop the project. The Energy Efficiency and Conservation Authority (EECA) has supported this initiative from its inception.

**2. EXECUTIVE SUMMARY**

- 2.1 The principal agencies responsible for the rebuild and regeneration of Christchurch propose to form an alliance with the global leader in District Energy and the New Zealand leader in network energy solutions. The goal of the Alliance is to launch a District Energy System (DES) in Christchurch. The DES would offer low-cost, environmentally sustainable and resilient heat/cool energy to a wide range of customers across the central city. Over the next five years, it is expected to invest \$30-50 million in energy assets, build 45-50MW of capacity and supply over 700,000 square metres of space. The Christchurch District Energy System will be the first of its kind in New Zealand. It will make an important contribution towards Christchurch becoming a sustainable, resilient and future-proofed 21<sup>st</sup> century city.

## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 2 -

## (1.) Cont'd

## 3. BACKGROUND

- 3.1 District Energy is the provision of energy for heating and cooling purposes on a networked basis. Typically, individual buildings are supplied with hot water/steam and cold/chilled water from efficient, low-carbon and sustainable centralised energy sources via a below-ground network of insulated pipes. Buildings that connect to the DES no longer require their own boilers, chillers or air-conditioning units, leading to savings in space, capital and cost.
- 3.2 The concept of a district energy scheme was raised during the drafting of the Central City Recovery Plan. CAfE picked up on this and explored the potential for a DES in Christchurch as part of the rebuild and redevelopment of the city centre. That work focused on a networked system across the central city, largely based on biomass boilers, delivering heat only to a number of customers. Council staff asked CCHL to investigate further – taking the largely technical assessment and looking at financially viable implementation options.
- 3.3 CCHL proposed a hub model (rather than a complete network) including the hospital, MetroSports and health precinct, based largely on the existing hospital boilers, and other hubs using aquifer heat pumps. All hubs would offer both heating and cooling. The hubs may eventually be linked. Aquifer heat pumps are not new to Christchurch – they are in use at the Christchurch Airport and have been proposed by Environment Canterbury (ECAN) (for the new building on St Asaph Street) and the Arts Centre.
- 3.4 After concluding that the scheme was viable CCHL released an invitation for expressions of interest for a Christchurch DES in July 2013. Twenty six proposals were received of which five offered a complete solution. Four companies were invited for on the ground due diligence in Christchurch in November and December 2013. The due diligence process was completed in January 2014. Extensive discussions were held with the Council, CERA, Ecan, the CDHB and a range of other stakeholders and potential customers. Our Council is a potential partner in the development and delivery of a DES and a potential customer (Civic building, Art Gallery, Town Hall, Performing Arts precinct and Metro Sports Centre). Similarly the CDHB is a potential partner and customer for the hospital hub.
- 3.5 The criteria for evaluation of expressions of interest included:
  - low cost, reliable and resilient delivery of energy to customers
  - sound environmental credentials – low carbon, better air quality and protection of water quality
  - practical and timely implementation – including management of risks and understanding of the Christchurch environment
  - skill base and track record of respondents
  - commercial and financial viability – including access to finance.
- 3.6 Following due diligence CCHL issued a Request for Proposal (RFP) to the four participants and each submitted a final proposal. After an extensive and rigorous selection process through February and March 2014, the Council CERA, CDHB and CCHL appointed Energy for Industry (a subsidiary of Pioneer Generation Limited, itself wholly-owned by the Central Lakes Trust) and Cowley Services (a subsidiary of Cofely, itself wholly-owned by GDF) as the Preferred Providers for the Christchurch DES. These two companies proposed to form a joint venture to act as the Christchurch District Energy Company.

## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 3 -

## (1.) Cont'd

- 3.7 Energy for Industry (EFI) has developed and now owns and operates, two small-scale District Energy Systems in New Zealand. The largest of these is the Dunedin Energy Centre. The company, based in Wellington, was sold by Meridian Energy to Pioneer Generation Ltd (PGL) in 2013 for NZ\$56 million. PGL has Total Assets of NZ\$214 million and Shareholders Equity of NZ\$150 million. Pioneer is 100 percent owned by the Central Lakes Trust. EFI's primary business focus is around the provision of heat energy for industrial applications, although it also supplies hospitals and universities. Its existing operations are largely fuelled by coal and woodchip.
- 3.8 Cofely is the Energy Services business line of GDF, a French-headquartered global energy company, market capitalisation of NZ\$70 billion. Cofely is the world leader in District Energy with more than 180 schemes around the world and 80 years of experience in owning and operating such schemes. Cofely operates in more than 50 countries, has 85,000 employees, revenues of NZ\$24 billion and more than 130,000 customers. Its local New Zealand subsidiary is Cowley Services. This group of companies brings a wide range of international DES skills and Intellectual Property to Christchurch and New Zealand.

## 4. COMMENT

- 4.1 CCC, CERA, CDHB, CCHL, EFI and Cowley Services propose to form an Alliance Partnership (the Christchurch DES Alliance) to conduct detailed design and put in place appropriate commercial structures for the DES.
- 4.2 The Alliance comprises the principal agencies responsible for leading the rebuild and regeneration of Christchurch, the largest single energy consumer in the city, the global leader in District Energy, and the local leader in Networked Energy. Getting any District Energy System off the ground is a difficult and complex undertaking, but the benefits of success are substantial and will be felt across the central city. The creation of the Christchurch DES Alliance gives the Christchurch DES its greatest possible chance of success.
- 4.3 The Alliance would commit to a six month period of exclusive negotiations with all parties to share the costs and with a no fault get out clause at the end. During this period:
- comprehensive conceptual, technical, operational and commercial appraisal of the DES will be completed
  - the commercial, operational and legal model, and system design for the DES will be decided upon
  - the parties will develop the contractual arrangements for the Christchurch DES
  - EFI and Cowley Services will form a Joint Venture company that will act as the developer, owner and operator of the District Energy System and provider of energy and other services
  - the Alliance will identify any legal or commercial impediments, constraints, or necessary pre-conditions to the Christchurch DES.
- 4.4 At the end of this Exclusivity Period, the Stakeholders will each individually decide whether, and on what commercial terms, they wish to contract with the DES Joint Venture company for the purchase of heat/cool energy. At this point the Council must decide whether to participate in or withdraw from the DES.



## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 4 -

## (1.) Cont'd

- 4.5 The DES would bring multiple benefits to Christchurch:
- lower energy costs for customers in the range of 5-15 percent
  - lower Central Business District carbon emissions by more than 10 percent
  - improve energy efficiency for connected buildings and premises
  - accelerate the city's switch away from coal by making better use of the city's landfill gas reserves and other renewable fuel sources
  - non-consumptive use of the Canterbury aquifer to drive high-efficiency heat pumps
  - save building occupiers and developers time, cost, complexity, maintenance and space, by providing heating and cooling as a utility service
  - bring global district energy industry skills and experience into the domestic New Zealand and Christchurch environments
  - in its first five years, will introduce \$30-50 million of external capital to be invested in Christchurch energy assets.
- 4.6 The DES would be Christchurch's largest single supplier of heat/cool energy:
- around 45-50MW of heating and cooling demand will be networked within five years
  - within five years the system should supply over 700,000 square metres of space
  - a DES company will be formed that is majority-owned by private-sector companies. Christchurch City Council and the Canterbury District Health Board may own minority stakes in the DES company (should they transfer existing assets into the system as part of becoming foundation DES customers)
  - the company is expected to supply heating and cooling to a wide range of public and private sector clients inside the four avenues.
- 4.7 Introducing district energy into central Christchurch would be an important step towards Christchurch becoming a sustainable resilient and future-proofed 21<sup>st</sup> century city. Although such systems are common in many countries around the world, there has been little development in New Zealand. The Christchurch DES would be the first large-scale scheme of its type (some small scale, campus and industrial heating schemes exist today).
- 4.8 The DES is consistent with the Council's Sustainable Energy Strategy 2008-2018. The Energy Strategy sets a long term vision for the city's energy to be supplied from renewable sources and energy systems that are efficient, secure and affordable. Affordable energy should result in warm, dry homes and make the city attractive to business and industry. The two fundamental objectives of this strategy are:
- an increase in the share of renewable energy in the total energy mix
  - a reduction in the total energy used.
- 4.9 The Energy Strategy was defined in terms of assisting the Christchurch community to move from "know how" to "show how". The Council has implemented its own energy initiatives and efficiencies – including examples such as the energy efficient civic building, ground source heat pumps for major swimming complexes and the Town Hall, and improved insulation in social housing.
- 4.10 CAFé was originally set up to deliver on many aspects of the Council's energy strategy. CAFé has recently ceased most of its strategy and communications work and has established a \$1.8 million fund to encourage sustainable energy initiatives in the rebuild. The Christchurch Energy Grant is available to private sector developments with a floor area of at least 1000 square metres within the central city. Grant payments will be made for up to 30 percent of the capital cost of installed plant (to a maximum of \$300,000 per project) for renewable energy initiatives, advanced energy efficiency measures and/or enabling connection to or delivery of a district energy system.

**COUNCIL 27. 3. 2014****Environmental Committee 20. 3. 2014**

- 5 -

**(1.) Cont'd****5. FINANCIAL IMPLICATIONS**

- 5.1 The six month negotiation and exclusivity period is expected to cost between \$500,000 and \$750,000. Four of the partners (CCC, CDHB, GDF/Cowley and EFI) are each being asked to commit \$60,000. This can be funded from within Startegy and Planning Group (SPG) budgets. Further funding is being sought from CAFÉ and EECA.
- 5.2 If, at the end of the six month period, the Council commits to becoming both a customer and partner in the DES, the Civic Centre and other Council owned or operated facilities – such as the Convention Centre and the library – would become hubs or anchor customers for adjacent hubs. This would involve transferring the energy assets such as the TriGen plant at the Civic, the landfill gas harvesting equipment and the landfill gas pipeline to the Christchurch DES. In return the Council would become a shareholder in the DES.

**6. STAFF RECOMMENDATION**

That the Council:

- 6.1 Endorse the concept of a district energy scheme and commit to the six month negotiation phase with the Alliance Partnership of the Council, Canterbury Earthquake Recovery Authority, Canterbury District Health Board, Christchurch City Holdings Limited, Energy for Industry and Cowley Services, noting that final decision to fully participate in the District Energy System (DES) would come back to Council for approval.
- 6.2 Determine that the Civic Centre's existing energy assets (including the TriGen plant and associated equipment, the landfill gas pipeline, and the landfill gas harvesting equipment) are regarded as being in scope for transferring to the Christchurch District Energy System for the purpose of the feasibility studies.
- 6.3 Appoint one Councillor to act as senior sponsor for the initiative.

**7. COMMITTEE RECOMMENDATION**

That the Council adopt the Staff Recommendation and that Councillor Pauline Cotter be appointed as the senior sponsor for the initiative.

**(2.) RICcarton PUBLIC TRANSPORT HUB REVIEW OF SITE OPTIONS**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager, City Environment Group	N	
<b>Officer responsible:</b>	Unit Manager, Asset & Network Planning	Y	Ron Clarke, DDI 941 5009
<b>Author:</b>	Philip Basher, Transport Policy Engineer	N	

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 To outline to the Council, site options for the proposed Riccarton Public Transport Hub passenger waiting lounge as per the resolution from the 19 December 2013 Council meeting in the Clause 3 Report by the Chairperson of the Riccarton/Wigram Community Board of 3 December 2013 meeting. It was resolved that:

**COUNCIL 27. 3. 2014****Environmental Committee 20. 3. 2014**

- 6 -

**(2.) Cont'd**

- 1.1.1 The Council does not support the location of 119 Riccarton Road as the Riccarton passenger waiting lounge and bus stop.
- 1.1.2 The Council request a report urgently on other options for the Riccarton Bus Interchange Hub.
- 1.1.3 Reiterate that Council/Environment Canterbury (ECan) and Canterbury Earthquake Recovery Authority (CERA) will have a workshop on the whole public transport passenger network early 2014.
- 1.2 Following the report to the Council in December 2013 to approve a leased site which was rejected the proposed lease of 119 Riccarton Road has not been taken up. The workshop with ECan and CERA took place on 28 February 2014. This report has been drafted in respect of resolution number two.

**2. EXECUTIVE SUMMARY**

- 2.1 This report is based on earlier studies dating back to 1997 through to a recent study commissioned by staff in respect of revisited proposals for a Riccarton Public Transport (PT) Hub. These are:
  - 2.1.1 Riccarton Road Traffic Management Study Stage 3 Report Assessment of Alternative Strategies, Traffic Design Group for Christchurch City Council (CCC), September 1997
  - 2.1.2 Christchurch Public Transport Interchanges Scoping Study – Westfield Riccarton Mall Interchange, Beca for CCC, November 2005
  - 2.1.3 Suburban Interchanges Preferred Facilities Report, Abley for CCC, October 2008
  - 2.1.4 Riccarton Bus Interchange Multi Criteria Analysis (MCA) Report – Site Options, Aurecon for CCC, February 2014.
- 2.2 These studies are crucial to understanding the background and the rationale for the Riccarton PT Hub site options. Copies of these studies can be obtained from Democracy Services.
- 2.3 The concept of a passenger transport interchange and accompanying facilities on Riccarton Road (near to the Westfield Mall and other retail units in this area) is an integral part of the city's overall public transport network and essential for the recovery of the network post earthquake. The Riccarton Road Corridor is the busiest bus corridor in the City and the section of Riccarton Road between Matipo Street and Clarence Street is the busiest passenger hub outside the central city. Over 2,800 passengers board bus services at bus stops on this section of street daily; a 40 percent increase since February 2011. Numbers alighting are unknown but would also be high given the numbers boarding.
- 2.4 This status as an important suburban interchange location is endorsed by recent policies and strategies:
  - 2.4.1 Regional Passenger Transport Plan (RPTP), Environment Canterbury (Ecan) 2012 – 2022 – introduces the “hubs and spokes” service delivery model for the City's public transport network
  - 2.4.2 the Christchurch Transport Strategic Plan (CTSP), Christchurch City Council (CCC) 2012 – 2042 – set out the city's direction to transform the public transport system into an attractive and reliable choice for commuters. The Plan defines a network of prioritised strategic public transport routes which are supported by a network of facilities (including suburban interchanges) and bus priority

**COUNCIL 27. 3. 2014****Environmental Committee 20. 3. 2014**

- 7 -

**(2.) Cont'd**

- 2.4.3 the Greater Christchurch Transport Statement (GCTS) signed by the Urban Development Strategy (UDS) Partnership, 2012 – has as top priority public transport infrastructure and transport interchanges for recovery and future growth of the city
- 2.4.4 Three Year Plan (TYP); CCC 2013/16 and the Crown/Council funding agreement – outlines the Council's spending priorities, specifically mentioning the Riccarton PT Hub
- 2.4.5 the Greater Christchurch Land Use Recovery Plan (LURP), Canterbury Earthquake Recovery Authority (CERA), 2013
- 2.4.6 an Accessible City (CERA) 2013 – together with the LURP identifies the Riccarton PT Hub as essential to the recovery of the central city and integral to the success of the central city interchange and the overall recovery of the public transport system.
- 2.5 The previous report to the Council in December 2013 to consider a short term lease option in the mid block area of Riccarton Road, drew a mixed response from key stakeholders with a high level of support for a Riccarton Metro Interchange, but a mixed response to the proposed location. Overall most people consulted were positive, however immediate business neighbours were opposed to the location on the grounds of:
  - 2.5.1 behavioural issues on street similar to those experienced at the old Central Christchurch Interchange prior to the earthquakes
  - 2.5.2 reduced business profile caused by obscured shop front
  - 2.5.3 loss of parking outside their business
  - 2.5.4 high presence of buses and laying over
  - 2.5.5 the profile of Metro customers.
- 2.6 The Council on the above basis requested a report back on the other options. As indicated below as a result of the consultants Multi Criteria Analysis recommend the mid block option 1 as the best option.

**3. BACKGROUND**

- 3.1 The 1997 Riccarton Road Traffic Management Study reviewed four options for the improved management of the corridor, i.e. Do Minimum, Pedestrian Emphasis, Capacity Emphasis and High Occupancy Vehicle (HOV) Emphasis. The HOV emphasis option is relevant to improved public transport amenity on the corridor, although it did not directly address the PT Hub issue. The study considered improved public transport a vital element of the transport function of Riccarton Road.
- 3.2 The HOV Emphasis Option specifically reviewed the following measures:
  - 3.2.1 Morning and evening peak HOV lanes for buses and cars with three or more occupants. This was rejected by the study, the Council and the Community Board at the time primarily on grounds that the expected journey time savings were not sufficient to justify this measure at that time. Dedicated bus lanes were rejected at this time for the same reason therefore.
  - 3.2.2 Traffic signal bus pre-emption using transponders etc., to speed buses through busy intersections. This was recommended but has not been implemented.



## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 8 -

## (2.) Cont'd

- 3.2.3 Diverting bus routes from Riccarton Road. This was rejected on the grounds that the main desire line and attractions for bus passengers lay on Riccarton Road and diverted routes would lead to reduced patronage.
- 3.2.4 A general improvement of public transport facilities on Riccarton Road including stops and shelters. Recommended by the study in recognition of the key role buses play in people movement. Although some improvements have been made as part of the general upgrades and maintenance programmes along Riccarton Road, these are not as a direct result of the study's recommendation.
- 3.3 In 2005 the Council commissioned Beca Infrastructure Ltd (November 2005) to review six site options (refer paragraph 4.1) for an interchange (PT Hub) at Riccarton in recognition of its growing role as a key suburban interchange hub. In addition, in 2008 the Council commissioned Abley Transportation Engineers to review the work of earlier studies into the development of suburban interchanges (PT Hubs) across the city, including notably Riccarton. The Abley report was intended to inform the development of a delivery programme for the Council's then Long Term Council Community Plan. However, in 2009 the outline delivery programme for suburban interchanges was deferred in order to prioritise funding towards the then planned replacement central city bus interchange. The Multi Criteria Analysis (MCA) report provides further background details to these earlier studies in Section 2.
- 3.4 In 2014, Aurecon was commissioned to undertake a (MCA) of the leading site options for a new suburban interchange hub at Riccarton. This was based on earlier work undertaken in December 2013 which compared three generic site locations for such a facility at Riccarton as part of the development of the then leading proposal to lease 119 Riccarton Road for such a facility. The work utilises a MCA (a process that is used in decision making where a range of possible outcomes or options can be described with respect to a series of quite different assessment criteria). Three generic site options have been reviewed:
- 3.4.1 **Option 1 Riccarton Road Mid Block** – (Riccarton Road between Division and Rotherham Streets) (called Site Option A2 in the Beca and Abley reports)
- 3.4.2 **Option 2 Westfield Mall** – on Riccarton Road in front the entrance to the mall; (called Site Option A1 in the Abley and Beca reports)
- 3.4.3 **Option 3 Library** – an off-street site accessed from Clarence Street on land owned by the Council which accommodates a bar and the damaged Riccarton Library; (called Site Option D in the earlier reports).
- 3.5 The MCA process and methodology is fully explained in section 4.2 of the Aurecon report which follows five straightforward steps:
- 3.5.1 identifying and prioritising the assessment value criteria; (refer paragraph 3.6 below)
- 3.5.2 weighting the assessment value criteria by agreeing the relative weight of each value criterion; i.e. is passenger accessibility to be weighted above security and safety, or parking, etc
- 3.5.3 assessing the options; e.g. if Option 1 represents an 'excellent' or 'poor' response to a given assessment value criterion, say the impact of adjacent business
- 3.5.4 mapping MCA value score versus cost using Net Present Values based on cost assessments drafted and agreed beforehand

**(2.) Cont'd**

- 3.5.5 a Sensitivity Analysis used to test the analysis and assessment outcomes by varying the assumptions, priorities and preferences; e.g. assuming land purchase or lease is achievable quickly and at a reasonable cost, etc.
- 3.6 The methodology described above was used to identify and prioritise the following key Assessment Value Criteria considered to be very important in the delivery of such a hub at Riccarton:
- 3.6.1 accessibility to the majority of potential passengers in the Riccarton precinct
  - 3.6.2 meets 'Hubs and Spokes' delivery programme (i.e. is likely to be deliverable in the next two years)
  - 3.6.3 availability of property/land for development
  - 3.6.4 contribution to revitalisation of Riccarton Road shopping
  - 3.6.5 impact on adjacent businesses (positive or negative)
  - 3.6.6 impact on parking for Riccarton Road Shopping
  - 3.6.7 safety and Security Profile.
- 3.7 The process tested the options against the following Project Goal:
- “Establish the ‘best fit – best value’ site option for a Riccarton Bus Interchange when assessed against key value criteria.”*

**COUNCIL 27. 3. 2014**  
**Environmental Committee 20. 3. 2014**

- 10 -

**(2.) Cont'd**

**4. COMMENT**

4.1 The site options under review are:

Site Options	On or off corridor	Land Acquisition	Description
<b>On-Street Sites</b>			
<b>(MCA Option 1)</b> Mid Block	On Riccarton Rd	Yes for waiting lounge	Property purchase was envisaged to deliver a lounge at the time, but alternatively, a lease could be considered for this option.
<b>(MCA Option 2)</b> Westfield Mall Frontage	On Riccarton Rd	Likely for waiting area and significantly improved shelters	This site was envisaged to be implemented as relocated passenger shelters in front of the Westfield Mall entrance.
<b>Off-Street Sites</b>			
Westfield Mall Car Park	Off corridor	Yes	The off-street sites, all located off Riccarton Road itself, were discounted in the earlier Beca report primarily because of the operational impacts of diverting buses off the main Riccarton Road corridor, the acquisition of a significant part of the car park in front of the entrance to Westfield Mall and the necessary traffic management measures to allow buses to re-join the main route.
Car Park Division Street	Off corridor	Yes	Options C1 and C2 also require the acquisition of car parking space at relatively high cost as well as traffic measures to assist in diverting the buses to and from Riccarton Road (as for the previous option).
Car Park Rotherham Street	Off corridor	Yes	
<b>(MCA Option 3)</b> Library	Off corridor (Clarence Street)	No although the sub-lease would need to be acquired.	This option would require traffic management measures to allow buses to rejoin the main route. (The land is owned by the Council although it would be necessary to buy out a lease).

4.2 Council and ECan staff have reservations about the desirability of requiring core corridor (frequent) bus services to divert off and remerge onto Riccarton Road. Any traffic measures could also lead to additional delays for other traffic on Riccarton Road.

**COUNCIL 27. 3. 2014****Environmental Committee 20. 3. 2014**

- 11 -

**(2.) Cont'd**

- 4.3 Alternatively it has been suggested previously that Riccarton might be better served by diverting all bus routes away from Riccarton Road behind the mall onto Dilworth and Maxwell Streets. This was considered in 1996/97 during the preparation of the Riccarton Road Traffic Management Study and rejected. It was also raised by several contributors to the consultation conducted in October and November 2013. It is felt that such a proposal would not serve the best interests for public transport provision for Riccarton and public transport passengers, e.g. customers would be in a location with much less activity and natural surveillance. Therefore, the various studies have not further considered any site options based on buses using Dilworth and Maxwell Streets instead of Riccarton Road.
- 4.4 The earlier studies and the recent MCA report, identify that the most realistic site options (particularly in the short to medium term) are Option 1 (Mid Block) and Option 2 (Westfield Mall frontage). In terms of value for money that addresses the key Assessment Value Criteria (see paragraph 3.6) and could provide for the early delivery of improved facilities, Option 1 Mid Block represents the most overall advantageous outcome. This is primarily because there are two existing pedestrian crossings in the vicinity of the block of shops, and it could be feasible to develop matching 'inbound' lounges on the northern (inbound) and southern (outbound) kerbs.
- 4.5 Site Option 1 Mid Block, Option 2 Westfield Mall, and Option 3 Library were subject to varying sensitivity tests and the Option 1 (Mid Block) site remains the most advantageous in terms of value for money for five tests. Only in one case did the Option 2 (Mall) become the most favoured site option. This test assumed there could be a prompt and reasonable lease arrangement with Westfield Mall (the land owners) and discounted the public transport accessibility criteria (see above paragraphs 3.6.1 and 3.6.2). The Aurecon report recommends that overall, Option 1 Mid Block represents the most suitable choice for a facility as it is able to meet the project goals and represents the best value for money if a site were to be available.
- 4.6 Option 2 Westfield Mall also does have some merits as it utilises the existing bus stops in front of the Mall and is a familiar location for passengers. In addition, it would be possible to significantly upgrade the existing facilities on the southern kerb, providing the Council can come to an arrangement with Westfield to lease an appropriate area of space to construct an attractive facility. However, there are currently no safe or convenient pedestrian crossing points in the vicinity of this site and it would be challenging to provide upgraded matching inbound passenger facilities on the northern kerb, which is divided by several vehicle crossings serving the adjacent motels. The pedestrian crossing challenges might be addressed with a new uncontrolled staggered pedestrian crossing (with a refuge) close to such a site however.
- 4.7 The MCA workshop also reviewed the risk profile of each Site Option against potential cost overruns, safety, etc., which also suggests that Option 1 Mid Block had the best risk profile overall.

**5. FINANCIAL IMPLICATIONS**

- 5.1 The Aurecon MCA Report site costs including ongoing costs for a notional eight years (based on the possibility of acquiring a suitable site) for Site Options 1 Mid Block, Option 2 Westfield Mall, and Option 3 Library for the purposes of the analysis and decision making. It is too early to make accurate estimates of the capital costs to acquire (buy or lease), fit out the waiting lounges, construct new buildings and install traffic management measures, but costs could be anything between \$750,000 (Option 1 Mid Block if a site was readily available) and \$3,500,000 (Option 2 Mall Frontage and Option 3 Library sites).
- 5.2 The annual operational costs would be between \$150,000 and \$200,000 a year including items such as security (the main expense), cleaning, maintenance, power, etc.



## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 12 -

## (2.) Cont'd

- 5.3 The other off-street Site Options (identified as B, C1 and C2 in the Beca report) have not been costed, but it is unlikely that the capital costs would be lower than \$3,500,000, and it is possible they could be much higher given the need to acquire land, construct new roads, footpaths, bus stops, passenger lounges, and traffic management measures to facilitate bus movements.

## 6. STAFF RECOMMENDATION

That the Council:

- 6.1 Resolve that the Riccarton Public Transport Hub preferred generic site option would be a Mid Block facility (Option 1) on Riccarton Road between Division and Rotherham Streets.
- 6.2 Request that staff report back with concept designs for the public transport hub and associated immediate street environment improvements.

The Committee **decided** to hold part of its discussion on this item in public excluded on the grounds of "Prejudice Commercial Position (Section 7(2)(b)(ii))". The Committee **agreed** to allow Riccarton/Wigram Community Board Chair, Mike Mora, to remain during these discussions because he had pertinent commercial information.

## 7. COMMITTEE RECOMMENDATION

That the Council:

- 7.1 Resolve that the Riccarton Public Transport Hub preferred option would be Westfield Mall Frontage (Option 2) on Riccarton Road in front of the entrance to the mall.
- 7.2 Request that staff report back within three months with very attractive concept designs, including innovative lighting and Wifi, for the public transport hub to be implemented as an initial measure by way of the extension of bus stop and improved and attractive passengers' shelters in front of the Westfield Mall entrance.
- 7.3 Request that staff include pedestrian safety features within the design.
- 7.4 Request that staff investigate bus priority measures along Riccarton Road.
- 7.5 Request that staff investigate longer term options for a waiting lounge.

## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 13 -

**(3.) WATER SUPPLY REZONING PROJECT**

		Contact	Contact Details
<b>General Manager responsible:</b>	(Acting) General Manager, City Environment Group	N	
<b>Officer responsible:</b>	Unit Manager, City Water and Waste	Y	Mark Christison, DDI 941 8978
<b>Author:</b>	Mike Bourke, Senior Technician Water and Waste Planning	N	

**1. PURPOSE OF REPORT**

- 1.1 This project is in fulfilment of one of the actions from the Water Supply Strategy.
- 1.2 The purpose of this report is for the Council to receive confirmation of the steps taken in the Water Supply Rezoning Project so far and to approve the implementation of the next stages of the project.

**2. EXECUTIVE SUMMARY**

- 2.1 A concept design to enable the division of the existing water supply zones into a number of smaller, similar sized zones has been completed.
- 2.2 Approval is now sought to:
  - 2.2.1 confirm target supply pressures in these proposed zones
  - 2.2.2 carry out a pilot trial to confirm assumptions in the concept design and improve cost/benefit estimates
  - 2.2.3 report back to the Council in 2015 with a recommendation to proceed or cancel the project following analysis of the pilot trial.

**3. BACKGROUND**

- 3.1 The Water Supply Strategy (2009-2039) was adopted by the Council in 2009. One of the actions identified in the strategy was investigation of pressure management in the water supply network. Pressure management aims to create a more even distribution of water pressure across the network, usually by reducing areas of high pressure. This work was interrupted by the Christchurch earthquakes but has since restarted.
- 3.2 Pressure management generally has the potential for two significant benefits: reducing water wastage and reduced operational costs. Reduced water wastage is achieved by lowering the rate of pressure driven leakage losses. Operating costs are reduced by extending the life of the pipe assets, reducing the rate of pipe bursts resulting in fewer service interruptions and reducing power use associated with pumping.
- 3.3 A further significant benefit for Christchurch is that the recovery of the water supply network following a major earthquake will be much quicker with smaller zones. This became clear after the February 2011 event when the network had to be divided into smaller zones so the pipe repair sequence could be effectively managed.

## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 14 -

## (3.) Cont'd

## 4. COMMENT

- 4.1 The existing water supply zones align with the historic boundaries of pre-amalgamation local authorities. The average water supply pressure in the existing zones varies from 40 metres head up to 70 metres head with lower pressures in the west and higher pressure in the centre and east of the city. The overall aim of pressure management for Christchurch is to provide a more consistent pressure, similar to that experienced in the west, across the entire city.
- 4.2 The completed desktop study identifies the potential to manage the pressure more evenly across the city by redefining the boundaries of existing supply zones into 14 new zones (refer **Attachment 1**). This would result in:
  - 4.2.1 lowering the pressure in six of the 14 new zones to around 40 metres head at the street
  - 4.2.2 making no active pressure changes in seven of the 14 zones where current pressure is already equal to or less than 40 metres head at the street
  - 4.2.3 setting a minimum pressure of 55 metres head in the Central City Zone (roughly defined by the area between Bealey Avenue, Hagley Park, Stanmore Road and Brougham Street).
- 4.3 The slightly higher 55 metres head in the Central City Zone is required to minimise the number of buildings with existing fire sprinkler systems that will need alterations in order to provide fire protection. The pressure of 55 metres will accommodate a seven storey building's sprinkler system without additional pumping.
- 4.4 At this pressure there are approximately 40 sprinkler systems in the Central City Zone that may require some modifications to continue to meet requirements. These modifications could be as simple as increasing the size of the property fire service connection, or increasing the impellor size in the pump, or putting in a pump system. Each building would be assessed individually. Clause 12 of *Water Supply Services By-law 2008* states, "*No allowance or compensation will be made or allowed on account of a change of pressure in the supply.*" However, where pressure management has been carried out elsewhere in New Zealand the Local Authority has met the cost of these modifications.
- 4.5 In the other six zones where pressure management is indicated, the number of buildings potentially requiring some modifications to sprinkler systems when pressure is 40 metres head at the street (45 to 50 metres at source) varies from six to 24 per zone.
- 4.6 The desktop study has also identified broadly the work required to achieve a full rezoning of the network, the costs to achieve the changes and the financial benefits of making these changes. A realistic timeframe for staged implementation of the rezoning is over seven years with full implementation around 2020. The total cost of implementation is estimated to be \$10 million (plus/minus 30 percent). Part of the cost would be funded from the Council's renewal program as pumps and equipment are replaced. The estimated annual total cost savings are \$840,000 per year made up of an estimated 15 percent reduction in pipe burst repair costs, a 16 percent reduction in annual real losses, and a 19 percent reduction in energy costs. These estimates and the pay-back period will be revised based on the results of the pilot trial.
- 4.7 In addition to the annual dollar savings, there is an estimated six percent reduction in abstracted water, reduced service interruption through less breaks, longer asset life for areas operating at a lower pressure (an additional five to 15 years depending on pipe size and class), and improved resilience towards recovery in the event of another major earthquake.

## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 15 -

## (3.) Cont'd

**Pilot Trial**

- 4.8 To more accurately quantify these estimates it is proposed to set up a pilot trial zone and as accurately possible, measure all the factors that influence the above costs and benefits, such as flows, pressures, water losses, pipe bursts and power consumption.
- 4.9 Baseline measurements for these parameters would be taken for a period of eight to 18 months with no change to the pressure regime in the zone. The pressure would then be gradually reduced to the target pressure and a further 12 to 18 months of measurements taken. The possible variation in trial length reflects the need to capture patterns of water use that may be affected by seasonal conditions (e.g. an unusually wet or dry summer can have a significant impact on garden water use).
- 4.10 Information from this trial would be used to recalculate more accurately the estimated costs and benefits before any decision is made to implement the full Water Supply Rezoning and will be the subject of a further report to the Council. The proposed pilot trial zone is the Rawhiti zone in the east of the city (refer **Attachment 2**). This zone is the most suitable for the pilot as it is large enough to provide clear results and requires the fewest modifications to existing equipment to carry out the second stage of the trial at the lowered target pressure.

**Engagement**

- 4.11 Key stakeholders for this project include the Fire Service, fire system designers, NZ Property Council, Canterbury Employers' Chamber of Commerce and the Aged Care Association. These groups all have an interest in the provision of water for fire safety to protect life and property.
- 4.12 Initial engagement with fire system designers has taken place to ensure the potential for lower pressure water supply is accounted for in the design of the Christchurch rebuild. In February 2013 the designers were advised that following initial partial assessment of the central city buildings the minimum supply pressure in the central city would be 50 metres. This was subsequently raised to 55 metres following full analysis. They were also advised the future minimum pressure for the rest of the city should be assumed to be 40 metres or whatever is currently measured at the nearest hydrant, whichever is lower.
- 4.13 Staff have also consulted the Fire Service on the proposals and assured it that the system hydrodynamic modelling confirms that fire hydrant supplies will continue to be adequate for fire fighting purposes throughout the water supply network. The Fire Service accepts these assurances and will continue to be regularly consulted throughout the trial period.
- 4.14 Discussions have also been held with representatives from the Canterbury Employers' Chamber of Commerce, the NZ Property Council and the Aged Care Association. These groups represent owners of potentially impacted community and commercial property owners. Further discussions will be necessary to ensure they understand the actual impacts and benefits of pressure reduction.
- 4.15 A community information program will be required to assist the community understand the benefits of pressure reduction and allow the Council to assess the impact of the pilot trial on the level of service provided. Wider public engagement will be timed to coincide with the start of pressure reduction within the pilot zone.
- 4.16 In summary:
  - 4.16.1 fire system designers require confirmation of the design pressure within each zone, particularly within the Central City Zone to enable proposed changes to be accounted for in future building design

**COUNCIL 27. 3. 2014****Environmental Committee 20. 3. 2014**

- 16 -

**(3.) Cont'd**

4.16.2 the Fire Service will continue to be consulted with to ensure they remain comfortable the proposed changes will not affect their ability to fight fires

4.16.3 commercial property owners, currently engaged with through representative groups, need to be informed and understand the possible impact of changes on supply to their building and fire protection systems

4.16.4 the wider community requires information to allow them to understand the reasons for pressure management in their area.

**5. FINANCIAL IMPLICATIONS**

- 5.1 The current Three Year Plan (TYP) has \$1.1 million allocated for the rezoning project.
- 5.2 This amount is sufficient to conduct the pilot trial and analyse the costs of sprinkler system modifications. It also allows for the detailed design for the first zones to be completed, subject to a successful business case and pilot zone trial.
- 5.3 Full implementation of the project is expected to cost \$10 million (plus/minus 30 percent) of which part would be funded from the Councils' renewal program as pumps and equipment are replaced.
- 5.4 Annual savings after implementation are expected to be \$840,000.
- 5.5 These costs and savings will be re-assessed as part of the Pilot Zone trial.

**6. STAFF RECOMMENDATION**

That the Council:

- 6.1 Confirm and approve the continuation of the Water Supply Rezoning actions from the Water Supply Strategy.
- 6.2 Approve a trial of pressure reduction in the Rawhiti Zone, including around 12 months of baseline monitoring period prior to gradual pressure reduction and operation at a lower pressure for a minimum period of 12 months.
- 6.3 Confirm a proposed target minimum pressure of 55 metres within the Central City Zone (roughly bounded by Deans Avenue, Bealey Avenue, Stanmore Road and Brougham Street).
- 6.4 Give approval for Council staff to engage with building owners to identify and cost necessary upgrades to existing fire sprinkler systems.
- 6.5 Request Council staff to report back findings of the Rawhiti trial and the costs/benefits of a full scale roll out across the city including cost impacts to private property owners.

**7. COMMITTEE RECOMMENDATION**

That the Council adopt the Staff Recommendation with the addition of the words "and report back where these costs lie" to 6.4 so it reads as detailed below:

- 6.4 Give approval for Council staff to engage with building owners to identify and cost necessary upgrades to existing fire sprinkler systems and report back where these costs lie.

Councillor David East requested that his vote against the Committee's recommendation be recorded.



## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 17 -

**(4.) COUNCIL BUILDING/INFRASTRUCTURE IMPROVEMENT ALLOWANCE REQUEST FOR INFRASTRUCTURE REBUILD PROGRAMME**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager, City Environment Group	N	
<b>Officer responsible:</b>	Unit Manager, Asset and Network Planning	N	
<b>Author:</b>	Mike Bourke, Senior Technician	Y	Mike Bourke, DDI 941 8364

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 To seek funding from the Council for the improvement portion of a number of projects that the Stronger Christchurch Infrastructure Rebuild Team (SCIRT) are undertaking to design. The requests are based on costs estimated at the time of concept design and these projects have now moved into the detailed design stage.
- 1.2 This report originates from SCIRT identifying improvement opportunities from the projects associated with the rebuild of the horizontal infrastructure.

**2. EXECUTIVE SUMMARY**

- 2.1 The SCIRT mandate for the rebuild is to return the assets to their pre-earthquake condition, however there are a few situations where it is sensible and practical to carry out additional work over and above the earthquake repair. These situations arise where:
  - 2.1.1 the asset only has a short remaining life
  - 2.1.2 to avoid digging up the new road again in the short term
  - 2.1.3 to repair non-earthquake damage as part of the rebuild to extend the asset life
  - 2.1.4 to assist in meeting current levels of service
  - 2.1.5 to provide future flexibility to the rebuild or flexibility and resilience to future operation.
- 2.2 Reports on all of the improvement projects described in this report have been presented to the Scope and Standards Committee, and approval given for funding to be sought from the Council. This report is the seventh seeking improvement funding for projects in the SCIRT rebuild process.
- 2.3 This report includes two projects where improvement has been identified and the additional cost of the improvement needs to be funded separately from the rebuild costs:
  - 2.3.1 Walsall Street Addington Increase in Stormwater Pipe Size (refer **Attachment 1**).
  - 2.3.2 Central City Tactile Pavers (refer **Attachment 2**).

**3. BACKGROUND**

- 3.1 The Addington West catchment requires some of the 14 kilometres of stormwater pipes to be replaced. The 205 metres of 225millimetre diameter stormwater pipe in Walsall Street between Wise Street and Bernard Street needs replacing but is undersize. The required pipe size is 375millimetre diameter. Upgrading this pipe section from 225 millimetre to 375 millimetre diameter will cost \$90,921 in a total stormwater cost of \$576,749. The total project costs for this catchment area are estimated at \$5.1 million.

**COUNCIL 27. 3. 2014****Environmental Committee 20. 3. 2014**

- 18 -

**(4.) Cont'd**

- 3.2 Where footpath earthquake repairs are required in the central city the opportunity exists to install tactile pavers where they are not currently present. Tactile pavers are the “nobbly” cream tiles placed to assist the visually impaired cross the street safely. Where tactile pavers are present any repair will replace these pavers as part of the rebuild. For the estimated improvement cost of \$53,855 tactile pavers can be installed at a total of 14 damaged intersections in 50 sets of pavers with between 10 and 16 pavers per set.

**4. COMMENT**

- 4.1 The Addington West Stormwater pipe size increase proposes increasing the pipe size to the correct size in Walsall Street for the future land use of the area while the existing pipe is being replaced.
- 4.2 The proposed installation of the tactile pavers at just the earthquake damaged intersections in the central city will occur while earthquake repairs in the area are being carried out.

**5. FINANCIAL IMPLICATIONS**

- 5.1 Funding of these improvement initiatives will require additional borrowings to be allocated from the Council Building/Infrastructure Improvement Allowance which currently stands at \$46,325,195. Where there are renewal aspects of these projects the renewal aspect would normally be funded from renewal funds but renewal funds have been reduced in line with the strategy of lesser renewals being required once the rebuild is complete.

<b>Summary of Improvement Funds Sought</b>	
<b>Project</b>	<b>Improvement Cost</b>
Walsall Street Addington Increase in Stormwater Pipe Size	<b>\$90,921</b>
Central City Tactile Pavers	<b>\$53,855</b>
<b>TOTAL</b>	<b>\$144,776</b>

**6. STAFF AND COMMITTEE RECOMMENDATION**

That the Council:

- 6.1 Approve the following funding for the improvements from the Improvement Allowance borrowing:
- 6.1.1 Walsall Street Addington Increase in Stormwater Pipe Size (\$90,921)
- 6.1.2 Central City Tactile Pavers (\$53,855).
- 6.2 Authorise the City Environment Manager to instruct the Stronger Christchurch Infrastructure Rebuild Team to complete the improvement elements as part of the rebuild works being progressed in each of the respective areas.

## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 19 -

**(5.) MAJOR CYCLEWAY PROGRAMME ROUTE NAME RECOMMENDATIONS**

		Contact	Contact Details
<b>General Manager responsible:</b>	(Acting) General Manager, City Environment Group	N	
<b>Officer responsible:</b>	(Acting) Unit Manager, Asset and Network Planning	N	
<b>Author:</b>	Michael Ferigo, Transport Planner – Cycling and Pedestrians	Y	Michael Ferigo, DDI 941 8925

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 To seek approval from the Council regarding the adoption of a name for each of the 13 Major Cycleway Routes (MCRs) to be built in the city.
- 1.2 The naming competition was initiated as part of the Major Cycleway Routes programme to familiarize the public to the planned routes.

**2. EXECUTIVE SUMMARY**

- 2.1 As part of planning for the Council's 13 Major Cycleway Routes (MCRs) a public contest to name the routes has been undertaken. The process to name each route included a judging panel made up of Council staff and representation from Ngāi Tahu. There were 225 route name suggestions by the public from November to mid January. The judging panel made an initial selection of a maximum five candidates for each route. These were put to a public vote in the first two weeks of February. More than 1,200 votes were received (refer **Attachment 1**). As per the conditions of the competition (refer **Attachment 2**) the two names with the most votes for each of the 13 major cycle routes are being presented to the Committee which is requested to recommend to the Council an official name for each Major Cycleway Route.
- 2.2 For each of the 13 routes the person submitting the successful name chosen will win a new bicycle and helmet, the prizes to be supplied by contest media partner The Radio Network.

**3. BACKGROUND**

- 3.1 The Council has provided capital budget for the development of 13 Major Cycleway Routes throughout Christchurch (refer **Attachment 3** for a map of the routes). MCRs are included in and a key component to encourage travel mode change, of the Christchurch Transport Strategic Plan.
- 3.2 The Council's objective for the MCRs is to deliver a network of cycleways that provides a level of service above the standard that has been used for the construction of existing cycleways. A 2006 survey by Land Transport New Zealand showed that 32 percent of people would consider cycling if facilities were safer and easier to use.
- 3.3 As a guide, the MCR facilities are designed to be used by children from aged 10 years and people with low cycle skill or experience levels through to more skilled riders.

**4. COMMENT**

- 4.1 To assist with awareness and to promote engagement with the programme, the 'We're on Our Way' branding was developed and a contest offering the public the chance to suggest names for the routes was launched. Submissions were sought using the Future Christchurch website, email and the website of contest media partner The Radio Network. Submissions were open from 13 November 2013 to 12 January 2014.

## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 20 -

## (5.) Cont'd

- 4.2 An element that will help the success of the MCRs is to ensure routes are identifiable, easily recognised and remembered. The public competition to name each route is part of this process. Naming and route description signage will be implemented at strategic locations along the routes.
- 4.3 The contest attracted 225 valid route names and these were reduced to a maximum five per route by a judging panel, which also introduced new suggestions where it felt there were opportunities to address specific criteria such as historic significance or cultural considerations. The panel was made up from the Major Cycleways staff coordinating work in marketing, education, community engagement, planning and management and a Ngāi Tahu representative.
- 4.4 The candidate names were then put to a public vote via the internet from 1 February to 15 February 2014. More than 1,200 votes were received.
- 4.5 The judging panel was reconvened to review the top voted names and make recommendations from the finalists.
- 4.6 Per the conditions of the competition the Christchurch City Council is required to select an official name for each MCR from the two names with the most votes for each route and any other recommended name from the judging panel. The winners will be announced in April. See Table 1 for the list of the top two voted names.

**Table 1: Top two voted names for each Major Cycleway Route**

Route Description	Most votes	Second-most votes
<b>Route 1:</b> Canterbury University and College of Education to the Central City.	Uni-Cycle	Kate Sheppard Memorial Cycleway
<b>Route 2:</b> Northlands and the Northern Rail Route to the Central City.	Papanui Parallel	Northern Neighbourhood Cycleway
<b>Route 3:</b> Connecting the city, via the Southern Motorway pathway, to the Christchurch Little River Rail Trail.	Little River Link	Wairewa Way
<b>Route 4:</b> Extending the northern and southern sections of the off-road rail pathway from Belfast to South Hagley Park and the Central City.	Northern Line Cycleway	Ōtautahi Express
<b>Route 5:</b> New Brighton to the Central City via the Avon River corridor.	Ōtākaro River route	Ocean to City Cycleway
<b>Route 6:</b> Central City to Ferrymead bridge, linking to the Christchurch Coastal Pathway into Sumner.	Shag Rock Cycleway	Sumner to City
<b>Route 7:</b> From Hoon Hay through Middleton, Upper Riccarton, Bryndwyr, and Papanui. Crosses over a number of radial cycle routes that lead to the Central City.	Nor'West Arc	Western Ring Ride
<b>Route 8:</b> Connects Templeton, Hornby, Middleton, and Riccarton to the Central City.	Southern Line Cycleway	South Express

## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 21 -

## (5.) Cont'd

<b>Route 9:</b> Connects Halswell, Hoon Hay and Somerfield to the South to City Route.	Quarryman's Trail	Sou'wester Cycleway
<b>Route 10:</b> Follows Heathcote River from Princess Margaret Hospital to the estuary at Ferryhead, connecting with the Christchurch Coastal Pathway.	Ōpāwaho River Route	The River Princess
<b>Route 11:</b> Connects southern suburbs around Beckenham to the Central City.	Southern Lights	Beckenham to City Cycleway
<b>Route 12:</b> From Heathcote through Woolston, Opawa, Waltham and Sydenham into the City Centre.	Heathcote Expressway	City to Bridle Path
<b>Route 13:</b> From Papanui at the junction of both the Northern Railway Route and the Western Orbital Route to the airport and its wider employment and business areas.	Wheels to Wings Route	Harewood-Airport Cycleway

- 4.7 In considering which names would be most appropriate for each of the MCRs, the judging panel identified the following criteria to guide decision making:

4.7.1 the function of the route is clear

4.7.2 any reference to the history of the area is appropriate and accurate

4.7.3 route names shall accurately acknowledge culturally significant sites

4.7.4 consideration shall be given to the use of bilingual names

4.7.5 the referencing of any prominent persons in names is appropriate geographically, through name recognition and connection to cycling

4.7.6 appropriate referencing of well-known geological features or landmarks.

- 4.8 Discussion was held on four routes regarding whether the top-voted name would be recommended. These were Routes 9, 11, 12, and 13. Below is an overview of the concerns raised.

4.8.1 Route 9: this cycleway connects Halswell, Hoon Hay and Somerfield to the South to City Route. Quarryman's Trail was more popular and rated highly on several criteria. However, the panel felt there was potential for confusion because the route stops before the Quarry Park and suggests an unfinished or unsealed path. Sou'wester Cycleway polled the second highest number of votes. If that name is adopted it would carry the theme established by the Nor'west Arc while also providing it the general direction of the route.

4.8.2 Route 11: connects southern suburbs around Beckenham to the Central City. The panel feels the Beckenham to City Cycleway which polled second highest vote, is worthy of consideration because it makes clear the function of the MCR. It avoids referencing south, which could cause confusion as there are a several other MCRs that also head south (Little River and Halswell).



**COUNCIL 27. 3. 2014****Environmental Committee 20. 3. 2014**

- 22 -

**(5.) Cont'd**

- 4.8.3 Route 12: from Heathcote through Woolston, Opawa, Waltham and Sydenham into the City Centre. Bridle Path is a well known historic and cultural reference point. The name City to Bridle Path polled the second highest number of votes. It strongly indicates the route's function so the panel believes on this basis it is worthy of consideration. It does not imply motorised traffic in the way the term expressway could.
- 4.8.4 Route 13: from Papanui at the junction of both the Northern Railway Route and the Western Orbital Route to the airport and its wider employment and business areas. The panel feels Harewood to Hagley Cycleway, which polled fourth highest of five entries, also has merit. While the panel acknowledges that the route description does not show the cycleway progressing to Hagley Park, it is felt that this is how many users will identify it.
- 4.9 The judging panel decided that the above listed concerns can be addressed through other means, such as short functional descriptions on strategic signs and information material. The top publicly voted name is recommended in all 13 Major Cycleway Routes.
- 4.10 Ngāi Tahu has requested specifically that the recommended name for Route 6 incorporate Rapanui (the local Maori name for the landmark) given the site's significance to local iwi. Staff will ensure there is appropriate recognition in the signage.
- 4.11 It is intended that all routes will also be given a translated name in Te Reo Māori. These will be based on the function of the route and will be prepared by a Ngāi Tahu representative.

**5. FINANCIAL IMPLICATIONS**

- 5.1 There are no new financial implications. There is a requirement for appropriate signage to identify the route name within each major cycleway delivery programme and this is included as part of the overall capital budget.
- 5.2 Staff will investigate options for an appropriately scaled event to award the prizes to the people selected as nominees of winning names.

## COUNCIL 27. 3. 2014

## Environmental Committee 20. 3. 2014

- 23 -

## (5.) Cont'd

## 6. STAFF RECOMMENDATION

That the Council:

6.1 Adopt the following names for each of the 13 Major Cycleway Routes:

Route with location description	Recommendation
<b>Route 1:</b> Canterbury University and College of Education to the Central City.	<b>Uni-Cycle</b>
<b>Route 2:</b> Northlands and the Northern Rail Route to the Central City.	<b>Papanui Parallel</b>
<b>Route 3:</b> Connecting the city, via the Southern Motorway pathway, to the Christchurch Little River Rail Trail.	<b>Little River Link</b>
<b>Route 4:</b> Extending the northern and southern sections of the off-road rail pathway from Belfast to South Hagley Park and the Central City	<b>Northern Line Cycleway</b>
<b>Route 5:</b> New Brighton to the Central City via the Avon River corridor.	<b>Ōtākaro River route</b>
<b>Route 6:</b> Central City to Ferrymead bridge link to the Christchurch Coastal pathway into Sumner.	<b>Shag Rock Cycleway</b>
<b>Route 7:</b> From Hoon Hay through Middleton, Upper Riccarton, Bryndwyr, and Papanui.	<b>Nor'West Arc</b>
<b>Route 8:</b> Connects Templeton, Hornby, Middleton, and Riccarton to the Central City.	<b>Southern Line Cycleway</b>
<b>Route 9:</b> Connects Halswell, Hoon Hay and Somerfield to the South to City Route.	<b>Quarryman's Trail</b>
<b>Route 10:</b> Follows Heathcote River from Princess Margaret Hospital to the estuary at Ferrymead, connecting with the Christchurch Coastal Pathway.	<b>Ōpāwaho River Route</b>
<b>Route 11:</b> Connects southern suburbs around Beckenham to the Central City.	<b>Southern Lights</b>
<b>Route 12:</b> From Heathcote through Woolston, Opawa, Waltham and Sydenham into the City Centre.	<b>Heathcote Expressway</b>
<b>Route 13:</b> From Papanui at the junction of both the Northern Railway Route and the Western Orbital Route to the airport and its wider employment and business areas.	<b>Wheels to Wings</b>

**COUNCIL 27. 3. 2014**  
**Environmental Committee 20. 3. 2014**

- 24 -

**(5.) Cont'd**

**7. COMMITTEE RECOMMENDATION**

That the Council:

- 7.1 Adopt the following names for each of the 13 Major Cycleway Routes with the following amendments:
- Route 5 to be changed to “Avon- Ōtākaro Route”
  - Route 6 to be changed to “Rapanui-Shag Rock Cycleway”
- 6.2 Include the bi-lingual name for each route (refer to table below):

ROUTE	PROPOSED BI-LINGUAL NAME/s
<b>Route 1</b> Canterbury University (and College of Education) to the Central City:	Puari ki Pū-taringa-motu (i.e. City to Riccarton)
<b>Route 2</b> Connecting Northlands and the Northern Rail Route to the Central City	Puari ki Papanui
<b>Route 3</b> Connecting the city, via the Southern Motorway pathway, to the Christchurch Little River Rail Trail	Puari ki Wairewa
<b>Route 4</b> Extend northern and southern sections of the off-road rail pathway from Belfast to South Hagley Park and the Central City	Puari ki Pū-harakeke-nui
<b>Route 5</b> New Brighton to the Central City via the Avon River corridor	Puari ki Te Karoro
<b>Route 6</b> Central City to Ferrymead bridge, linking to the Christchurch Coastal Pathway into Sumner	Puari ki Rapanui
<b>Route 7</b> From Hoon Hay through Middleton, Upper Riccarton, Bryndwyr, and Papanui. Crosses over a number of radial cycle routes that lead to the Central City	Te Ara O-Rakipaoa (name for site in Upper Riccarton)
<b>Route 8</b> Connects Templeton, Hornby, Middleton, and Riccarton to the Central City	Puari ki Niho-toto <sup>1</sup>
<b>Route 9</b> Connects Halswell, Hoon Hay and Somerfield to the South to City Route	Puari ki Otūmatua <sup>11</sup>
<b>Route 10</b> Follows Heathcote River from Princess Margaret Hospital to the estuary at Ferrymead, connecting with the Christchurch Coastal Pathway	Ōpāwaho ki Ihutai

<sup>1</sup> Niho-toto is a name for Rolleston

<sup>11</sup> Otūmatua (a peak on the Port Hills) is the outstanding feature of the South West

**COUNCIL 27. 3. 2014**  
**Environmental Committee 20. 3. 2014**

- 25 -

**PART B – REPORTS FOR INFORMATION**

**(6.) DEPUTATIONS BY APPOINTMENT**

The following deputations were made to the Committee, all regarding item 2, Riccarton Public Transport Hub Review of Site Options:

- 6.1 Environment Canterbury Commissioner, Rex William, and ECan Senior Strategy Advisor, Shannon Boorer, tabled a document and outlined ECan's key operational concerns regarding public transport requirements in Riccarton and what it considered to be minimum requirements for December 2014.
- 6.2 Arthur McKee, local property developer and investor, tabled a document and addressed the Committee about his concerns regarding Option One, which in the report is the one recommended by Council staff.
- 6.3 Garth Wilson, local resident, also spoke of his concerns regarding Option One.
- 6.4 Helen Broughton, Deputy Chair of the Riccarton/Wigram Community Board, spoke of the Community Board's concerns about Option One, adding that it favoured Option Two.

An email from Kevin and Carol McMillan, local residents, outlining their concerns with Option One, was tabled at the meeting.

**PART C - DELEGATED DECISIONS**

**(7.) RESOLUTION TO BE PASSED - SUPPLEMENTARY REPORTS**

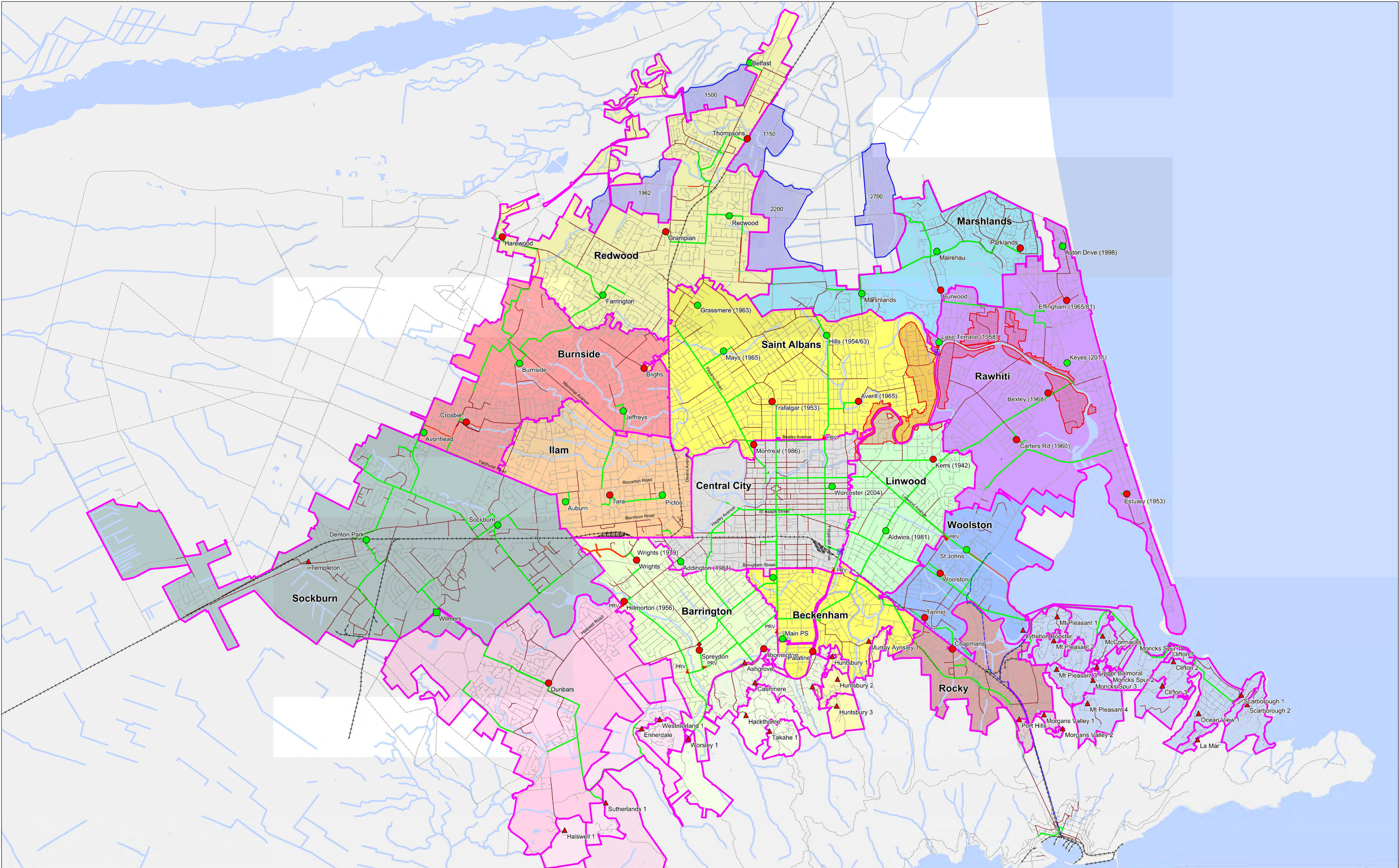
The Committee resolved to receive and consider a supplementary report, "District Energy Scheme for Christchurch", at its meeting of 20 March 2014.

The meeting concluded at 12.32pm.

**CONSIDERED THIS 27<sup>TH</sup> DAY OF MARCH 2014**

**MAYOR**





**Legend**

**Pump Stations**

- Primary
- Planned
- Booster

**Water Supply Mains**

- >= 350mm
- 250-300mm
- 200-250mm

**Proposed Pressure Zones**

- Barrington
- Beckenham
- Burnside
- Central City
- Halswell
- Ilam
- Linwood
- Marshlands
- Rawhiti
- Redwood
- Saint Albans
- Sockburn
- Woolston

**Other**

- Red Zone (December 2011)
- Proposed Developments (No. Props)
- Roads
- Railway Lines
- Rivers & Water
- Proposed Zone Boundaries

**PRV**

- Closed Valve
- Existing Meter
- Lyttelton Supply

**Christchurch City Council**

**OPUS**

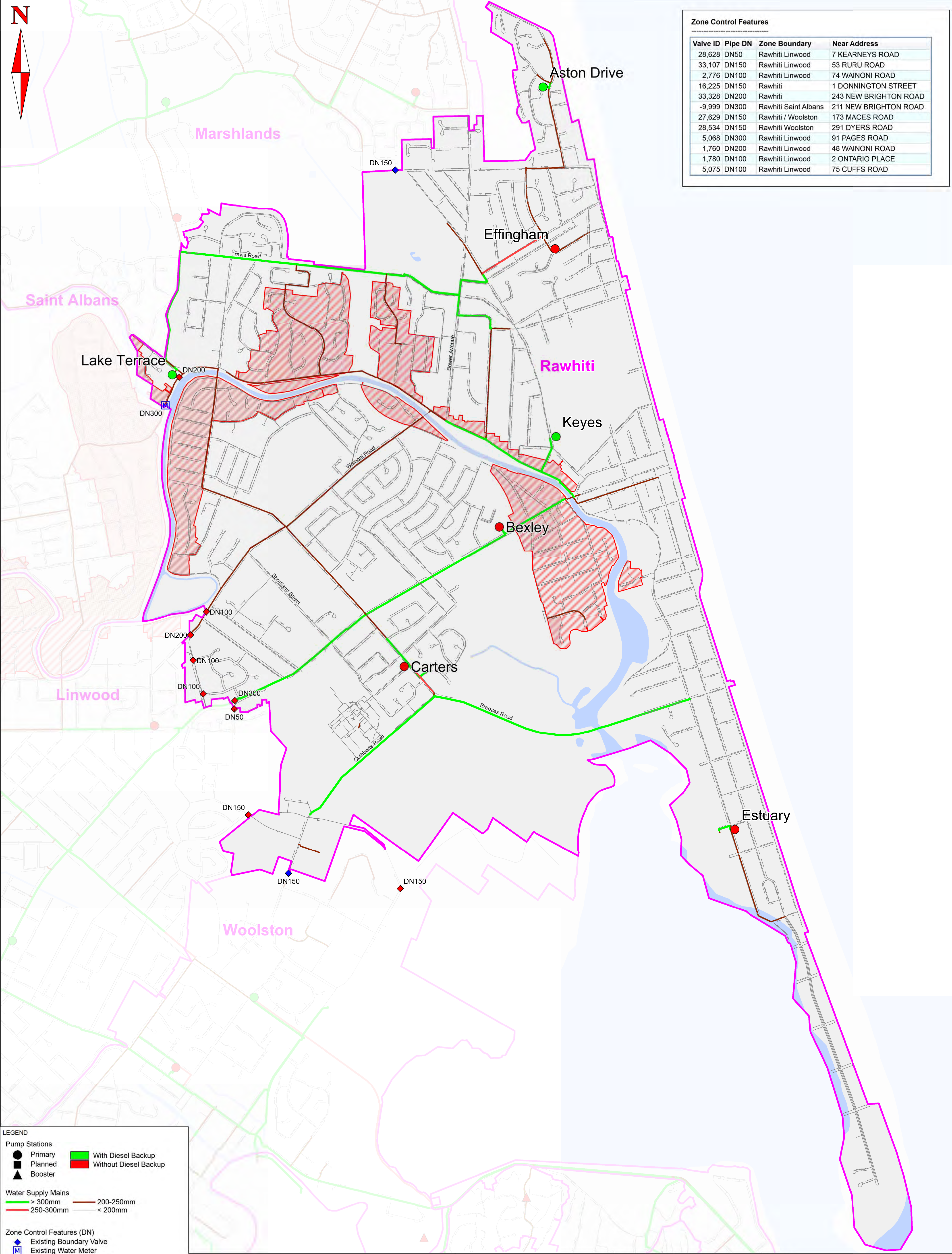
Opus International Consultants Limited  
Christchurch Environmental Engineering  
PO Box 1482  
Christchurch 8140, New Zealand  
+64 3 363 5400

**Project**

**Christchurch City Council**  
**Water Supply Rezoning**

Drawn	Approved	Rev Date	Plan
SD	DRS	29/08/2012	<b>Proposed Water Supply Zone Layout</b>
Project No.	Scale	Plan No.	File Ref
3CW800.00	1: 40000 @ A1	3CW800/001	O:\env\env_south\Christchurch_city\proj\3cw800.00 ccc water supply rezoning\03 Data & Analysis\031 GIS\14 Reporting\Zones\Final\Overview.wor
Sheet No.	Rev	1 of 1	1







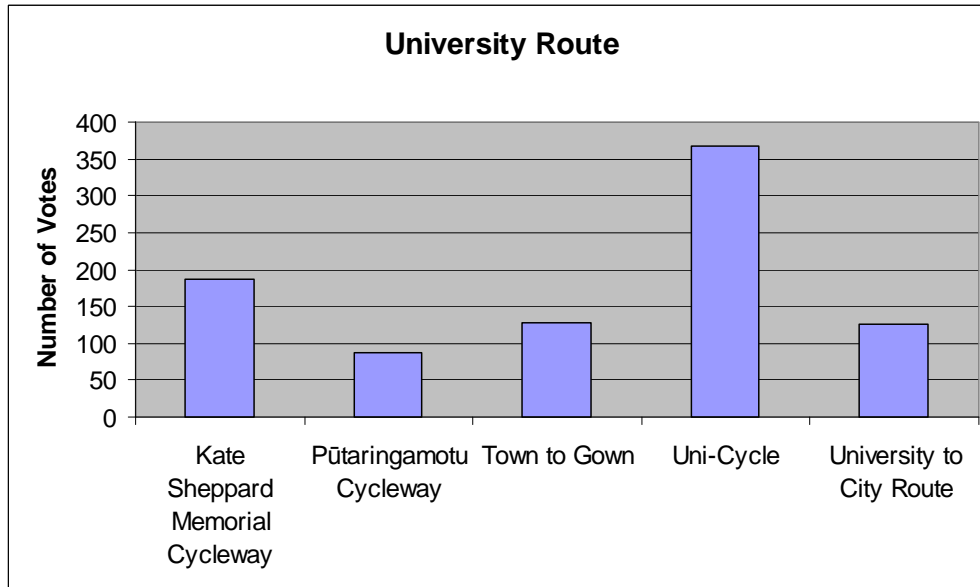
### Walsall Street Addington Increase in Stormwater Pipe Size



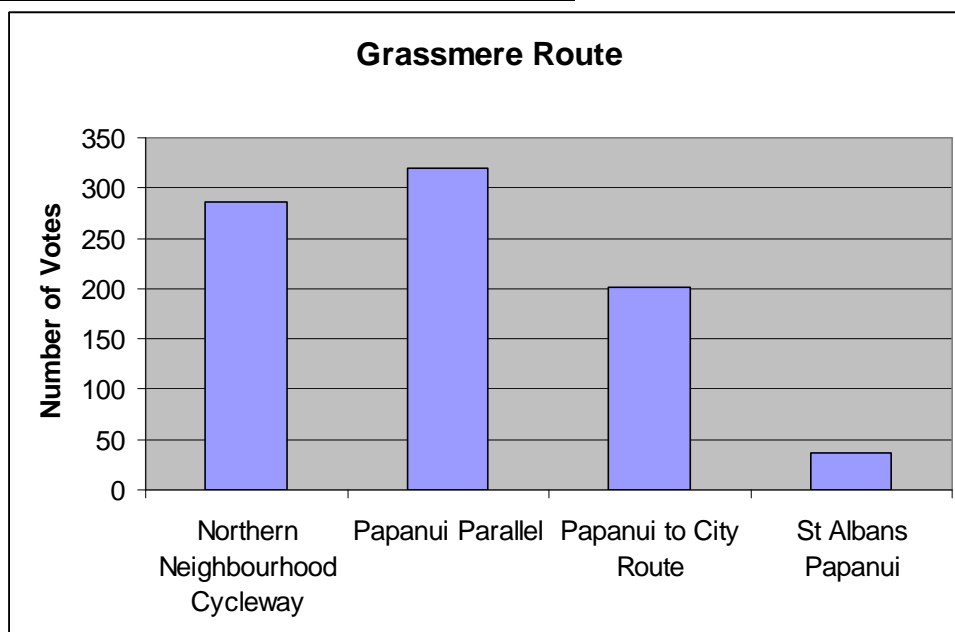


Name the Cycleways Competition – Voting Results 17 February 2014

<b>University Route: Canterbury University (and College of Education) to the Central City.</b>	
<u>Name Suggestion:</u>	<u>Number of votes:</u>
Kate Sheppard Memorial Cycleway	187
Pūtaringamotu Cycleway	88
Town to Gown	128
Uni-Cycle	367
University to City Route	125

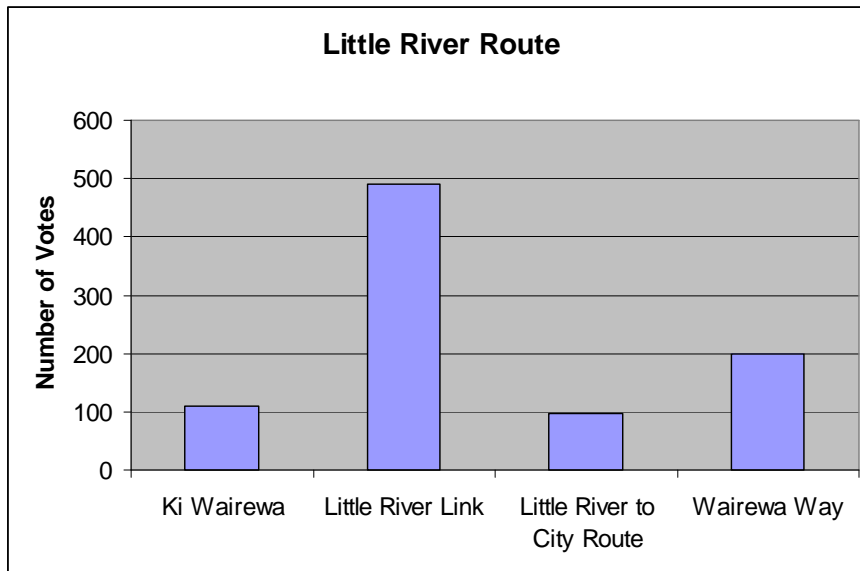


<b>Grassmere Route: Connecting Northlands and the Northern Rail Route to the Central City.</b>	
<u>Name Suggestion:</u>	<u>Number of votes:</u>
Northern Neighbourhood Cycleway	286
Papanui Parallel	319
Papanui to City Route	202
St Albans Papanui	36

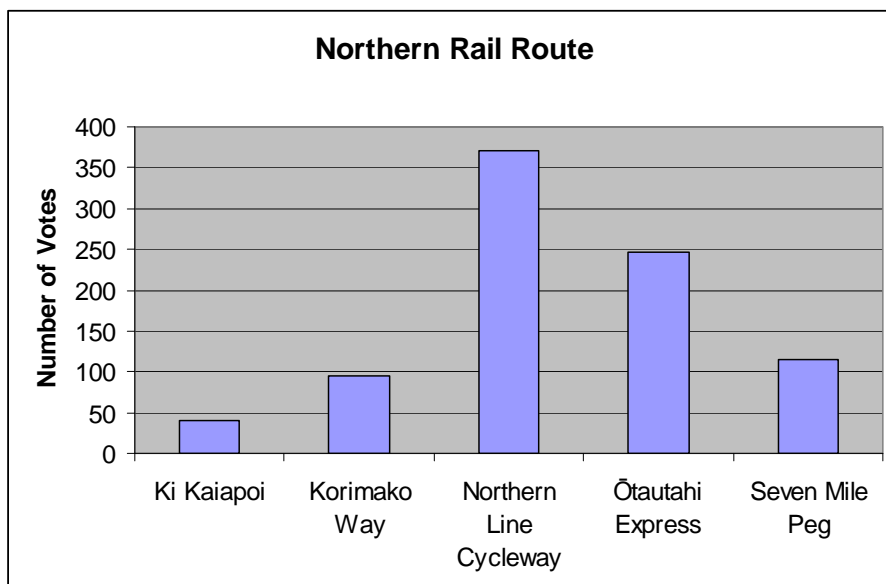


Name the Cycleways Competition – Voting Results 17 February 2014

<b>Little River Route: Connecting the city, via the Southern Motorway pathway, to the Christchurch Little River Rail Trail.</b>	
<u>Name Suggestion:</u>	<u>Number of votes:</u>
Ki Wairewa	109
Little River Link	491
Little River to City Route	98
Wairewa Way	200



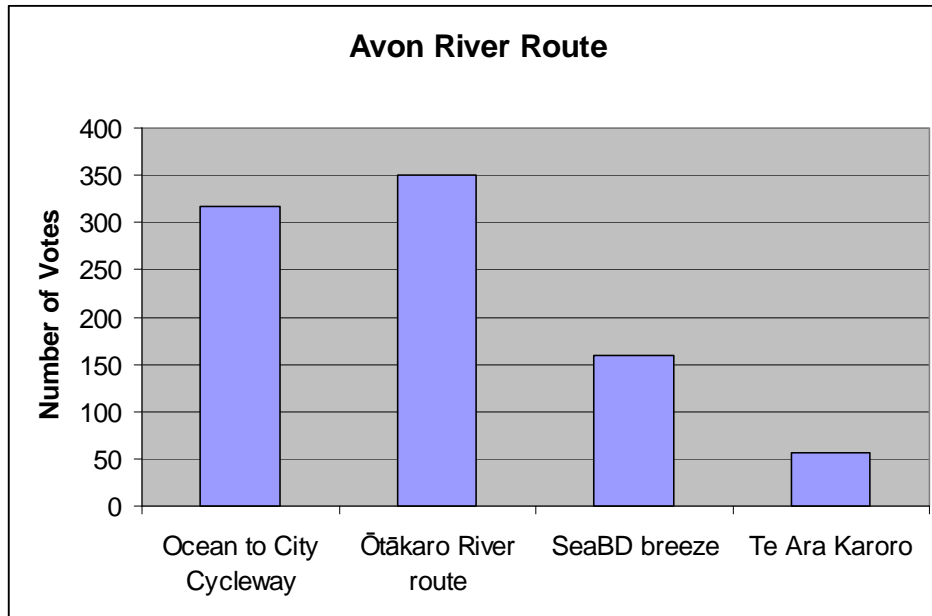
<b>Northern Rail Route: Extend northern and southern sections of the off-road rail pathway from Belfast to South Hagley Park and the Central City.</b>	
<u>Name Suggestion:</u>	<u>Number of votes:</u>
Ki Kaiapoi	41
Korimako Way	95
Northern Line Cycleway	370
Ōtautahi Express	247
Seven Mile Peg	115



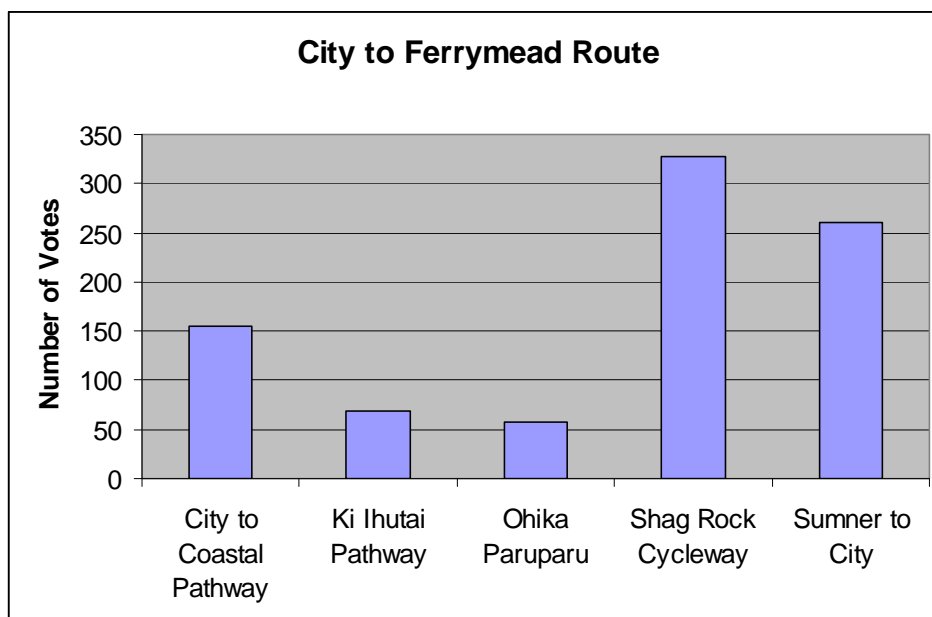


Name the Cycleways Competition – Voting Results 17 February 2014

<b>Avon River Route: New Brighton to the Central City via the Avon River corridor.</b>	
<u>Name Suggestion:</u>	<u>Number of votes:</u>
Ocean to City Cycleway	317
Ōtākaro River route	350
SeaBD breeze	159
Te Ara Karoro	57



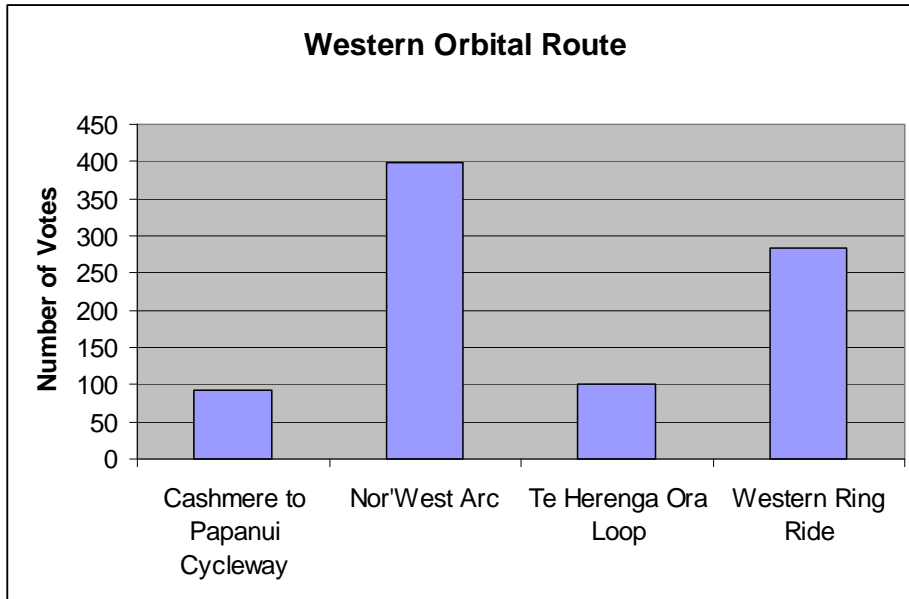
<b>City to Ferrymead Route: Central City to Ferrymead bridge, linking to the Christchurch Coastal Pathway into Sumner.</b>	
<u>Name Suggestion:</u>	<u>Number of votes:</u>
City to Coastal Pathway	155
Ki Ihutai Pathway	68
Ohika Paruparu	57
Shag Rock Cycleway	328
Sumner to City	261



Name the Cycleways Competition – Voting Results 17 February 2014

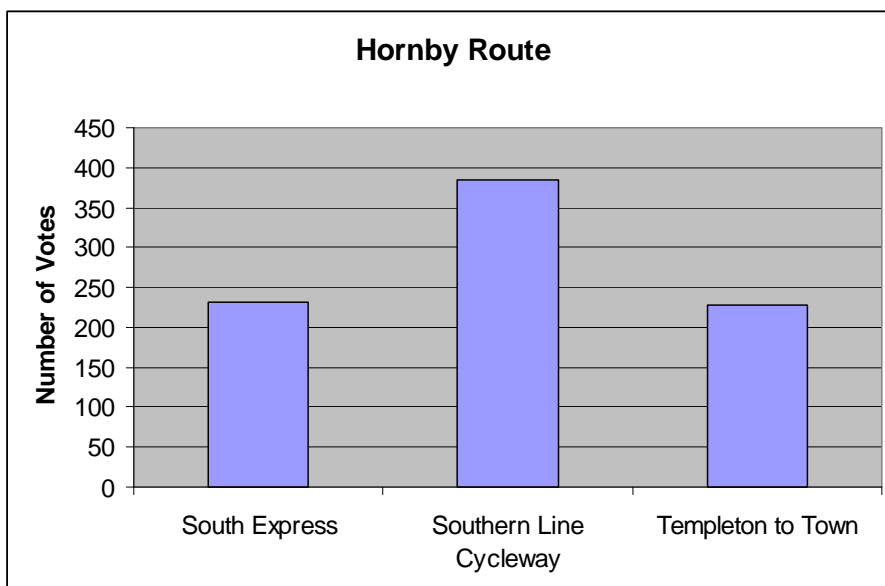
**Western Orbital Route: From Hoon Hay through Middleton, Upper Riccarton, Bryndwyr, and Papanui. Crosses over a number of radial cycle routes that lead to the Central City.**

<u>Name Suggestion:</u>	<u>Number of votes:</u>
Cashmere to Papanui Cycleway	93
Nor'West Arc	398
Te Herenga Ora Loop	101
Western Ring Ride	283



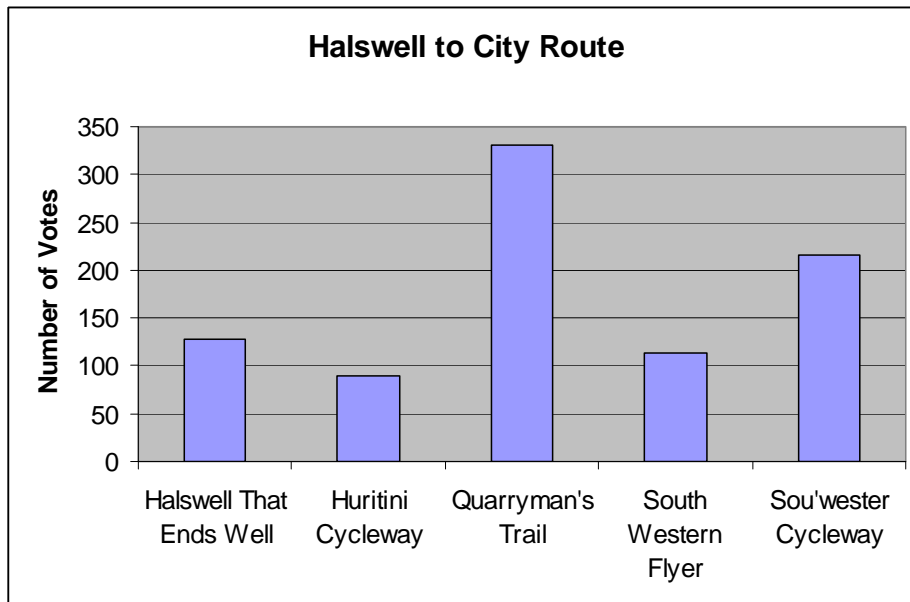
**Hornby Route: Connects Templeton, Hornby, Middleton, and Riccarton to the Central City.**

<u>Name Suggestion:</u>	<u>Number of votes:</u>
South Express	231
Southern Line Cycleway	385
Templeton to Town	228

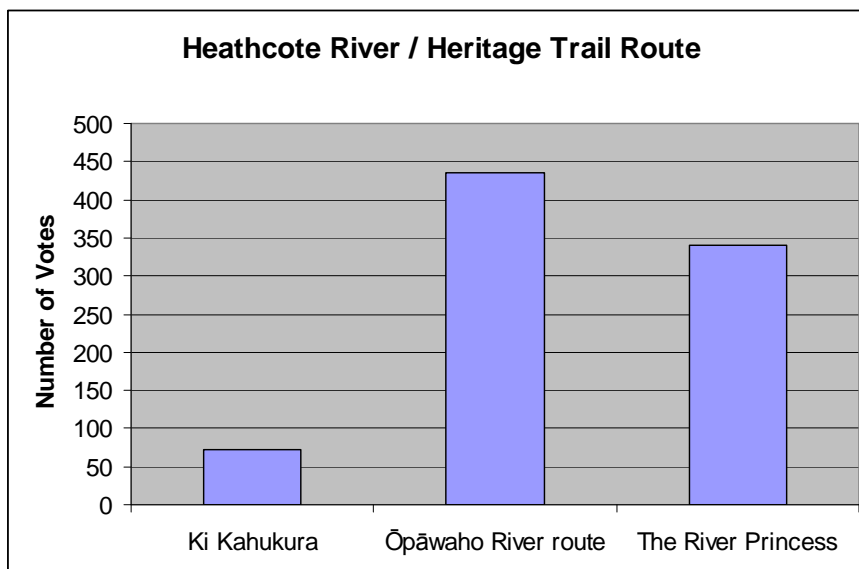


Name the Cycleways Competition – Voting Results 17 February 2014

<b>Halswell to City Route: Connects Halswell, Hoon Hay and Somerfield to the South to City Route.</b>	
<u>Name Suggestion:</u>	<u>Number of votes:</u>
Halswell That Ends Well	128
Huritini Cycleway	90
Quarryman's Trail	331
South Western Flyer	113
Sou'wester Cycleway	215

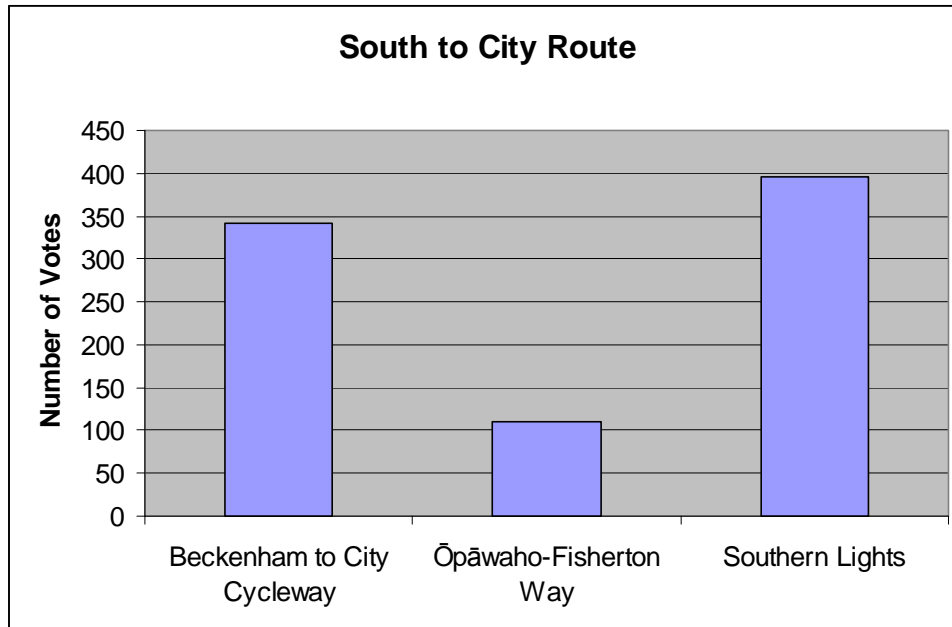


<b>Heathcote River / Heritage Trail Route: Follows Heathcote River from Princess Margaret Hospital to the estuary at Ferryroad, connecting with the Christchurch Coastal Pathway.</b>	
<u>Name Suggestion:</u>	<u>Number of votes:</u>
Ki Kahukura	73
Ōpāwaho River route	435
The River Princess	341

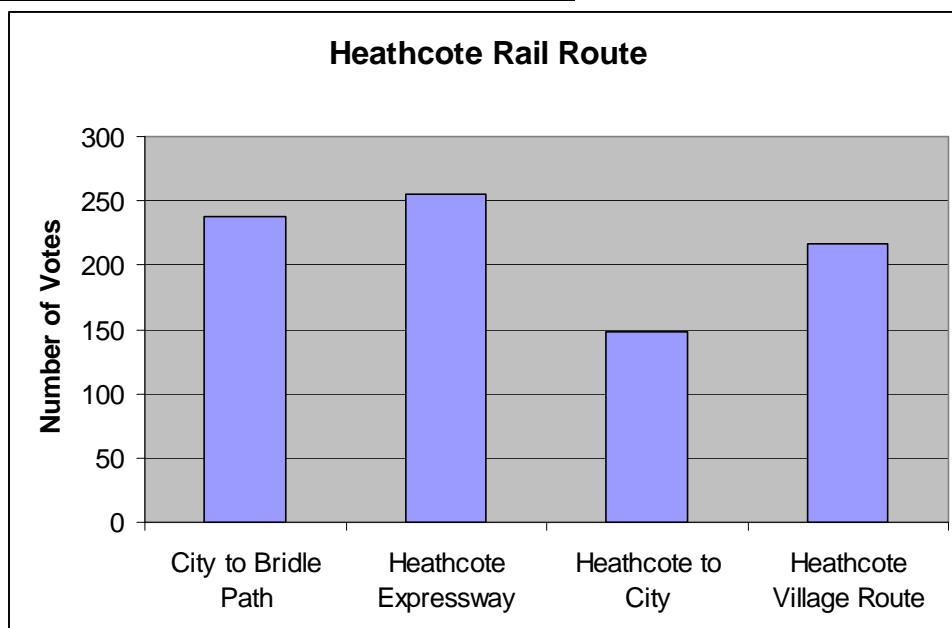


Name the Cycleways Competition – Voting Results 17 February 2014

<b>South to City Route: Connects southern suburbs around Beckenham to the Central City.</b>	
<u>Name Suggestion:</u>	<u>Number of votes:</u>
Beckenham to City Cycleway	341
Ōpāwaho-Fisherton Way	110
Southern Lights	396

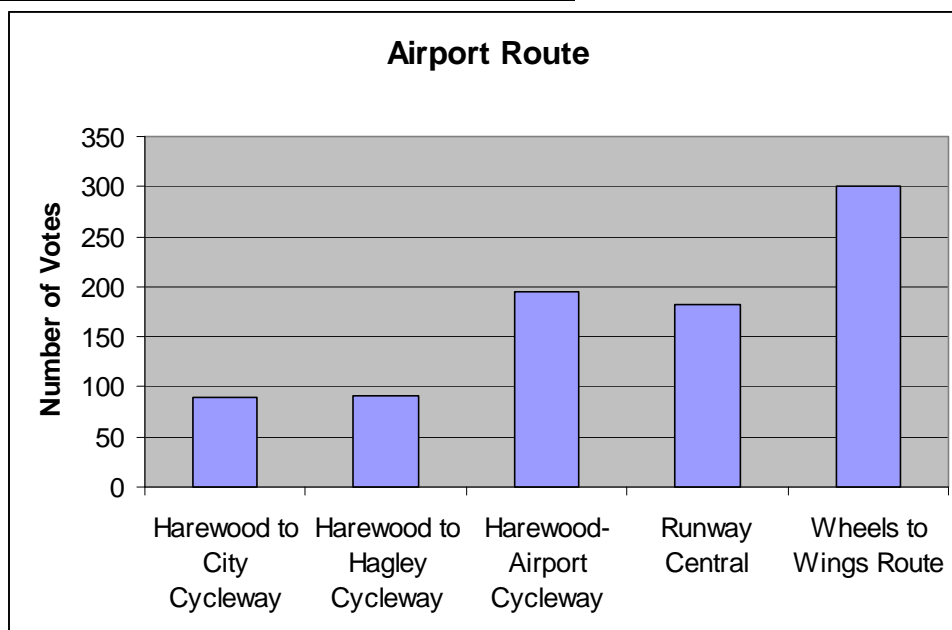


<b>Heathcote Rail Route: From Heathcote through Woolston, Opawa, Waltham and Sydenham into the City Centre.</b>	
<u>Name Suggestion:</u>	<u>Number of votes:</u>
City to Bridle Path	238
Heathcote Expressway	255
Heathcote to City	148
Heathcote Village Route	217



Name the Cycleways Competition – Voting Results 17 February 2014

<b>Airport Route: From Papanui at the junction of both the Northern Railway Route and the Western Orbital Route to the airport and its wider employment and business areas.</b>	
<b>Name Suggestion:</b>	<b>Number of votes:</b>
Harewood to City Cycleway	89
Harewood to Hagley Cycleway	91
Harewood-Airport Cycleway	195
Runway Central	182
Wheels to Wings Route	300







### Terms and conditions of Name A Cycleway Competition

1. Instructions on how to enter the Name a Cycleway Competition form part of these terms and conditions. Entry into the competition is deemed to be full acceptance of these terms and conditions.
2. Entry is limited to residents of the Canterbury region. Prize winners may be required to verify their physical address.
3. You can enter a name for each of the 13 routes, however, the contest is limited to only one entry per person per route. Entries are via email to [Cycleways@ccc.govt.nz](mailto:Cycleways@ccc.govt.nz) or posted to Name a Cycleway Competition, Consultation Team, Christchurch City Council, PO Box 73014, Christchurch 8154. Entrants can also register their name ideas through the media sponsor Newstalk ZB's website. All entries must be received by 5pm, 12 January 2014. All entries will be cross-checked to identify multiple entries. Multiple entries will be excluded.
4. Names for cycleways proposed by entrants which are deemed offensive by the Promoter, in its sole discretion, will be ruled invalid.
5. By entering the competition, entrants agree to their email addresses being added to a database for future correspondence related to this competition and construction of the major cycleways.
6. Entries to the competition can be made from 13 November 2013 – 5pm, 12 January 2014 inclusive.
7. Online voting for five finalists listed for each category (category = cycleway) will take place from 1 to 15 February 2014 inclusive.
8. The two names with the most online votes in each category, along with any names recommended by the judging panel, will be presented to Christchurch City Councillors who will select the ultimate winner, in their sole discretion. Winners will be announced in April 2014.
9. In the event of a winning entry being nominated by more than one person,

the Promoter will hold a random draw to determine the ultimate winner.

10. Christchurch City Council employees and their immediate family members are not eligible to enter the prize draw.
11. Prizes are not exchangeable and are not redeemable for cash.
12. Entrants may be required to provide proof of identity. Under 18s must be accompanied by an adult or guardian. Prizes are subject to standard terms and conditions of the companies supplying the prizes.
13. All reasonable attempts will be made to contact the prize winners. If the Promoter is unable to make contact with a prize winner within 14 days of the announcement, the Promoter reserves the right to declare the prize winner's entry invalid and select a new winner of that prize.
14. Prizes will be delivered to the prize winners within 21 days of the announcement of the winner, at the Promoter's cost.
15. If for any reason the prize/s or any component of the prize to be awarded becomes unavailable, the Promoter reserves the right to substitute another prize of similar value or nature.
16. To the greatest extent permitted by law, neither the Promoter nor any person or party associated with the competition shall be liable for any loss, damage or injury suffered or sustained (including but not limited to, indirect or consequential loss or loss of profits) as a result of participating in this competition or using any part of the prize, except for any liability which cannot be excluded by law (in which case that liability is limited to the minimum allowable by law).
17. The Promoter accepts no responsibility and is not liable for any consequence (including limitation, liability for any costs incurred) arising from any late, incomplete, incorrectly submitted, delayed, corrupted or misdirected entries or prizes, whether due to error, omissions, alteration, tampering, deletion, transmission interruption, communications failure or otherwise.
18. All decisions made by the Promoter are final and no correspondence will be entered into.
19. By entering the competition, the prize winners agree to be available, at the Promoter's request, for reasonable publicity purposes without compensation, including but not limited to filming, photographs and interviews. Prize winners consent to the Promoter using their name and image in competition material in any medium throughout the world.
20. The Promoter, at its sole discretion, reserves the right to extend or discontinue the competition, at any stage, for any reason.
21. The Promoter reserves the right to exclude a person from participating in the competition on reasonable grounds.



- 01 University Route:**  
*Canterbury University (and College of Education) to the Central City.*
- 02 Grassmere Route:**  
*Connecting Northlands and the Northern Rail Route to the Central City.*
- 03 Little River Route:**  
*Connecting the city, via the Southern Motorway pathway, to the Christchurch to Little River Rail Trail.*
- 04 Northern Rail Route:**  
*Extend northern and southern sections of the off-road rail pathway from Belfast to South Hagley Park and the Central City.*
- 05 Avon River Route:**  
*New Brighton to the Central City via the Avon River corridor.*
- 06 City to Ferrymead Route:**  
*Central City to Ferrymead Bridge, linking to the Christchurch Coastal Pathway into Sumner.*
- 07 Western Orbital Route:**  
*From Hoon Hay through Middleton, Upper Riccarton, Bryndwr, and Papanui. Crosses over a number of radial cycle routes that lead to the Central City.*
- 08 Hornby Route:**  
*Connects Templeton, Hornby, Middleton and Riccarton to the Central City.*
- 09 Halswell to City Route:**  
*Connects Halswell, Hoon Hay and Somerfield to the South to City Route.*
- 10 Heathcote River / Heritage Trail Route:**  
*Follows Heathcote River from Princess Margaret Hospital to the estuary at Ferrymead, connecting with the Christchurch Coastal Pathway.*
- 11 South to City Route:**  
*Connects southern suburbs around Beckenham to the Central City.*
- 12 Heathcote Rail Route:**  
*From Heathcote through Woolston, Opawa, Waltham and Sydenham into the City Centre.*
- 13 Airport Route:**  
*From Papanui at the junction of both the Northern Railway Route and the Western Orbital Route to the airport and its wider employment and business areas.*





COUNCIL 27. 3. 2014

**FINANCE COMMITTEE  
4 MARCH 2014**

**A meeting of the Finance Committee  
was held in the No. 1 Committee Room on 4 March 2014 at 9am.**

**PRESENT:** Councillor Manji (Chairperson)  
Councillors Turner (Deputy Chair), Buck, Chen, Gough, Johanson, Livingstone and Lonsdale

**APOLOGIES:** An apology for absence was received and accepted from Councillor Gough.

An apology for late arrival was received and accepted from Councillor Johanson, who arrived at 9.06am and was absent for Clause 5 and part of Clause 4.

An apology for late arrival was received and accepted from Councillor Buck who arrived at 9.20am and was absent for Clause 1, 4, 5 and part of clause 2.

The Committee reports that:

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**(1.) CORPORATE FINANCE REPORT FOR PERIOD ENDING 31 DECEMBER 2013**

		Contact	Contact Details
<b>General Manager responsible:</b>	Acting General Manager Corporate Services		
<b>Officer responsible:</b>	Acting Corporate Finance Manager	Y	Patricia Christie, 941 8113
<b>Author:</b>	Funds & Financial Policy Manager		

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 This report is a routine quarterly report, providing Councillors with updated Treasury and Debtors' information for the quarter ended 31 December 2013.

**2. EXECUTIVE SUMMARY**

**2.1 Treasury**

- 2.1.1 Key treasury risk positions and policy limits are set out in **Appendix 1**. All measures are within limits.
- 2.1.2 A total of \$20 million of new term borrowing was undertaken during the quarter. This amount was borrowed for the purpose of on-lending to Christchurch City Holdings Limited (CCHL), as this provided more cost-effective funding than CCHL could achieve in its own name. Such back-to-back borrowing was approved by the Corporate and Financial Committee on 7 June 2013, and \$67 million has been undertaken to date.



**COUNCIL 27. 3. 2014**  
**Finance Committee 4. 3. 2014**

- 2 -

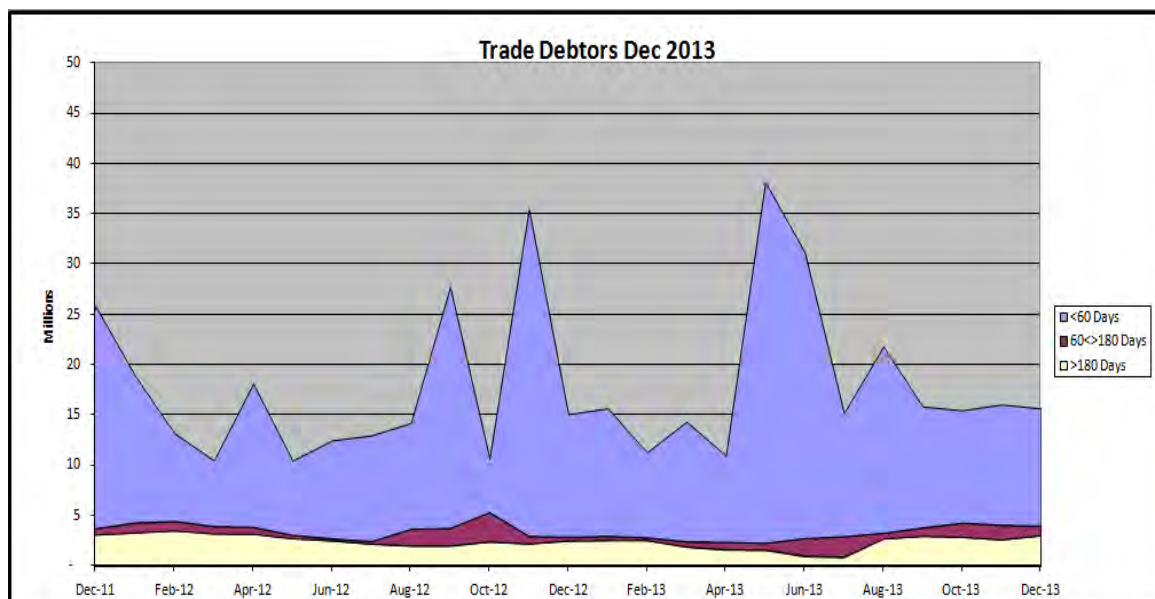
**(1.) Cont'd**

**2.2 Debtors**

2.2.1 The debtors' balance stood at \$15.6 million at 31 December 2013, \$0.191 million lower than reported at 30 September 2013. General Debtors and Resource Management Consents debtors have decreased by \$0.904 million and \$0.844 million, respectively due to the payment of invoices issued. This decrease is offset by the increase in Building Consents debtors of \$1.4 million since 30 September 2013. The other categories are largely unchanged.

2.2.2 Overdue debtors (older than 92 days), have increased \$0.165 million to \$3.9 million (25.15 percent of total debtors compared to 23.79 percent reported at 20 September 2013). This is covered in more detail in the Overdue Debtors' report.

2.2.3 Debts of \$81,000 have been written-off year to date, compared to \$106,000 at the same time last year. Further details are provided in **Appendix 2**. The main reason for the write-off in residential rents is that debtors cannot be located. The library debt written off comprises a large number of relatively small amounts where debtors cannot be located and/or the debt is considered to be uneconomical to collect.



**3. FINANCIAL IMPLICATIONS**

3.1 There are no financial implications other than those stated above.

**4. STAFF RECOMMENDATION**

It is recommended that the Council receive this report.

**5. COMMITTEE RECOMMENDATION**

That the staff recommendation be adopted.

## COUNCIL 27. 3. 2014

## Finance Committee 4. 3. 2014

- 3 -

**(2.) EARTHQUAKE CLAIMS UPDATE AS AT 31 JANUARY 2014**

		Contact	Contact Details
<b>General Manager responsible:</b>	Acting General Manager Corporate Services	Y	Diane Brandish DDI: 941 8528
<b>Officer responsible:</b>	Acting Corporate Finance Manager		
<b>Author:</b>	Planning and Reporting Manager		

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 This report is a regular monthly update to the Committee on insurance matters relating to the earthquakes. It provides details of the status of these matters as at 31 January 2014.

**2. EXECUTIVE SUMMARY**

- 2.1 Attached are appendices with brief notes of explanation showing summaries of:

- 2.1.1 Recoveries summary status as at 31 January 2014 (**Appendix 1**) – provides information on costs incurred and recoveries accrued and received.
- 2.1.2 Main Claim Head progress summary as at 31 January 2014 (**Appendix 2**) – provides a brief summary of the current insurance status for each claim head and the actions planned for the next two months.
- 2.1.3 Insurance update and progress on anchor projects as at 31 January 2014 (**Appendix 3**) – provides the project and insurance status and payment on claims' details for each of the major facilities.
- 2.1.4 Earthquake claim progress summary as at 31 January 2014 (**Appendix 4**) – provides financial information for each of the main claim heads, including major facilities. An extra column has been added to give an indication of where claims are to be lodged in the next three months.
- 2.1.5 Building and Infrastructure Improvement Allowance balance as at 31 January 2014 (**Appendix 5**) – provides details of allocations made from the allowance and the current balance available.

- 2.2 Overall, progress continues to be made in working through the insurance claim process although there has been little movement reported in the appendices.

**3. COMMENT****3.1 Claim Status**

- 3.1.1 Our focus on all asset categories is to reach agreement with our insurer on as many claims as possible in preparation for the resolution of Civic's dispute with its reinsurers in 2014.
- 3.1.2 At the same time we are intending to finalise our claim on several of the larger assets during February and March.
- 3.1.3 The Crown – CERA paid SCIRT \$13.7 million in January for their estimated share of SCIRT December works.
- 3.1.4 Insurance claims – details of the status of each main claim head are outlined in Appendix 2. Councillors have been briefed on the reinsurance issues that our insurer is working through. Appendix 4 outlines financial information for each main claim head.

**COUNCIL 27. 3. 2014**  
**Finance Committee 4. 3. 2014**

- 4 -

**(2.) Cont'd**

3.2 Building/Infrastructure Improvement Allowance

3.2.1 Details of movements in the allowance since last reported are as follows:

	<b>Meeting Date</b>	<b>\$</b>
Balance available for allocation per December Report		\$47,550,011
Less Council allocations:		
Mona Vale Homestead	30/01/2014	600,416
Gaiety Hall	30/01/2014	624,400
<b>Balance available to be allocated as at 31 January 2014</b>		<b>\$46,325,195</b>

3.2.2 There are a number of projects that are being funded from the allowance ahead of insurance settlements. The insurance estimates at the time of Council funding approvals were \$3.97 million. Any insurance proceeds for these projects will be returned to the allowance as funds are received. There is also \$1.15 million allocated as pitch underwrites which will be returned to the allowance if and when recoveries are received.

3.2.3 A full list of allocations made from the allowance is attached to this report as Appendix 5.

**4. FINANCIAL IMPLICATIONS**

4.1 There are no direct financial implications from this report.

**5. STAFF RECOMMENDATION**

It is recommended that the Council receive the report.

**6. COMMITTEE RECOMMENDATION**

6.1 That the staff recommendation be adopted.

6.2 The Committee requested that going forward the staff include a note on the Progress and Insurance Update on Major Projects table to clarify the insured Value status and the Insurance status.

**(3.) DEBT WRITE OFF - RESOURCE MANAGEMENT ACT**

		Contact	Contact Details
<b>General Manager responsible:</b>	Acting General Manager, Corporate Services	N	
<b>Officer responsible:</b>	Unit Manager, Resource, Consent and Building Policy	Y	John Higgins, DDI 941-224
<b>Author:</b>	Team Leader, Receivables and Banking, Corporate Support	N	

**COUNCIL 27. 3. 2014****Finance Committee 4. 3. 2014**

- 5 -

**(3.) Cont'd****1. PURPOSE OF REPORT**

- 1.1 This report requests that the Finance Committee recommend that the Council approve the write off of a debt of \$15,938.47 plus GST owed by Woods Mills Limited.

**2. EXECUTIVE SUMMARY**

- 2.1 Woods Mill Limited owed the Council \$15,938.47 plus GST for a resource consent submitted on the 29th November 2011. This was for the retention of heritage buildings on the former Woods Mill site, and redevelopment of the site into an entertainment and hospitality venue.
- 2.2 In July 2012 an invoice was issued with a summary detailing the additional fees associated with processing the resource consent application. The amount of \$30,381.25 invoiced reflected the cost incurred in addition to the \$2065.00 deposit paid on the 9th March 2012. The charges were reviewed in detail and it was considered that most of the charges were justified, but there was some reduction in fees warranted. The fees were reduced by \$12,052.00 leaving \$18,329.25 owing.
- 2.3 In September 2012 a reminder letter was sent to Woods Mill Limited requesting payment of the outstanding debt. In November 2012 a final demand was sent out making demand for payment, and advising Woods Mill Limited if payment was not received within seven days from the date of the demand, legal action would be taken to recover payment.
- 2.4 In November 2012 Council's Legal Department instructed Buddle Findlay Lawyers to pursue the debt. There are two company directors, Shaun Johnston and John Paynter. One of the directors was located. In January 2013 Shaun Johnston was served with a letter of demand. This demand was pursued but did not result in a payment of the debt.
- 2.5 In August 2013 the Companies Office had given notice to remove Woods Mill Limited from the Companies Register. Buddle Findlay Lawyers, acting on behalf of the Council, lodged a temporary objection to the removal. Council were required to file for liquidation proceedings by September 2013 or the Company would be removed from the Register.
- 2.6 No proceedings were filed. If the Council wishes to continue to seek recovery of the debt from Woods Mill Limited, an application to the Companies Office and possibly to the High Court will need to be made to restore the Company to the Register.

**3. FINANCIAL IMPLICATIONS**

- 3.1 To date the legal costs are \$2,300. If the Council pursues this further, we estimate additional costs of between \$3,500 and \$5,000 excluding GST. These costs are made up as follows: issuing a statutory demand at approximately \$100 plus GST; preparing proceedings and obtaining an order for liquidation in an undefended hearing at \$2,500 to \$4,000 plus GST and disbursements being a filing fee of \$540; advertising fees of \$300 and any associated service fees.
- 3.2 Whilst the statutory demand/liquidation route is the most appropriate recovery option, this should be balanced against the risk that there may be no assets available in a liquidation to repay the Council. The company is overdue to file its annual return.
- 3.3 There is also a risk that the company may apply to have the statutory demand set aside and the cost to oppose an application will be approximately \$10,000 to \$15,000 plus GST plus any disbursements. However, to date the company has not challenged the amount invoiced.
- 3.4 The debt write off of \$15,938.47 plus GST will be incurred against accrued funds from the Regulation and Democracy financial budget 2012/2013.



**COUNCIL 27. 3. 2014**  
**Finance Committee 4. 3. 2014**

- 6 -

**(3.) Cont'd**

**4. STAFF RECOMMENDATION**

It is recommended that the Committee recommend to the Council to approve the write off of the debt of \$15,938.47 plus GST owed by Woods Mill Limited.

**5. COMMITTEE RECOMMENDATION**

That the staff recommendation be adopted.

**PART B - REPORTS FOR INFORMATION**

**4. DEPUTATIONS BY APPOINTMENT**

**4.1 HELEN BROUGHTON**

Helen Broughton, Riccarton/Wigram Community Board, addressed the Committee regarding in Appendix three of the Earthquake Claims Update in relation to the Town Hall.

The Chairperson thanked Ms Broughton for her deputation.

**PART C – DELEGATED DECISIONS**

**5. DECLARATION OF INTEREST**

Nil.

**6. RESOLUTION TO EXCLUDE THE PUBLIC**

The Committee **resolved** that the resolution to exclude the public as set out on page 24 of the agenda, be adopted.

The meeting concluded at 10.05am.

**CONSIDERED THIS 27<sup>TH</sup> DAY OF MARCH 2014**

**MAYOR**

## Appendix 1 – Key Treasury Risk Positions and Policy Limits as at 31 December 2013

### LIABILITY MANAGEMENT POLICY

#### 1. Funding Risk

Period to maturity	Policy	Actual	
0-3 years	10%-60%	42%	Within Limit
3-5 years	20%-60%	22%	Within Limit
5 years plus	15%-60%	36%	Within Limit

#### 2. Borrowing Ratios

Ratio	Limit	Actual	
Net debt as a % of equity	< 20%	10%	Within Limit
Net debt as a % of revenue *	< 100%	76%	Within Limit
Net interest as a % of revenue *	< 10%	3%	Within Limit
Net interest as a % of rates	< 15%	7%	Within Limit
Liquidity **	> 120%	142%	Within Limit

\* Revenue is total revenue excluding non-govt capital contributions

\*\* Liquidity is (debt + committed facilities + cash) as a % of debt

#### 3. Credit Risk Limits (interest rate risk management instruments)

Bank	Policy (\$m)	Actual (\$m)	
ANZ	200.0	167.5	Within Limit
BNZ	200.0	10.3	Within Limit
Westpac	200.0	48.8	Within Limit

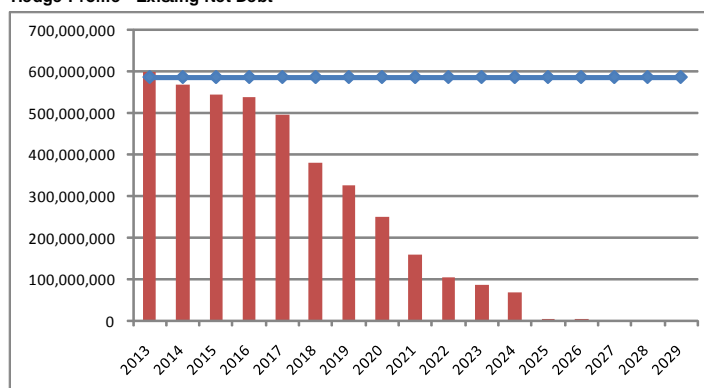
#### 4. Interest Rate Risk

	Policy	Actual	
Master fixed / floating control *	50%-95%	55%	Within Limit
Fixed rate re-pricing: **			
-- 0-3 years	10%-60%	n/a	suspended **
-- 3-5 years	20%-60%	n/a	suspended **
-- 5 years plus	15%-60%	n/a	suspended **

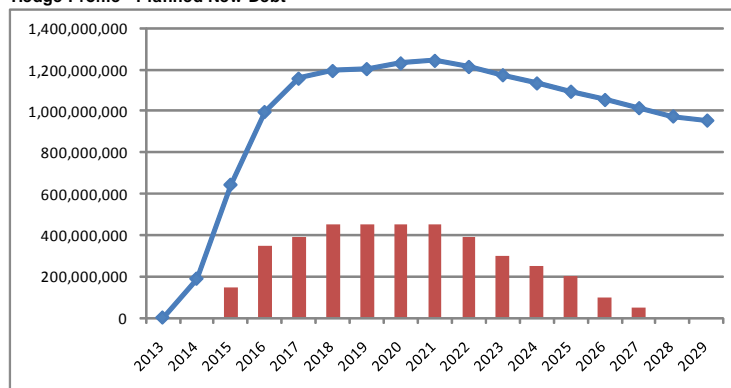
\* the master limit is the maximum amount of hedging currently in place, expressed as a % of the June 2016 projected debt balance

\*\* fixed rate repricing limits have been suspended, to enable adequate hedging to be established over future higher debt levels.

Hedge Profile - Existing Net Debt



Hedge Profile - Planned New Debt



These charts show the dollar amount of hedging place (red bars) compared with Net Debt (blue lines)

## FINANCIAL COMMITTEE 4. 3. 2014

## Appendix 1 (continued)

## INVESTMENT POLICY

## Maximum Permitted Exposures

Counterparty	Rating (minimum)	Limit (\$m)
NZ-Registered Supranationals	AAA	70.0
New Zealand Government	A-	unlimited
LGFA	A-	100.0
NZ-Registered Banks	BBB+	100.0
SOEs	BBB+	20.0
Corporate Debt	BBB+	10.0
Local Govt Debt (rated)	BBB+	40.0
Local Govt Debt (un-rated)	n/a	25.0
Other (as approved)	n/a	10.0

## Current Exposures

Counterparty	Policy (\$m)	Actual (\$m)	
ANZ Bank	100.0	98.5	Within Limit
ASB Bank	100.0	41.5	Within Limit
Auckland International Airport	10.0	3.5	Within Limit
BNZ Bank	100.0	16.9	Within Limit
Canterbury Museum Trust Board	10.0	2.6	Within Limit
Christchurch Arts Festival Ltd	10.0	0.0	Within Limit
Endeavour I-Cap	10.0	2.1	Within Limit
Far North DC	25.0	0.0	Within Limit
Fonterra Co-op Group	10.0	3.0	Within Limit
Horowhenua DC	25.0	0.0	Within Limit
HSBC Bank	100.0	0.0	Within Limit
Interstar NZ Millenuim Trust	10.0	0.1	Within Limit
Kiwibank	100.0	3.0	Within Limit
LGFA	100.0	10.0	Within Limit
Manukau CC	25.0	0.0	Within Limit
Masterton DC	25.0	0.0	Within Limit
New Plymouth DC	40.0	0.0	Within Limit
Rabobank	100.0	21.5	Within Limit
Rotorua DC	25.0	5.0	Within Limit
Selwyn DC	25.0	0.0	Within Limit
Tauranga CC	40.0	5.0	Within Limit
Transpower Finance Ltd	10.0	0.0	Within Limit
Westpac Bank	100.0	8.0	Within Limit
Whangarei DC	25.0	0.0	Within Limit

## Appendix 2

Debt written off - summary report													Appendix 2	
	July	August	September	October	November	December	January	February	March	April	May	June	YTD Total	%
Write Offs > \$2000.00	-	3,683.77	-	-	7,333.56	-	-	-	-	-	-	-	11,017.33	13.55%
Write Offs ≤ \$2000.00	19,108.74	10,397.27	13,492.72	11,445.99	4,710.27	11,157.35	-	-	-	-	-	-	70,312.34	86.45%
<b>Total to approve</b>	<b>19,108.74</b>	<b>14,081.04</b>	<b>13,492.72</b>	<b>11,445.99</b>	<b>12,043.83</b>	<b>11,157.35</b>	-	-	-	-	-	-	<b>81,329.67</b>	
<i>Breakdown:</i>														
Parking													-	0.00%
Residential Rents	4,466.70	1,397.18	4,555.23	3,127.55	290.97	55.20							13,892.83	17.08%
Regulatory		215.98		177.66	7,333.57								7,727.21	9.50%
Dogs		152.00		965.00	1,735.50	2,360.00							5,212.50	6.41%
Library	8,381.32	4,926.34	5,821.08	4,789.58	2,111.99	6,402.15							32,432.46	39.88%
Sundry	3,472.72	7,148.31	1,949.65	2,386.20	571.80	2,340.00							17,868.68	21.97%
Customer in Liquidation			1,166.76										1,166.76	1.43%
Abandoned Vehicle													-	0.00%
Street Pole		241.23											241.23	0.30%
Commercial	2,788.00												2,788.00	3.43%
Others													-	0.00%
<b>Total 2013-2014</b>	<b>19,108.74</b>	<b>14,081.04</b>	<b>13,492.72</b>	<b>11,445.99</b>	<b>12,043.83</b>	<b>11,157.35</b>	-	-	-	-	-	-	<b>81,329.67</b>	
Total 2012-2013	10,373.13	14,071.16	25,272.79	34,234.74	13,647.56	9,024.40	6,427.56	25,999.77	18,286.21	6,235.81	23,372.94	29,454.56	216,400.63	
Variance to Last Year	8,735.61	9,889.88	11,780.07	22,788.75	1,603.73	2,132.95	6,427.56	25,999.77	18,286.21	6,235.81	23,372.94	29,454.56	135,070.96	



**APPENDIX 1: RECOVERIES SUMMARY AT 31 JANUARY 2014**

Monthly recoveries summary report as at 31/01/2014 All Figures are \$ million GST exclusive						
	Total	Crown	NZTA	LAPP (I)	LAPP (F)	EQC/ Other
<b>Rebuild</b>						
Cost incurred to date	<b>1,153.5</b>					
Recoveries accrued	914.4	473.4	144.3	181.8	111.7	3.2
Recoveries received	788.1	435.7	155.9	181.8	12.1	2.6
Recoveries settled but unpaid	0.0	0.0	0.0	0.0	0.0	0.0
Claims in progress	126.3	37.7	-11.6	0.0	99.6	0.6
<b>Significantly Damaged Buildings (Indemnity recovery claimed)</b>						
Recoveries accrued	125.1				105.3	19.8
Recoveries received	81.6				61.8	19.8
Recoveries settled but unpaid	5.2				5.2	0.0
Claims in progress	38.3				38.3	0.0
<b>Emergency and Response</b>						
Cost incurred to date	<b>628.1</b>					
Recoveries accrued	411.9	247.9	96.9	19.7	38.1	9.3
Recoveries received	360.4	235.4	97.3	19.7	0.5	7.5
Recoveries claimed but not settled	4.4	4.4	0.0	0.0	0.0	0.0
Claims in progress	47.1	8.1	-0.4	0.0	37.6	1.8
<b>Increased Costs of Working</b>						
Cost incurred to date	<b>8.1</b>					
Claims to be lodged (estimate)	4.1				4.1	

**Note**

Amounts in this table differ from Appendix 4 as they are for Council only and exclude Vbase and other smaller entities for which the Council arranges cover.

The unclaimed LAPP (F) response recoveries relate to building assessment and repairs where agreement has not yet been reached with the insurer.

NZTA recoveries received include payment of their portion of SCIRT's initial set up costs. Council recognises these funds in recoveries accrued as projects are completed resulting in a timing difference between receipt and recognition. The negative claims in progress figure will reduce as more projects are completed.

**APPENDIX 2: MAIN CLAIM HEAD PROGRESS SUMMARY AS AT 31 JANUARY 2014**

Main Claim Head	Insurance Status	Looking forward
Residential Properties	<ul style="list-style-type: none"> <li>Staff continue to check EQC assessments and carry out further inspections where variances are identified.</li> <li>Ancillary structures (fences, paths etc) scoped and being claimed on complex by complex basis as repairs carried out.</li> </ul>	<ul style="list-style-type: none"> <li>Continue engagement with EQC regarding settlements.</li> <li>Continue to identify and submit contents claims with insurer.</li> <li>Lodge claims for ancillary structures as repairs completed.</li> </ul>
Major Facilities	<ul style="list-style-type: none"> <li>Details of individual projects are outlined in Appendix 3.</li> </ul>	<ul style="list-style-type: none"> <li>Negotiations regarding sites continue with both insurers and CCDU. Claims on several facilities will be lodged prior to 31 March.</li> </ul>
Commercial Properties (Community Facilities, Libraries, Greenspace, Sport & Recreation)	<ul style="list-style-type: none"> <li>Work Packages 1 – 3 are being worked through with Facilities Rebuild Programme and loss adjusters to determine claim entitlements.</li> <li>Programme of work continues to agree entitlement of professional fees, further queries received from loss adjusters.</li> <li>Work underway to estimate total cost of Council funded work across the portfolio.</li> <li>Bulk claim for small assets with minor damage agreed with insurer in late January.</li> </ul>	<ul style="list-style-type: none"> <li>Continue with work on Work Packages 1 – 3 along with Facilities Rebuild Programme.</li> <li>Submit claims for repair work completed on Work Package 1 – 3 assets.</li> <li>Respond to queries received regarding professional fees entitlement.</li> <li>Investigate possible further bulk settlement of remaining small assets with minor damage.</li> </ul>
Heritage Properties	<ul style="list-style-type: none"> <li>Work continues on assets under this claim head to agree claim entitlements.</li> <li>Claims continue to be lodged for indemnity values on those assets identified to be total losses.</li> <li>As repairs are carried out claims are being lodged for costs that insurer supports.</li> </ul>	<ul style="list-style-type: none"> <li>Submit reports for assets with damage in excess of sum insured to proceed with settlement.</li> <li>Lodge claims for indemnity values as appropriate.</li> <li>Continue to lodge progress claims on regular basis.</li> </ul>

Main Claim Head	Insurance Status	Looking forward
Christchurch Waste Water Treatment Plant	<ul style="list-style-type: none"> <li>Formal claims are being prepared for lodging with insurer during March 2014.</li> </ul>	<ul style="list-style-type: none"> <li>Engage with loss adjustor to resolve differences in the estimates of damage assessments.</li> <li>Lodge formal claims with insurer prior to 31 March.</li> </ul>
Above Ground Infrastructure	<ul style="list-style-type: none"> <li>Claims being prepared for various pump stations and reservoirs as repair work completed.</li> <li>Agreement reached with insurer on assets with minor damage that can be progressed quickly to settlement.</li> </ul>	<ul style="list-style-type: none"> <li>Work through minor assets listing and assessments to determine final claim amount for settlement.</li> <li>Continue engineering discussions with insurer regarding major projects.</li> <li>Agree formal claims in respect of the top 85% of assets by value prior to 31 March.</li> </ul>
Additional Assets / Contents	<ul style="list-style-type: none"> <li>Responding to queries regarding claims for contents and additional assets previously lodged.</li> <li>Further claim lodged for expenditure on footbridge repairs.</li> <li>Claim lodged for repairs to statues / memorials based on cost incurred.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to claim for repairs to additional assets as jobs completed.</li> <li>Continue to submit claims for repairs carried out to statues and monuments.</li> </ul>

APPENDIX 3: PROGRESS AND INSURANCE UPDATE ON MAJOR PROJECTS AS AT 31 JANUARY 2014

Project	Cost to date (\$m)	Project Status	Insured Value (\$m)	Payment Received on Claims (\$m)	Insurance Status
Christchurch Town Hall	3.5	<ul style="list-style-type: none"> <li>Council confirmed resolution to conserve building in its entirety and to continue to develop design for tender.</li> <li>First stage of tender expected in early 2014.</li> <li>Currently under review.</li> </ul>	62.7	28.6 *	<ul style="list-style-type: none"> <li>Indemnity value claimed from insurer.</li> <li>Discussions continue with loss adjustors to agree on the extent of the damage. Council view is that it is a total loss.</li> <li>Further damage assessments on the James Hay Theatre are underway to allow update of current repair scope and cost estimates. These provide further support to Council's view that the asset is a total loss.</li> <li>Insurer's engineering advisors have completed a further inspection of the James Hay Theatre. A copy of this report was expected to be provided for Council's review in early February but this has been delayed.</li> </ul>
Christchurch Convention Centre	1.4	<ul style="list-style-type: none"> <li>A CCDU Blueprint project led entirely by CCDU with no Council input.</li> <li>No CCC expenditure.</li> </ul>	27.8	20.3 *	<ul style="list-style-type: none"> <li>Insurers have agreed that the previous Convention Centre was a total loss under the policy and a replacement could be built on a different site.</li> <li>Claims have been submitted for indemnity value and demolition costs incurred.</li> </ul>
Christchurch Art Gallery	15.59	<ul style="list-style-type: none"> <li>Damage assessment, repair options and negotiations with insurers continue.</li> <li>Works to re-level the Gallery are underway and Council has received expressions of interest for the base isolation work. This will go to tender in February.</li> <li>Repairs to pre-cast panels are being tendered and roof parapet works scheduled.</li> </ul>	69.8	0.0	<ul style="list-style-type: none"> <li>Insurer's engineering reports continue to be reviewed and responded to as received.</li> </ul>
CBS Arena	0.45	<ul style="list-style-type: none"> <li>A report on the repair work required was received and is currently being peer reviewed.</li> </ul>	59.5	0.0	<ul style="list-style-type: none"> <li>Insurer has supported minor earthquake repair work which has now been completed.</li> </ul>
Stadium	3.08	<ul style="list-style-type: none"> <li>A CCDU Blueprint project led by CCDU.</li> <li>Council staff have been working with CCDU and there has been little progress on a new stadium.</li> <li>No major expenditure anticipated this year.</li> </ul>	130.3	0.5	<ul style="list-style-type: none"> <li>A report setting out the position of the reinsurers' engineers has been received and is being considered by Council's engineers.</li> <li>Council's engineers are also continuing with work to identify any further damage assessments required prior to meeting with insurer's engineer.</li> <li>Claim lodged for the indemnity value of the demolished Hadlee Stand.</li> </ul>
Replace Damaged Sports Facilities at QEII (Athletic Tracks, East Pool)	3.63	<ul style="list-style-type: none"> <li>Includes QEII demolition costs.</li> <li>Geotech assessment is taking place.</li> <li>No major expenditure anticipated this year.</li> </ul>	6.3	3.7 *	<ul style="list-style-type: none"> <li>Insurer agrees that Centennial Pool is total loss under the policy and indemnity value claimed.</li> </ul>



Project	Cost to date (\$m)	Project Status	Insured Value (\$m)	Payment Received on Claims (\$m)	Insurance Status
Metro Sport Facility	0.46	<ul style="list-style-type: none"><li>Includes Centennial Pool EQ costs.</li><li>A CCDU Blueprint project now to be led by CCDU.</li><li>No CCC expenditure this year.</li></ul>	72.0	31.8 *	<ul style="list-style-type: none"><li>Insurers have agreed that the QE II Stadium was a total loss under the policy.</li><li>Claims have been lodged for indemnity value and demolition costs incurred.</li><li>Further claims will be lodged as work proceeds on new facility</li></ul>
Central Library	1.51	<ul style="list-style-type: none"><li>A CCDU Blueprint project led by CCC.</li><li>CCC LLT workshops are being held to develop and confirm brief.</li><li>Design and build procurement. Procurement of consultants is underway.</li><li>Anticipate starting construction in late 2014.</li><li>Currently under review.</li></ul>	27.4	0.0	<ul style="list-style-type: none"><li>Existing Central Library site has been sold to CCDU, however Council has retained insurance entitlements and negotiations with insurers continue.</li><li>Samples removed to allow testing of steel reinforcing and identify possible damage. Test results and engineering interpretation are expected by early March.</li></ul>
Lichfield St Parking Building	0.54	<ul style="list-style-type: none"><li>Repair options are still being developed but will not be implemented until there is resolution of surrounding retail developments.</li></ul>	19.4	0.0	<ul style="list-style-type: none"><li>Testing underway on reinforcing steel for possible damage.</li><li>Insurer's engineering report received and review of this underway.</li></ul>
Manchester St Parking Building	0.31	<ul style="list-style-type: none"><li>CCDU have included this site in the Frame. It will be sold.</li></ul>	13.1	0.0	<ul style="list-style-type: none"><li>Negotiations with insurers continue regarding policy entitlement and the impact of the CCDU acquisition.</li><li>Engineering reports from insurer received and are undergoing peer review by Council engineers.</li></ul>
Bus Exchange / The Crossing	0.59	<ul style="list-style-type: none"><li>Repair options are still being developed but are not yet to be implemented until there is resolution of surrounding retail developments.</li></ul>	42.3	0.0	<ul style="list-style-type: none"><li>Council's full damage assessment report received and now being considered by staff.</li><li>Insurer's engineering report received and review of this is underway.</li><li>Samples removed to allow testing of steel reinforcing and identify possible damage.</li></ul>
New South West Library and Service Centre	0.28	<ul style="list-style-type: none"><li>Project brief developed and site selection investigation completed but no site yet confirmed.</li><li>Project includes a site optimisation study for the preferred site.</li></ul>	3.4	0.0	<ul style="list-style-type: none"><li>An inability to access the building has delayed damage assessments and repair estimates. Design and installation of temporary bracing to allow access is expected to be completed early 2014.</li><li>The outcome of these investigations and Council's future use of the building will determine Council's claim entitlement.</li></ul>
	<hr/> \$31.34 <hr/>		<hr/> \$534.0 <hr/>	<hr/> \$84.9 <hr/>	

\* Includes indemnity values received for existing assets

## APPENDIX 4:

Insurance Programme MCH Summary of Revenue @ 31 January 2014																			
Claim Heads and Insurer					Claim Process								Settlement & Payment Process						
Claim Head	Asset No.	Insurer	Type of Insurance	Insured Value	Claims Pending CCC Approval		CCC Claim Submitted (net of deductible)		Final Claims pending Elected Member Approval		Elected Members Approved		Agreed Value with Insurer		Payments Received excl. GST		Outstanding from Insurer	Looking forward	
Material Damage Claims					No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	
Residential Properties	730	EQC / LAPP(F)	MD	350,292,899										21,425,814		21,425,814	0	Assessment programme continues. Over Cap and Contents claims being discussed with insurer. Claims for ancillary assets lodged as work completed.	
Major Facilities	11	LAPP(F)	MD	474,818,715			10	103,773,135	1	7,009,991				90,812,847		82,418,769	8,394,078	Damage assessment and engineering option reports are near completion for several assets. Claims are planned to be lodged during March 2014 for these assets.	
Commercial Properties	645	LAPP(F)	MD	499,376,942			60	21,665,950			1	3,234,315		22,526,159		19,756,769	2,769,391	Assessment programme near completion. Priority assets are either under repair or scheduled for repair / replacement. Claims lodged on an on-going basis as information becomes available.	
Heritage Properties	89	LAPP(F)	MD	107,671,462			49	28,000,962						14,507,311		11,121,836	3,385,475		
Christchurch Waste Water Treatment Plant	Lot	LAPP(F)	MD	178,681,538			4	7,469,962	4	7,469,962								Damage assessments mostly complete and claim on track to be lodged during March 2014	
							6	9,938,381						5,961,876		3,345,207	2,616,669		
Above Ground Infrastructure	Lot	LAPP(F)	MD	158,037,049			5	20,692,882						20,136,905		8,713,764	11,423,141	Major loss claims to be lodged by the end of February 2014. Once completed, resources will work on remaining claims.	
Additional Assets / Contents	114	LAPP(F)	MD	250,459,476			34	15,108,036						23,737			23,737	Finalise remaining contents claim and submit to insurer.	
		Above Ground MD Insured Value		2,019,338,080	0	0	168	206,649,308	5	14,479,953	1	3,234,315		175,394,650		146,782,159	28,612,491		
Non - MD Claims					No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	
Claims Preparation	3	LAPP(F)	Claim Prep.	3,000,000			6	2,021,326						1,620,810		1,620,810	0		
Business Interruption and Increased Costs	Lot	LAPP(F)	BI / AICOW	88,500,000			4	12,540,669						4,079,190		4,079,190		Claim will be finalised following the expiry of the indemnity period in February 2014.	
Contract Works	1	QBE	Ferryhead Bridge	12,803,799			1	1,965,000			1	1,965,000		1,965,000		1,965,000	0		
	1	LAPP(F)	Town Hall Refurbishment	9,057,600			0	0	0	0				0		0	0	Claim is being dealt with as part of overall Christchurch Town Hall claim.	
		Non MD Insurance Value		113,361,399	0	0	11	16,526,995	0	0	1	1,965,000		7,665,000		7,665,000	0		
LAPP - Under Ground					No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	No.	Value (\$)	
Below Ground Infrastructure	All	LAPP(I)	MD	873,425,035			1	201,481,751			1	201,481,751		201,481,751		201,481,751	0		
INSURER TOTALS				3,006,124,514	0	0	180	424,658,054	5	14,479,953	3	206,681,066		384,541,401		355,928,910	28,612,491		
Period: 01 to 31 January 2014																			
Money Pending Claim Approval					0		Money Claimed		166,324		Money Received		166,324						

## Note:

\$0.17m claimed and received for commercial property repair costs.

**APPENDIX 5: BUILDING AND INFRASTRUCTURE IMPROVEMENT ALLOWANCE BALANCE AS AT 31 JANUARY 2014**

<b>Council Meeting Date</b>	<b>Description</b>	<b>Value</b>
	<b>Total Allowance</b>	<b>225,000,000</b>
	<b>Approved Allocations:</b>	
25/08/2011	CWTP – Oxidation Ponds	16,128,000
08/09/2011	Temporary Stadium contribution	1,000,000
16/02/2012	Fendalton Library and Service Centre	190,000
15/03/2012	Linwood Community Arts Centre	35,884
05/04/2012	Cowles Stadium	480,000
05/04/2012	Pump Station 37	126,000
26/06/2012	Art Gallery repairs	12,400,000
26/06/2012	Manchester and Lichfield Car Park repairs	13,000,000
26/06/2012	Athletics Track repairs	2,100,000
26/06/2012	Town Hall repairs	51,300,000
26/06/2012	Central Library repairs	500,000
06/12/2012	Owles Terrace waste water Rebuild	270,000
06/12/2012	Milton Street Frankleigh Street waste water repairs	736,000
06/12/2012	Milton Street Frankleigh Street waste water pipe upsizing	81,000
06/12/2012	Colombo Street Diversion	928,000
06/12/2012	Pump Station 15 Trunk Mains	2,879,000
28/02/2013	Charleston Area Water Supply Improvements	315,000
28/02/2013	PS 8 Area Stormwater Pipe Upsize	54,410
28/02/2013	Beachville Catchment Stormwater Upgrade	12,400
28/02/2013	Maces Road Water Main Upgrade	158,000
28/02/2013	Worsleys Reservoir Repair	80,000
28/02/2013	Main Road Causeway Sea Wall and Associated Works	603,000
28/02/2013	Beachville Road Eastern Sea Wall and Associated Works	129,000
28/03/2013	Art Gallery Re-Levelling	20,000,000
16/02/2012	Hollis Avenue Wastewater Pipe Renewal	333,000
16/05/2013	Jellie Park Plant Room Repair	260,000
27/06/2013	Coastal Pathway Project	9,900,000
27/06/2013	Christchurch Central Library	15,000,000
13/06/2013	Bishopdale Library	1,183,612
27/06/2013	Pump Station 15 Flow Meters and Wetwell Venting	161,095
27/06/2013	Carlton Footbridge Architectural Treatment	65,000
27/06/2013	Main Road 3 Lane Stormwater pipe upsizing	17,100
03/09/2013	Watham Pool*	2,089,393
03/09/2013	Norman Kirk Memorial Pool*	2,659,000
03/09/2013	Lyttelton Recreation Centre*	3,141,500
12/09/2013	Sign of The Takahe	1,471,586
29/08/2013	Sumner Community Centre and Library	10,000,000
03/10/2013	Hei Hei Community Centre	568,760
03/10/2013	Aranui Community Centre Rebuild	3,919,197
07/11/2013	Scarborough Paddling Pool	780,000
12/12/2013	RSU Grass Sports Pitches	985,000
12/12/2013	RSU Grass Sports Pitches - Garrick Park	670,000

<b>Council Meeting Date</b>	<b>Description</b>	<b>Value</b>
20/12/2013	Ashgrove Terrace waste water pipe upsizing	284,370
20/12/2013	Colombo Street waste water pipe upsizing	322,000
20/12/2013	Centaurus Road waste water pipe upsizing	36,425
20/12/2013	Bridge Street Reserve Pumping Station Building	21,257
20/12/2013	Clifton 5 Water Supply Pump Station	32,000
20/12/2013	Madras Street Bridge Stormwater pipe upsizing	44,000
30/01/2014	Mona Vale Homestead	600,416
30/01/2014	Gaiety Hall *	624,400
	Allocated to date	178,674,805
	<b>Remaining Balance</b>	<b>46,325,195</b>
	* indicates any insurance proceeds will be returned to the allowance	





**REPORT OF A MEETING OF THE  
EARTHQUAKE RECOVERY COMMITTEE OF THE WHOLE  
HELD AT 9.09AM ON WEDNESDAY 6 MARCH 2014**

**PRESENT:** The Mayor, Lianne Dalziel (Chairperson).  
Councillors Vicki Buck, Jimmy Chen, Phil Clearwater, Pauline  
Cotter, Yani Johanson, Ali Jones, Raf Manji, Paul Lonsdale, and  
Tim Scandrett

**APOLOGIES:** Apologies were received and accepted from Councillors East,  
Gough and Turner.  
Apologies for lateness were received from Councillor Manji who  
arrived at 9.13am, and was absent for Clause 9 and part of  
Clause 1.

The Committee reports that:

**PART B - REPORTS FOR INFORMATION**

**1. DEPUTATIONS BY APPOINTMENT**

- 1.1 Fiona McDonald and Andrea Newman addressed the Committee regarding issues facing owners of vacant land in the Port Hills Red Zone.

**2. PRESENTATIONS**

- 2.1 On behalf of the Canterbury Employers' Chamber of Commerce, Leeann Watson (General Manager), addressed the Committee regarding the organisation's work.
- 2.2 Representatives from the National Council of Women (Canterbury Branch) did not attend this meeting.

**3. ACTING CHIEF EXECUTIVE REPORT**

The Acting Chief Executive presented her report to the Committee.

- 3.1 It was **decided** to receive the report.

**4. PORT HILLS DEMOLITION**

This report was not available.

**5. CLUSTER AREA/ BASEMENT FLOODING**

This report was not available.

## COUNCIL 27. 3. 2014

## EARTHQUAKE RECOVERY COMMITTEE OF THE WHOLE 6. 3. 2014

- 2 -

**6. BUILDING CONSENTS ISSUED BY SUBURB**

The Committee considered a report on building consent numbers and activity by suburb, which was provided in response to a request from the Council at its ordinary meeting of 27 February 2014. The report identified several areas of the City that have proportionately higher levels of building consenting activity.

6.1 It was **decided** to receive the report.

**7. DRAFT HERITAGE RECOVERY PROGRAMME - SUBMISSION**

The Committee considered whether the Council should make a submission on the draft Heritage Buildings and Places Recovery Programme from the Ministry of Culture and Heritage.

7.1 It was **decided** that:

- 7.1.1 This report be referred to the Council's Submission Panel for a decision in time to meet the 14 March 2014 submission deadline.
- 7.1.2 The Mayor will write to the Minister of Arts Culture and Heritage to invite him to meet with Council informally to discuss matters related to Culture and Heritage.
- 7.1.3 The Acting Chief Executive be requested to follow up with the Chief Executive of the Canterbury Earthquake Recovery Authority (CERA) and/or Director of the Christchurch Central Development Unit (CCDU), in relation to the following matters previously raised with them:
  - the Majestic Theatre
  - the retention of Bill Sutton's house on Templar Street
  - working with the Heritage garden proposal.

**8. PROPOSED SET OF AMENDMENTS TO THE RULES OF LOCAL GOVERNMENT NEW ZEALAND**

This matter was referred as a Chairperson's report to the Council meeting of 13 March 2014.

**PART C - DELEGATED DECISIONS TAKEN BY THE COMMITTEE****9. DECLARATION OF INTEREST**

Nil.

**10. RESOLUTION TO BE PASSED – SUPPLEMENTARY REPORTS**

It was **resolved** that the following reports in the supplementary agenda, be received and considered at the meeting on 6 March 2014:

- Acting Chief Executive Report
- Building Consents by Suburb
- Draft Heritage Recovery Programme - Submission
- Proposed Set of Amendments to the Rules of Local Government New Zealand.

The meeting concluded at 11.33am.

**CONSIDERED THIS 27<sup>TH</sup> DAY OF MARCH 2014**

**MAYOR**

COUNCIL 27. 3. 2014

**COMMUNITY COMMITTEE  
11 MARCH 2014**

**A meeting of the Community Committee  
was held in the No. 1 Committee Room  
on 11 March 2014 at 9.04am**

**PRESENT:** Councillor Yani Johanson (Chairperson)  
Councillors Ali Jones (Deputy Chairperson)  
Deputy Mayor Vicki Buck, Councillors Phil Clearwater, Jimmy Chen, Paul Lonsdale, Tim Scandrett, Andrew Turner

**APOLOGIES:** Councillor Paul Lonsdale left the meeting at 11.27am and was absent for clause 2 and part of clause 4.

The Committee reports that:

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**(1.) FACILITIES REBUILD PROGRAMME – MONTHLY STATUS UPDATE**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Community Services,		
<b>Officer responsible:</b>	Facilities Rebuild Portfolio Manager	YES	Darren Moses, 941 8948
<b>Author:</b>	Darren Moses		

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 To provide a monthly update to the Council on activities and progress with the Facilities Rebuild Programme (FRP). Note that this is for the community facilities and that the Social Housing component of the portfolio is reported separately to the Housing Committee.

**2. EXECUTIVE SUMMARY**

- 2.1 Following the 2010-2011 Canterbury earthquakes, the Council embarked on a major programme to look at the future of the 1600 residential and non-residential buildings it owns. Of these, approximately 600 buildings are Social Housing, leaving approximately 1000 buildings for this Committee to consider. The Facilities Rebuild Plan provides a framework for decision making about the work that will be carried out on all the buildings in the programme.
- 2.2 In September 2012, the Council identified the TOP 30 priority facilities for funding, further investigations and, where possible, repairs. Repairs have already been completed on some of these buildings but also on facilities that are not in the Top 30. A status update on those projects prioritised into the Top 30 can be found in **Attachment 1**.
- 2.3 This information report provides a monthly programme update on some key FRP activities for reporting from January 2014 to mid February 2014.
- 2.4 The current building occupancy status of the portfolio is shown below in diagram 1.



**COUNCIL 27. 3. 2014**  
**Community Committee 11. 3. 2014**

- 2 -

(1.) Cont'd

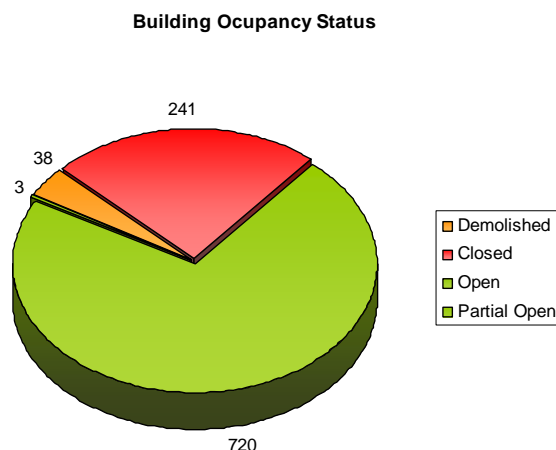


diagram 1: FRP portfolio occupancy status

### 3. BACKGROUND

- 3.1 The team are currently working on three work packages from the prioritised work programme. This comprises 107 buildings. A programme dashboard, including TOP 30 Work Package 1, Work Package 2 (WP2) and Work Package 3 (WP3) can be found in **Attachment 3**.
- 3.2 The programme is focused on ensuring that the team are targeting resources on getting closed buildings open and demolished facilities rebuilt as a first priority. This will align with the expectations of our community. Over time, all the open buildings in the programme will require an insurance claim and minor repairs completed and these will be progressed as a second priority.
- 3.3. A full summary of those buildings in the Heritage category of the programme can be found in **Attachment 2** and a programme dashboard, including TOP 30 Work Package 1, Work Package 2 (WP2) and Work Package 3 (WP3) can be found in **Attachment 3**.

### 4. COMMENT

- 4.1 Any decision on accepting insurance settlements will be brought back to the Council for approval.
- 4.2 Damage assessments for all Council facilities are on track to be completed by the end of this financial year.
- 4.3 Changes to the Council's building occupancy policy: The Committee of the Whole has recommended to the Council that the threshold for closing Council-owned buildings that have undergone a Detailed Engineering Evaluation (DEE) assessment should be revised. All non-residential buildings that are assessed as having a seismic capacity of less than 34 per cent of the New Building Standard (NBS) are currently closed following a Detailed Engineering Evaluation.

**COUNCIL 27. 3. 2014****Community Committee 11. 3. 2014**

- 3 -

**(1.) Cont'd**

- 4.4 The Committee recommended that, in future, only buildings that are under 34 per cent of the NBS with significant damage should not be occupied. It also recommended that a specialist engineering panel should be set up to provide recommendations on the occupancy of Council buildings that are below 34 per cent of the NBS with a brittle collapse mechanism (defined as a part of a building which, on failure, could lead to a collapse). Buildings that fit into this category but are deemed fit to occupy by the engineering panel will also remain open.
- 4.5 If it is accepted at the Council meeting 27 February 2014, a review will be carried out on the 236 buildings that are currently closed to determine if they can re-open. The recommended change would bring the Council's policy more into line with advice from the Ministry of Building, Innovation and Employment and the approach from other large organisations.
- 4.6 Council has approved the building of a new Aranui Community Centre at 31 Hampshire Street. The project will now progress to the detailed design, consent, tender and construction of the project. The Wainoni Aranui Family Centre, which is currently on the Hampshire Street site, will be demolished to make way for the new community centre. The facility, which will include activity, meeting and office space, will cost an estimated \$5.9 million to build. It will replace the Wainoni Aranui Family Centre and the nearby demolished Aranui Community Hall in Breezes Road. The Christchurch Earthquake Appeal Trust has granted \$1 million towards the new facility, which includes a \$500,000 donation from an anonymous donor. Lions Club International will contribute \$450,000.
- 4.7 Work will start soon on the Scarborough Water Playground (formerly Scarborough paddling Pool) after the Hagley/Ferrymead Community Board gave the go-ahead to the final design.
- 4.8 At the meeting of 30 January, the Council approved that the historic Mona Vale Homestead in Riccarton and the Gaiety Hall in Akaroa will both be repaired and strengthened to 67 per cent of the New Building Standard. Repair and strengthening work is due to begin on both facilities in June/July this year. It is expected Gaiety Hall will re-open at the end of 2014, while Mona Vale Homestead will re-open at the end of 2015.
- 4.9 The Facilities Rebuild Team are working on increasing the visibility of projects by installing fence wrap and interpretation panels on a number of building sites. An example of this is shown below at the Sign of the Takahe.

**5. FINANCIAL IMPLICATIONS**

- 5.1 The building assessment work required to inform the Facilities Rebuild Plan is initially Opex funded by the Council, however, where a building's structure is damaged and a legitimate successful insurance claim is processed, the Council will recoup these costs from insurance as a legitimate policy entitlement.

## COUNCIL 27. 3. 2014

## Community Committee 11. 3. 2014

- 4 -

**(1.) Cont'd**

- 5.2. Where buildings have no damage, the full cost to bring a building up to code will be a cost to the Council. This is the case with most of the buildings on Banks Peninsula. The Council's Earthquake Prone Building Policy requires buildings to be strengthened to a target of 67 per cent NBS.
- 5.3 Funding for the repair and rebuild of buildings, which is a cost to the Council, is provided by way of the Infrastructure and Facilities Betterment allowance. The current balance of this fund is \$42 million. Applications to use this fund are made on a case by case basis with the approval of the Council. To date, the FRP projects have accessed 10 per cent of the total drawdown.

**6. STAFF RECOMMENDATION**

- 6.1 It is recommended that the Council receive the information in this report.

**7. COMMITTEE RECOMMENDATION**

- 7.1 That the staff recommendation be adopted.

**(2.) SUPPLY OF SERVICES AGREEMENT**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Public Affairs		
<b>Officer responsible:</b>	Marketing and Events Unit Manager	Y	941 8587 richard.stokes@ccc.govt.nz
<b>Author:</b>	Richard Stokes		

**1. PURPOSE OF REPORT**

- 1.1 To seek approval for the termination of the Supply of Services Agreement between Christchurch City Council and the World Buskers Festival Trust (WBF Trust). This would enable the WBF Trust to operate the Festival in line with the Trust Deed and the annual Statement of Intent agreed with the Council.
- 1.2 Inform Council of requests from the WBF Trust for funding certainty to support the festival through a period of transition of management staff and the transition of some of the festival content back to central city sites.

**2. EXECUTIVE SUMMARY**

- 2.1 The Council purchased the World Buskers Festival (WBF) in 2009 with a primary objective of ensuring that the Festival would not leave Christchurch. Financial and management structures were put in place including a new Charitable Trust - the World Buskers Festival Trust – as a Council Controlled Organisation to operate the Festival. Agreements for management services to be provided to the WBF Trust by Red Toad Ltd (Jodi Wright) and the Council were established with a view that responsibility for fully managing the WBF would be gradually handed over to the Council.
- 2.2 The WBF and the Council's events programme of work have increased in size and scope since the earthquakes of 2010 and 2011. With experience of operating the WBF during this period, both the World Buskers Festival Trust and Council's Marketing and Events management agree that a change to the management structure is required to effectively move the festival forward.

## COUNCIL 27. 3. 2014

## Community Committee 11. 3. 2014

- 5 -

**(2.) Cont'd**

- 2.3 While the WBF has been successfully delivered through the 2010-14 period, the management structure has not supported the development of a cohesive, effective management team. Lessons learned during this period include:
- 2.3.1 The Festival needs increased management capacity than anticipated in 2009 - it must cover the increased scope of operations management, talent / creative management and financial / sponsorship management.
  - 2.3.2 Succession planning and providing back up for key roles to reduce risk to delivery of the festival requires a dedicated level of resource which the Council has not been able to fully provide in support of the WBF Festival.
  - 2.3.3 A clear single line of authority is required for the management of the festival to operate effectively as a team.
  - 2.3.4 The talent / creative management responsibilities for this festival, which are vital to its success, fit with an entity / organisation that is creative, flexible and nimble – an environment that the WBF Trust can provide.
- 2.4 It is recommended that the current Supply of Services Agreement - for the Council to provide management services to the Trust - is terminated, with the WBF Trust assuming full responsibility to operate the festival and develop a management team, under the term of its Trust Deed and an annual Statement of Intent which is approved by the Council.
- 2.5 The WBF Trust's relationship with Council would continue as a Council Controlled Organisation with appropriate governance, management and financial performance reporting processes implemented to ensure the ongoing success of the WBF. As a recipient of events funding from Council the WBF Trust would be required to maintain a relationship with and report on festival planning to Council's Events Development Team, under the terms of the Council's Event Sponsorship Agreement.
- 2.6 This would enable the WBF Trust to build an effective management team structure for delivery of the Festival and to operate in a manner that encourages and develops creativity which is best for attracting creative festival staff in the key areas of delivery for the festival.
- 2.7 To support the changes required to address issues with succession planning, the transfer to a new Festival management team and its development as a cohesive team to deliver the Festival, the WBF Trust have requested that the Council:
- 2.7.1 Commits to continued support of the World Buskers Festival;
  - 2.7.2 Acknowledges the relationship with the Trust and the Trustees and supports the Trust taking full responsibility for the management of the festival;
  - 2.7.3 Authorises a contribution of \$100,000 for the appointment of an Interim Transition Manager and related required expenses for 6 months. The Transition Manager will be responsible for a smooth transition of Festival owned IP; Systems and Processes; Key operational details and Festival collateral from outgoing staff; a funding plan for 2015 festival; and the recruitment of new staff to ensure the Trust has the management infrastructure to support the planning and running of future festivals;
  - 2.7.4 Notes the suggested structures; Statement of Intent and supports the development of these for full implementation by May 2014;



**COUNCIL 27. 3. 2014****Community Committee 11. 3. 2014**

- 6 -

**(2.) Cont'd**

2.7.5 Authorises the Chairman of the WBF Trust to represent the Christchurch City Councils interest and report periodically to the Mayor and Council on issues and progress

- 2.8 It is recommended that, instead of making a one-off grant of \$100,000 as requested by the WBF Trust, the Council as owner of the festival provides certainty to the WBF Trust by underwriting up to \$100,000 to support the transition period for the Festival.

**3. BACKGROUND**

- 3.1 Council has been a supporter of the WBF since its beginning in 1993. The Festival and Council's support for it has built over time, with Council increasing its annual funding support from \$120,000 to \$220,000 in 2005 and a further increase to \$230,000 in 2007 upon the adoption of the Christchurch Events Strategy which provided parameters for funding of major and icon Festivals.
- 3.2 In 2008, The Festival City Trust (FC Trust) approached Council because it wanted to sell the WBF to an entity with more significant financial and human resources. At that time the FC Trust reported that there had been requests from other cities in Australasia to buy the Festival and/or the intellectual property resting with Red Toad Ltd to operate the WBF and they were under pressure to make a decision on the Festival's future.
- 3.3 The Council purchased the WBF in 2009 with a primary objective of ensuring that the Festival would not leave Christchurch. Financial and management structures were put in place including a new Charitable Trust - the World Buskers Festival Trust – as a Council Controlled Organisation to operate the Festival. Agreements for management services to be provided to the WBF Trust by Red Toad Ltd (Jodi Wright) and the Council were established with a view that responsibility for fully managing the WBF would be gradually handed over to the Council.
- 3.4 All events and festivals in Christchurch had to adapt to the challenges of events delivery in Christchurch following earthquakes of 2010 and 2011. For the WBF this meant a substantial change from a 'street festival' to one based at Busker Park in North Hagley Park with temporary venues and infrastructure. The management requirements of the festival changed significantly in scope and size from that anticipated in 2009, with growth in the festival budget to \$2.3m in 2014 (\$900,000 in 2009) and increased operations management and financial / sponsorship management responsibilities.
- 3.5 Alongside this change in the WBF, Council's events delivery also had to change and adapt to the challenges facing the events industry in Christchurch after earthquakes. Our focus went on to the Christchurch Events Village to provide venues for events and performances, attracting sponsorship to meet increased costs of delivering events in new venues with temporary infrastructure, and supporting events to ensure they continued at a time when Christchurch needed event experiences when so much other activity and facilities in the City were not available.
- 3.6 During this period, the intent of the Supply of Services Agreement between the Council and the WBF Trust, which was to transfer knowledge from Red Toad Ltd to the Council's events team over a three year period, did not fully occur, with the WBF Trust having to continue contracting management staff to ensure effective delivery of the festival. For the 2014 Festival, with a \$2.3m budget required to deliver the festival plan, the Council's support was focussed on the business / sponsorship responsibilities with the WBF Trust continuing to contract operations management and talent / creative management of the festival.
- 3.7 While the WBF has been successfully delivered through the 2010-14 period, the management structure has not supported the development of a cohesive, effective management team. Lessons learned during this period include:

## COUNCIL 27. 3. 2014

## Community Committee 11. 3. 2014

- 7 -

## (2.) Cont'd

- 3.7.1 The Festival needs increased management capacity than anticipated in 2009 - it must cover the increased scope of operations management, talent / creative management and financial / sponsorship management.
- 3.7.2 Succession planning and providing back up for key roles to reduce risk to delivery of the festival requires a dedicated level of resource, which the Council has not been able to fully provide in support of the WBF Festival.
- 3.7.3 A clear single line of authority is required for the management of the festival to operate effectively as a team.
- 3.7.4 The talent / creative management responsibilities for this festival, which are vital to its success, fit with an entity / organisation that is creative, flexible and nimble – an environment that the WBF Trust, can provide.
- 3.8 Challenges ahead for the WBF festival in 2014/15 include:
- 3.8.1 Transition of a portion of the festival back to the central City.
- 3.8.2 Managing financial risk that would occur if sponsorship / funding levels were to decrease (very competitive market for events / arts sponsorship in Christchurch)
- 3.8.3 Attracting / maintaining / developing staff for key positions
- 3.9 The Council's Marketing and Events management and the WBF Trust agree that changes to the management structure of the festival are required to move forward effectively. This takes into account the lessons learned over the last four years and provides for an effective management team to develop.
- 3.10 It is recommended that the current Supply of Services Agreement - for the Council to provide management services to the Trust - is terminated, with the WBF Trust assuming full responsibility to operate the festival and develop a management team under the term of its Trust Deed (attachment 1) and an annual Statement of Intent (revised from that attached as attachment 2 – the 2013/14 Statement of Intent, to reflect the change in management structure) which is approved by the Council. The WBF Trust's relationship with Council would continue as a Council Controlled Organisation with appropriate governance, management and financial performance reporting processes implemented to ensure the ongoing success of the WBF. As a recipient of events funding from Council the WBF Trust would be required to maintain a relationship with and report on Festival planning to Council's Events Development Team, under the terms of the Council's Event Sponsorship Agreement.
- 3.11 The WBF Trust proposes that minimum requirements of the Statement of Intent which would be agreed with the Council are:
- Free festival for Christchurch public
  - Sites for festival events
  - Seven days duration
  - Three hundred and fifty shows with variety of street and artistic performances
  - Held during the summer months
- 3.12 The WBF Trust's proposed new Festival management structure is to initially appoint a Transition Manager to capture the knowledge of the festival held by contractors to the WBF Trust. An Artistic Director and Operations Manager and Funding Manager would be appointed in the near future.

**COUNCIL 27. 3. 2014****Community Committee 11. 3. 2014**

- 8 -

**(2.) Cont'd**

3.13 The WBF Trust seeks Council's continued support for the Festival as an annual event that is recognised as a favourite on the Christchurch events calendar and has requested the following from the Council.

3.13.1 'The WBF Trust has been set up to provide the governance and funding mechanism to allow the festival event to receive sponsorship and grant monies. However as the owner of the Festival the Council has also provided funding for the operational management of the event, which will need to be continued. The Trust requests that the Council commits to an appropriate level of funding for the event – historically in 2009 this funding was 24% of the operating costs, in 2014 this had reduced to 10% of the total operating cost. A minimum funding of 18% is anticipated / expected of the operational budget (this is over and above the initial \$100k in 2014/5 to facilitate the Interim Transition Manager) which will be finalised when the Festival plan and budget are signed off by the Trust and Council. The Trust will also require the continued support of the Council in access to public sites to hold the event and until such time as the city has completely recovered from the 2011 earthquakes continued access to Hagley Park is required. It is also important that any new festival events supported by Council are done so in a manner that does not compete with the content and uniqueness of the World Buskers Festival.'

3.14 The WBF Trust, which is a charitable trust, can continue to attract Gaming trust and Community trust funding.

3.15 The other option for the festival to be delivered with a single unified structure would be for the Council's Marketing and Events Unit to fully operate the festival. This Unit has staffing levels to deliver its current annual programme of events. In recent years NZ Ice Fest, which was not in place when the Supply of Services Agreements for WBF was set up in 2009, has been added to the Council's events delivery responsibilities. To add a further \$2m plus festival would require employment / contracting of a team of staff in addition to the one position we currently have to provide management services to the WBF Trust. Estimated costs for this based on current WBF budgets would be \$224k for permanent staff and \$148k for short term, festival time contractors. It is highly likely that gaming trust funding of the WBF, currently at \$110,000, would decline under this option, resulting in a decrease in festival content.

**4. COMMENT**

4.1 Through the period under Council ownership the WBF has been successfully delivered. It has adapted to the challenges of event delivery in the years after earthquakes but in doing so the festival has had to remodel, generate over \$1m more in revenue and expand its management and staff team to deliver the festival under these conditions. The festival now has over 100 staff working at festival time. Due to these changes and growth in the festival, resource has not been available to provide for succession planning and the transfer of knowledge around the crucial talent / creative director's role. This was a commitment made at the time the Council purchased the festival, which has not occurred and now needs to be addressed.

4.2 Under the current structural arrangements, Council provides management services to the WBF Trust through a staff position of WBF Manager, which provides management support focussed on the business / sponsorship / funding areas of the Festival. If the recommendation to move to the WBF Trust fully operating the festival is adopted, the WBF Trust would take on this responsibility and employ / contract staff to do so. If this proposal was adopted it would potentially impact the need for CCC to employ the WBF Manager role. Appropriate consultation with the staff member would need to be conducted prior to any final decisions being made.

**COUNCIL 27. 3. 2014****Community Committee 11. 3. 2014**

- 9 -

**(2.) Cont'd**

- 4.3 In addition to the one-off \$100,000 financial commitment from the Council for the 2014/15 year to address the issue of transitioning to a new management team and transition of part of the Festival back into central city spaces, the WBF Trust is seeking increased annual funding from the Council from 2015/16. Currently Council's funding equates to less than \$1 per audience visit to the Festival and is 10% of the total operating cost of the Festival. The WBF Trust is requesting that this moves to 18% of the total operating costs in the future. The WBF Trust has signalled that once the one-off situation in 2014/15 is covered, they will aim to reduce operating costs of the Festival by \$250,000 to a budget of \$2.1m from 2015/16. At this level, the WBF Trust's request for Council to provide funding at 18% of the operating costs would result in a grant of \$378,000. It is the view of Council staff that this request is considered within Long Term Plan discussions so that Council has sight of the impact on total Events and Festivals funding.

**5. FINANCIAL IMPLICATIONS**

- 5.1. Currently Council provides management and accounting services to the WBF Trust. The budgeted Council recovery from the Trust for provision of these services for 2013/14 is:  
Accounting Fee \$20k  
Management Services (100% recovery)  
The 2014/15 Budget is the same as 2013/14. If this proposal was accepted the WBF Trust plans to source their own Funding Manager (business, sponsorship, funding) and their own accounting services. Two Council staff would be affected by this proposal and if they cannot be redeployed would likely be made redundant.
- 5.2 Council funding of \$230k is granted yearly to the WBF Trust. This grant is proposed to be reduced 15% in the 2014/15 Draft Annual plan to \$195,500. This funding is subject to public consultation in March – April 2014. Under this proposal the WBF Trust requests the current level of annual funding of \$230,000 in 2014/15 and an additional \$100,000 to cover one-off transitional costs in 2014/15.
- 5.3 The Festival is currently in a position of risk if key staff are not available, for whatever reason, to deliver their contracted responsibilities. In the Statement of Intent, the Council tasks the WBF Trust with succession planning and spread of knowledge for these key roles. Experience indicates that to action this requires having additional staff resource to actually do it. The WBF Trust is seeking \$100,000 from Council for this. The recommendation of Council staff is for Council to provide certainty of funding to the WBF Trust for the transition period by underwriting the \$100,000. This means that Council, as owner of the festival, is taking financial responsibility for the \$100,000. It is recommended that Council staff assist the WBF Trust to identify potential avenues of funding support that may reduce the level of underwrite. This \$100,000 has not been budgeted for in the Annual Plan 2014/15.
- 5.4 The financial risk to Council, as owner of the festival is from the financial performance of the Festival. There are financial reporting requirements under the Statement of Intent, including provision of half yearly accounts and audited annual accounts. It is recommended that more robust stakeholder reporting be required including regular meetings between WBF Trust and Council Finance staff and that the final event budget be submitted to Council by mid October for Council Finance Committee approval. The financial performance of the WBF Trust would be measured against this budget.
- 5.5 Council makes the appointment of Trustees to the WBF Trust. The current Trustees include a good balance of skills including financial and accountancy expertise.

**COUNCIL 27. 3. 2014****Community Committee 11. 3. 2014**

- 10 -

**(2.) Cont'd****6. LEGAL CONSIDERATIONS**

- 6.1 The Council's Legal Services Team has advised that there are no legal issues with the termination of the Supply of Services Agreement.

**7. STAFF RECOMMENDATION**

That the Council:

- 7.1 Terminate the Supply of Services Agreement between Christchurch City Council and the World Buskers Festival Trust which would enable the World Buskers Festival Trust to operate the Festival in line with the Trust Deed and the annual Statement of Intent agreed with the Council, as owner of the Festival.
- 7.2 Require the World Buskers Festival Trust to provide the detailed final event budget for consideration by the Finance Committee by mid-October.
- 7.3 Provide certainty to the World Buskers Festival Trust by underwriting up to \$100,000 to support the transition period for the Festival, and request that Council staff assist the World Buskers Festival Trust to identify potential avenues of funding support that may reduce the level of underwrite.
- 7.4 Inform the World Buskers Festival Trust that consideration of a change to the level of annual funding from 2015/16 would be through the Long Term Plan.
- 7.5 Require the World Buskers Festival to amend its Statement of Intent to include more robust governance and management structures.

**8. COMMITTEE RECOMMENDATION**

- 8.1 That the staff recommendation be adopted.

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

- 3.1 Ranui Ngarimu, Chair of the Waitaha Cultural Council, and Rangimarie Parata-Takarua, Waitaha Project Manager, addressed the Committee and gave a presentation regarding an update on the Te Matatini Event in 2015. Puamiria Parata Goodall, Te Matatini Project Manager, was also present in support to answer questions. The presentation included information that Te Matatini is the largest cultural performing arts event showcasing Maori culture which was started in 1972. The event is to be held in Hagley Park from 4 to 8 March 2015. One challenge being faced by event hosts is housing the expected 400 volunteers required to facilitate the event.

**(4.) NEW ZEALAND ICEFEST UPDATE**

- 4.1 The Committee **received** an update from staff regarding the planning and progress toward New Zealand IceFest 2014.



**COUNCIL 27. 3. 2014**  
**Community Committee 11. 3. 2014**

- 11 -

**PART C – DELEGATED DECISIONS**

**(5.) REQUISITION OF EXTRAORDINARY MEETING**

- 5.1 The Chairperson informed the Committee that an extraordinary meeting of the Community Committee would be requisitioned to be held before 27 March 2014. . The meeting is to receive the recommendations from the Riccarton Wigram Community Board regarding the report on Options for Riccarton Community Centre which the Committee had requested.

**(6.) DECLARATION OF INTEREST**

Councillor Jones declared an interest in item 2, Supply of Service Agreement.

Councillor Jimmy Chen declared an interest in item 7, Heritage Grant Approval for Riccarton House.

Deputy Mayor Vicki Buck declared an interest in item 2, Supply of Service Agreement.

**(7.) HERITAGE GRANT APPROVAL FOR 16 KAHU ROAD, CHRISTCHURCH**

The Committee considered a report seeking approval for a Heritage Incentive Grant for 16 Kahu Road, Christchurch.

The Committee **resolved** to approve:

- 7.1. A Heritage Incentive Grant of up to \$33,263 for conservation and maintenance work for the protected heritage building at 16 Kahu Road subject to compliance with the agreed scope of works and certification of the works upon completion.
- 7.2 That payment of this grant is subject to the applicants entering a 10 year limited conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

**(8.) RESOLUTION TO BE PASSED – SUPPLEMENTARY REPORTS**

Approval was sought to submit the following report to the Community Committee meeting of 11 March 2014:

- **SUPPLY OF SERVICES AGREEMENT**

The Committee **resolved** that the report be received and considered at the Community Committee meeting on Tuesday 11 March 2014.

The meeting concluded at 12.05pm.

**CONSIDERED THIS 27<sup>TH</sup> DAY OF MARCH 2014**



**MAYOR**

## Community Committee 11 MARCH 2014 Attachment ONE– Top 30 Project Update

### Glossary of terms:

- Assessment of position (AOP): Councils response to the Loss Adjuster.
- Damage assessment (DA): Work to identify all of a building's earthquake damage and its associated cost to repair.
- Level Survey: A check to see if the building has settled off level as a result of a quake.
- Loss Adjusting Team (LAT): Work on behalf of the Insurers to adjust our claims.
- Offer of service (OOS): When Council requests a cost to undertake a piece of work.
- Statement of Position (SOP): The Loss Adjusters response to Council.

## COMMUNITY FACILITIES

<p><b>Fendalton Community Centre</b></p> <p><b>Building Status: RE OPENED</b> <b>DEE Result: 50% L5 23 May 2013</b></p> <p>Total Sum Insured \$2,332,045 Indemnity \$708,527</p>	
<p><b>Sydenham Pre School (Crèche)</b></p> <p><b>Building Status: CLOSED</b> <b>DEE Result: 8% NBS – Level 5 September 2012</b></p> <p>Total Sum Insured: \$324,205 Indemnity: \$138,945</p>	
<p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• The Damage Assessment to date reflects \$65,000 of EQ damage which the insurers have agreed in principal but subject to their own assessment findings.</li> <li>• Insurers are undertaking a high level cost estimate of the repairs but a report has yet to be received.</li> <li>• Costs to strengthen to 34% and 67% of the New Building Standard (NBS) have been completed and are estimated to be the same at \$83,500.</li> <li>• The creche has moved to a new location at Waltham School and the lease has been terminated. No immediate use has been identified by the community.</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Awaiting response from Insurer's QS confirming damage value. This is now many months overdue.</li> <li>• Staff will discuss future building options with the Community Board in March.</li> </ul>	

Community Committee 11 MARCH 2014  
Attachment ONE– Top 30 Project Update

<p><b>Riccarton Community Centre</b> <b>(Also See – Riccarton Voluntary Library)</b></p>	
<p><b>Building Status: PART OPEN</b> <b>DEE Result:</b> 2% (Original Building) 5% (1960 Building) 100% (1968 Building)</p>	
<p><b>Total Sum Insured \$1,828,421</b> <b>Indemnity \$706,398</b> <b>Insurance Reference: IR1203</b></p>	
<p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• The foyer, toilets and boardroom including rear kitchen area opened in June.</li> <li>• Council are still awaiting an updated SOP from insurers - this has been requested several times.</li> <li>• On 11<sup>th</sup> February the Community Committee requested staff work with the Community Board to explore all options for the future of this facility.</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Continue to track the issue of the insurer's SOP following their Damage Assessment. Target insurance resolution has been pushed out by the Insurer. These reports are expected late February 2014</li> <li>• Awaiting strategic direction regarding future of site, subject to a working party via the Riccarton Wigram Community Board.</li> </ul>	

Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update

**South Brighton Community Centre**

**Building Status: TRANSITIONAL FACILITY  
- OPEN**

Transitional facility opened on the 8<sup>th</sup> November 2013  
**DEE Result: N/A**



**Risingholme Community Centre Craft Rooms**

**Building Status: RE OPENED**

DEE: L4 Received – 17.5% NBS



**Hei Hei Community Centre**

**Building Status: CLOSED**  
**DEE Result: NBS 1% Level 5 17/12/12)**

Total Sum Insured \$1,305,879  
Indemnity \$316,318



Photograph 1: South (front) and East (side) Elevations

**Progress to date and current status:**

- On 3<sup>rd</sup> and 4<sup>th</sup> October 2013, Council approved the repair and strengthening of Hei Hei Community Centre to 100% of the new building standard, in advance of the insurance settlement. Funding to the value of \$575,880 was approved from Improvement Allowance borrowing.
- In December 2013, following a competitive tender process, proposals were received from consultants to develop the structural strengthening scheme.
- Following a tender evaluation process, consultants GHD were awarded the contract to undertake strengthening and repairs to enable the building to re-open.

**Community Committee 11 MARCH 2014**

**Attachment ONE– Top 30 Project Update**

- Detailed design is now underway and is due to be completed by the end of March 2014.
- Estimated project completion end of 2014. Council officers are aware of the urgency to re-open this facility and will do everything possible to shorten this timeframe.



**Next Steps:**

- The Loss Adjustors have completed a scope and costing to repair cosmetic damage only at \$7,170 + GST. Staff will continue to push for an improved insurance position with urgency.
- Facilities Rebuild staff will attend the March meeting of the Gilberthorpes Residents Association.
- Completion of structural strengthening design – due end March 2014
- The project manager will update the Riccarton / Wigram Community Board throughout the design process and advise when works are due to start on site.



Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update

## HUBS

<p><b>Sumner Library &amp; Community Centre &amp; Museum</b></p>	
<p><b>Building Status:</b> Sumner Library: <b>DEMOLISHED</b> Sumner Community Centre: <b>DEMOLISHED</b></p>	
<p><b>DEE Result: N/A</b></p> <p><b>Sumner Library</b> Total Sum Insured \$518,021 Indemnity \$183,982 (\$183,982 and demolition of \$27,813 claimed but no payment to date)</p> <p><b>Sumner Community Centre</b> Total Sum Insured \$887,022 Indemnity \$236,771 (\$236,771 and demolition of \$68,470 claimed and agreed but only \$201,817 including \$9,367 Heritage fees paid to date)</p> <p><b>TOTAL SUM INSURED: \$1,405,043</b></p>	
<p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• A Master Schedule and Project Management Plan have been completed and await Sponsor approval.</li> <li>• A cost estimate was completed in November with a range of total costs from \$10M to \$11M covering all three options. Costs will be revalidated at the end of the amended concept design period due at the end of February.</li> <li>• Following the 'Scheme Design' by Beca on the 19<sup>th</sup> November, and internal review, some minor amendments were made to the design.</li> <li>• Geotechnical investigation reflected fairly good conditions underground that suit a piling design scheme. Pile depths range from 4-12m.</li> <li>• Project Control Group meetings continue with the fourth planned for 4<sup>th</sup> March.</li> <li>• The mobile library service continues to operate in the area.</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Complete the revised concept designs for final internal approval (including updated cost estimates).</li> <li>• Consultation with User Groups and the Community Board in March with the aim to submit the appropriate Community Committee and Council reports in April.</li> <li>• Following Council approvals wider community consultation is planned for May &amp; June</li> </ul>	

**Community Committee 11 MARCH 2014**  
**Attachment ONE– Top 30 Project Update**

**Bishopdale Library and Community Centre**

**Building Status: CLOSED**

**DEE Result: 4% NBS - Level 5 October 2012**

Total Sum Insured \$3,079,101

Indemnity \$1,267,623

Insurance Reference: IR0361




**Progress to date and current status:**

- Council approved in June 2013 to spend \$1,248,612 (less advised insurance proceeds of \$65,000) totalling \$1,183,612 to strengthen the building to 100% NBS.
- A Developed Design was completed by consultants in November 13 and project costs were re-estimated.
- A total of \$500,000 is available from the Capital Endowment fund for “improvements” to this building
- The insurers finally issued a revised scope of works document which has been verified by Council staff for accuracy. Council and the insurer agreed to have the scope priced by Citycare which came back at \$130,205 (including GST). This has been issued back to the insurer as Council’s current Assessment of Position (AOP)
- Due to the increase in strengthening cost estimates and a recent review of the building occupancy policy by Council, several options have been completed on the best way to progress to return this service to the community. The options will be presented to the Fendalton / Waimairi Community Board on the 24<sup>th</sup> February then the Community Committee and Council in late March or April.

**Next Steps:**

1. Development options for the future of the Community Centre and Library will be discussed with the Community Board on the 24<sup>th</sup> February and then, Community Committee and Council in late March or April
2. Continue to track the insurer for a final settlement offer for this building.

Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update

<b>Linwood Library</b>	
<b>Building Status:</b> <b>CLOSED</b> <b>DEE Result:</b> 25% NBS – April 2012	
Total Sum Insured \$1,870,768 Indemnity \$1,212,795	
<b>Progress to date and current status:</b> <ul style="list-style-type: none"><li>• A temporary Library and Service Centre was opened in April as a new tenancy in the Eastgate Mall</li><li>• Council’s AOP has been submitted to the insurer with some queries answered in April 2013. The insurer has issued a confirmed SOP agreeing to a repair cost of \$146,111 (EQ damage only)</li><li>• The LAT have offered the Council a cash settlement for \$146,111. Council are completing the associated paperwork to accept this offer</li><li>• Facilities Rebuild have confirmed a master plan for this Linwood area is not currently being progressed</li></ul>	
<b>Next Steps:</b> <ul style="list-style-type: none"><li>• Compete negotiations with the insurer and obtain payment for the cash settlement offered.</li><li>• Staff are investigating options for the building and will report to the Community Committee in the near future.</li></ul>	

**Community Committee 11 MARCH 2014**  
**Attachment ONE– Top 30 Project Update**

**Linwood Service Centre and Library Support**

**Building Status: REPAIRED AND OPEN**  
**DEE Result: 34% NBS**



**LIBRARIES**

**South Library/Service Centre/Learning Centre (incl Distribution Centre)**

**Building Status: RE OPENED**

**DEE:** Temporary repairs complete, brought building to 34% NBS.

Total Sum Insured \$6,514,540  
Indemnity \$5,021,170



**Progress to date and current status:**

South Library re-opened late December 2012 after repairs increased it to at least 34% of the New Building Standard. Temporary Building Consent allows occupancy of building until 17 December 2015.

- Geotechnical final report received 26<sup>th</sup> February 2013. Basic foundation options for permanent solutions included in report. Settlement has affected foundation.
- Level Survey completed by CCC survey crew 12<sup>th</sup> April 2013
- Foundation Damage Assessment complete 5 July 2013

Investigations into the long term solution for this building are ongoing and will be for some time.


- Stage 1 of DA complete
- Stage 2 - foundation repair methodology complete. States cost to repair damage to floor and foundations estimated at **\$6.6 million**
- Stage 2 - Structural repair methodology underway – initial estimates are that it may cost between \$8 and \$9 million to fully repair the building to as new condition, however it should be noted that this is a rough estimate that will change as the repair methodology is refined.


This project will be completed by the Major Facilities Unit. The Major Facilities Unit (MFU) are the best team within council to scope and complete the repairs due to their expertise in re-leveling buildings and significant foundation repairs.


**Next Steps:**

- MFU to Complete structural DAs to resolve the insurance position
- MFU to Prepare report to Council to seek approval of long term solution

Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update


<b>Riccarton Voluntary Library (Within Riccarton Community Centre)</b>	
<b>Building Status: RE OPENED</b>	
<b>DEE: L5 – 100% (within the 1968 building)</b>	
<b>Overview of Asset:</b> The Riccarton Voluntary Library is a community service which is run by volunteers. This service is provided outside the Council’s Libraries and Information network.	
<b>Business Hours (17 hours/week):</b> Monday-Friday 12 noon-3pm; Saturday 10am-12 noon	
<b>Progress to date:</b> See Riccarton Community Centre overview for more information	
<b>Next Steps:</b> See Riccarton Community Centre overview for more information.	


<b>Mairehau Voluntary Library</b>	
<b>Building Status: OPEN</b>	
<b>DEE: L5 - 85%</b>	


<b>St Martins Voluntary Library</b>	
<b>Building Status: CLOSED, TO BE DEMOLISHED</b>	
<b>DEE: Part demolished, Extensive EQ Damage, L4 Qualitative 0-30% NBS</b>	
<b>Progress to date and current status:</b> <ul style="list-style-type: none"><li>Demolition of this building was approved by Council on 29<sup>th</sup> August 2013.</li></ul> <b>Total Sum Insured = \$ 554,760</b> <b>Replacement Cost Estimate = \$967,000</b>	
<b>Next Steps:</b> <ul style="list-style-type: none"><li>Demolish building</li><li>Options for reinstating a joint use facility are being reviewed and a report will be presented to council in the first half of 2014.</li></ul>	




Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update

<b>Opawa Voluntary Library</b>	
<b>Building Status:</b> <b>CLOSED</b>	
<b>DEE: L4 Qualitative 0-30% NBS</b>  Total Sum Insured \$427,893 Indemnity \$95,530	
<b>Overview of Asset:</b> The Opawa Voluntary Library is a volunteer service provided outside the Council's Libraries and Information Network. Council owns and maintains the building and land that houses the voluntary library and provided the building for a nominal rent to the library. The voluntary library is the sole user of the 240 m <sup>2</sup> building. <b>Business Hours (21.5 hours/week):</b> Monday-Friday, 2-4pm; Monday, Wednesday & Friday 6.30-8pm; Saturday 10am-12noon, 2-4pm <b>Progress to date and current status:</b> <ul style="list-style-type: none"> <li>• Structural assessment complete</li> <li>• CERA have requested additional information following a review of the Engineering Evaluation</li> <li>• The service is being temporarily provided at the Opawa Children's Library.</li> <li>• Council's insurers have prepared a Damage Assessment report which has been received by Council. The report contains a schedule of repair work with an estimated value. The report will be peer reviewed by staff and a response issued.</li> <li>• The building is not NZHPT registered or noted as a heritage building in the City Plan.</li> <li>• Update the DEE to provide the additional CERA information has been requested.</li> </ul>	
<b>Next Steps:</b> <ul style="list-style-type: none"> <li>• Review insurers DA report and peer review.</li> </ul>	

<b>Opawa Children's Voluntary Library</b>	
<b>Building Status:</b> <b>OPEN</b>	
<b>DEE: L5 34% NBS</b>	

<b>Hoon Hay Voluntary Library</b>	
<b>Building Status:</b> <b>OPEN</b>	
<b>DEE: L5 Quantitative 42% NBS</b>	

**Community Committee 11 MARCH 2014**  
**Attachment ONE- Top 30 Project Update**

<b>Heathcote Voluntary Library</b>	
<b>Building Status: CLOSED, TO BE DEMOLISHED</b>	
<b>DEE: N/A - Extensive EQ damage.</b>	
<b>Overview of Asset:</b> The Heathcote Voluntary Library is a community service provided outside of the CCC Libraries and Information network which is run by volunteers. The building is 88 m <sup>2</sup> . Council owns and maintains the building and land that houses the voluntary library and provides the building nominal rent to the library. It is a single use facility with the Voluntary library as the sole user.	

**Community Committee 11 MARCH 2014**  
**Attachment ONE– Top 30 Project Update**

**Historic Hours (11.5 hours/week):**

Monday, 10.30-12 noon & 6.45-8pm; Tuesday, 2-4pm; Wednesday, 6.45-8pm; Thursday, 2-4pm;  
Friday, 6.45-8pm; Saturday, 9.45-12 noon


**Progress to date and current status:**

- CERA issued a demolition notice section 38 for this facility. Total loss agreed with LAT.
- Council requested staff request CERA to halt demolition on Heathcote Voluntary Library, and respond with “make safe” plan on 5<sup>th</sup> March 2013.
- Estimated cost to repair \$283,213
- Insured value \$148,910
- Council agreed in principle to the joint facility of the Heathcote Voluntary Library and Heathcote Community Centre on 24<sup>th</sup> April 2013
- Retrieval of Voluntary Library items complete.


**Next Steps:**

- Demolition report on The Council agenda on the 27<sup>th</sup> February.

**Community Committee 11 MARCH 2014**  
**Attachment ONE- Top 30 Project Update**

Redcliffs Voluntary Library	
Building Status: <b>DEMOLISHED</b>	
DEE: N/A - Demolished	
<b>Overview of asset:</b> The Redcliffs Voluntary Library is a community service which is run by volunteers. The demolished building was 186 m <sup>2</sup> . It is temporarily located at the local tennis club. Council owns the land that the voluntary library building was located on and had provided the building for a nominal rent to the library.	
<b>Business Hours (22 hours/week):</b> Monday-Friday 10am-4pm; Saturday, 10.30am-12.30pm	
<b>Progress to date and current status:</b> <ul style="list-style-type: none"><li>• Facility demolished due to CERA section 38. Total loss agreed with LAT</li><li>• Rebuild/strategic options assessment required.</li><li>• N.B Voluntary library has taken 5 year lease on the existing site.</li><li>• Council agreed in principle to ring fence insurance funds for Redcliff's Public Library on 24<sup>th</sup> April 2013.</li><li>• <b>Total sum insured: \$440,432</b></li><li>• <b>Replacement cost: \$1,200,000</b></li><li>• SOP received from LAT on 12 June 2013 (dated 11 June 2013) stating temporary building does not compromise insurance position.</li><li>• Council responded to the Redcliffs Public Library Incorporated with letter dated 11 June 2013 agreeing in principal with the Redcliffs Public Library Incorporated plan for a temporary building onsite.</li><li>• Council received the Redcliffs Public Library Incorporated Resource Consent application on 6 November 2013 for the temporary building requesting relocation of a building to onsite.</li><li>• The community have requested and received permission from City Libraries to temporarily use the space for a skate ramp and other community activities.</li></ul>	
<b>Next Steps:</b>  Redcliffs Voluntary Library Inc to move forward with temporary building onsite at their cost. A report to Council on the long term future of this asset will be presented following the completion of the Main Rd Master Plan.	


Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update

<b>Woolston Voluntary Library</b>	
<b>Building Status: DEMOLISHED</b>	
<b>DEE: N/A - Demolished</b> Total Sum Insured \$338,505 Indemnity \$230,163	
<b>Progress to date and current status:</b>  The Woolston Voluntary Library is a community service run by volunteers. The demolished building was approximately 220 m <sup>2</sup> . Council owns the land that the voluntary library building was located on and had provided the building for a nominal rent to the library. The service is provided outside the Council’s Libraries and Information Network.  <b>Business Hours (12 hours/week):</b> Mon, Wed & Fri 1-3pm; Tues, Thurs & Sat, 10.30am-12.30pm. NB Temporary location at Scout Den  <ul style="list-style-type: none"><li>• Demolished due to CERA Section 38 notice.</li><li>• Total loss agreed with LAT</li></ul> Rebuild costs/strategic options under review. These need to align with the Ferry Road Master Plan.	
<b>Next Steps:</b>  A Council report recommending an option for the future of this site will be prepared after the updated Voluntary Library Strategy is adopted and the Ferry Road Master Plan has been finalised.	




Community Committee 11 MARCH 2014  
Attachment ONE– Top 30 Project Update

**CORPORATE ACCOMMODATION**


<p><b>Lyttleton Service Centre</b></p>	
<p><b>Building Status:</b> <b>Demolition recommended</b> – service reinstated in temporary facility (located at 15 London Street).</p>	
<p><b>DEE:</b> 10% NBS (56% NBS pre-Earthquake)</p>	
<p><b>Overview of Asset:</b></p> <p>Building has suffered major damage in the earthquakes with a CERA Section 38 notice issued for a partial demolition to remove a wall leaning on a neighbouring building. A retaining wall has failed and as such the footpath has partially fallen away requiring a section of the footpath to be closed.</p> <p><b>Progress to date and current status:</b></p> <ul style="list-style-type: none"> <li>• LAT agreed \$106,261 to complete the partial demolition</li> <li>• Partial demolition completed to comply with CERA Section 38 notice</li> <li>• Strengthening/Repair Report was completed</li> <li>• The report supports that the repairs to the building, including works completed to date, with exceed the sum insured</li> <li>• The council has received agreement from insurers that the building is destroyed.</li> <li>• <b>Total Sum Insured = \$694,875</b></li> <li>• Staff are investigating the possibility of combining some or all of the services offered in this building with the neighbouring Library.</li> <li>• Design for the replacement of the failed retaining wall is underway</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Demolition report on The Council agenda on the 27<sup>th</sup> February.</li> <li>• Complete design to replace failed retaining wall.</li> </ul>	

Community Committee 11 MARCH 2014  
Attachment ONE– Top 30 Project Update

**RECREATION & SPORT**

<b>Waltham Pool</b>		
<b>Building Status: <span style="color: red;">CLOSED</span></b>		
<b>DEE: L4</b>		
Asset	NBS	
Waltham Pool Main Complex	6%	
Waltham Pool Staff Room	3%	
Waltham Pool Plant Room	3%	
Waltham Pool	50%	
Waltham Pavillion	15%	
Waltham Toilets		
Waltham BBQ Shelter	41%	
Waltham Pool Water Slide	39%	
<b>Progress to date and current status:</b>		
<p>Staff recommendation to repair the current buildings before insurance agreement is reached to allow the pool to re open for summer 2014 was approved by council on the 3<sup>rd</sup> October 2013.</p> <p>Resolutions were;</p> <p><i>“Repair the Waltham Pool to 67 per cent NBS, complete betterment work specified in this report* and replace the water treatment plant.”</i></p> <p><i>“Allocate \$2,089,393 from the Building and Infrastructure Allowance and \$400,000 from the Capital Governance Pool for the repair of Waltham Pool understanding that an insurance claim has not been settled.”</i></p> <p><i>“Resolve that all proceeds of insurance relating to the Waltham Pool, Lyttelton Recreation Centre and Lyttelton Pool are applied to the Building and Infrastructure Allowance”</i></p> <p>Design team has been engaged and are due to produce concept report for repair and revitalisation scheme by mid-February 2014. Project team will go to the first community board meeting of the year to present the repair scheme and provide information on timeframes for completion.</p> <p><b>Total Sum Insured = \$1,363,856</b> <b>Council insurance claim position = \$1,234,334</b></p> <p>*report is available on the council’s website.</p>		
<b>Next Steps:</b>		
<p>Completion of concept report, confirmation of budget, presentation/information session with community board.</p>		

**Community Committee 11 MARCH 2014**  
**Attachment ONE- Top 30 Project Update**

Norman Kirk Memorial Pool – Lyttelton																						
Building status: <b>CLOSED</b>																						
<b>DEE:</b> L4 Received <table><tr><td>Asset</td><td>NBS</td><td></td></tr><tr><td>Lyttelton swimming pool</td><td></td><td>-</td></tr><tr><td>Lyttelton swimming pool Plant Room</td><td></td><td>39%</td></tr><tr><td>Lyttelton Ladies Change Room</td><td></td><td>18%</td></tr><tr><td>Lyttelton Mens change room</td><td></td><td>18%</td></tr><tr><td>Lyttelton Nursery</td><td></td><td>35%</td></tr><tr><td>Lyttelton Lean To Shelter</td><td></td><td>10%</td></tr></table>			Asset	NBS		Lyttelton swimming pool		-	Lyttelton swimming pool Plant Room		39%	Lyttelton Ladies Change Room		18%	Lyttelton Mens change room		18%	Lyttelton Nursery		35%	Lyttelton Lean To Shelter	
Asset	NBS																					
Lyttelton swimming pool		-																				
Lyttelton swimming pool Plant Room		39%																				
Lyttelton Ladies Change Room		18%																				
Lyttelton Mens change room		18%																				
Lyttelton Nursery		35%																				
Lyttelton Lean To Shelter		10%																				
<b>Progress to date:</b> <p>Staff recommendation to replace the complex before insurance agreement is reached to allow the pool to re open for summer 2014 was approved by council on the 3<sup>rd</sup> October 2013.</p> <p>Resolutions were;</p> <p><i>“Replace the Lyttelton Pool to 100 per cent NBS and complete the betterment work specified in this report*”</i></p> <p><i>“Allocate \$2,659,000 from the Building and Infrastructure Allowance to replace Lyttelton Pool understanding that an insurance claim has not been settled.”</i></p> <p><i>“Resolve that all proceeds of insurance relating to the Waltham Pool, Lyttelton Recreation Centre and Lyttelton Pool are applied to the Building and Infrastructure Allowance”</i></p> <p>*report is available on the council’s website.</p> <p>Insurance claim is 80% through negotiation, confirmation of the agreed amount is expected by March 2014.</p> <p>A shortlist of pre-qualified contractors has been selected via an open tender process. The short listed contractors will competitively tender for the work under a design and build contract. Contract documentation is now underway, with an expected release of tender documents for pricing by end Feb 2014</p> <p>Staff have met with Project Lyttelton and are investigating ways to ensure Project Lyttelton can continue to operate as normally as possible during the Norman Kirk memorial pool replacement project.</p> <p><b>Total Sum Insured = \$954,424</b> (split between six separately insured assets)</p>																						
<b>Next Steps:</b> <p>Release tender documentation to short listed contractors for pricing.</p> <p>Re open the Norman Kirk Memorial Pool Complex by summer 2014/15.</p>																						

Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update

**Lyttelton Recreation Centre and  
Trinity Hall (interconnected  
facilities)**

**Building status: CLOSED**

DEE: L4 Received -  
Trinity Hall 11% NBS  
Lyttelton Recreation Centre 15% NBS



**Progress to date:**

Staff recommendation to repair the facility before insurance agreement is reached to allow the building to re open in 2014 was approved by council on the 3<sup>rd</sup> October 2013.

Resolutions were;

*"Repair the Lyttelton Recreation Centre buildings to 67 per cent NBS and complete betterment work specified in this report"*

*"Allocate \$3,141,500 from the Building and Infrastructure Allowance for the repair of Lyttelton Recreation Centre understanding that an insurance claim has not been settled."*

*"Resolve that all proceeds of insurance relating to the Waltham Pool, Lyttelton Recreation Centre and Lyttelton Pool are applied to the Building and Infrastructure Allowance"*

\*report is available on the council's website.

**Current status:**

- Design team working on detailed strengthening design
- Further intrusive investigations have been completed, inclusive of underground services investigations, this information will further advise the repair/strengthening design.
- Design portion due for completion end-Feb 2014.

**Total Sum Insured = \$3,734,294**

**Repair Cost = \$2.315m**

**Additional cost to strengthen targeting 67% NBS = \$226,500**



**Estimated total cost to repair and strengthen to a target of 67% NBS - \$2,541,500**

**Next Steps:**

Awaiting LAT response – CCC have provided evidence of the EQ damage the buildings have suffered – LAT are currently "unable give a definitive timescale" on their response, they have engaged their own engineer to assess the damage and cost to repair.  
Repair and strengthen the facility by end of 2014.

Work towards strengthening and re-opening the Trinity Hall in September 2014 – ahead of the rest of the building.

**Community Committee 11 MARCH 2014**  
**Attachment ONE- Top 30 Project Update**

<b>Whale Paddling Pool New Brighton</b>	
Building status: <b>RE-OPENED</b>	
DEE: N/A for Paddling Pools.	
<b>Botanic Gardens Paddling Pool</b>	
Building status: <b>RE-OPENED</b>	
DEE: N/A for Paddling Pools. Changing/Toilets - 34%	



Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update

**Scarborough Paddling Pool**

**Building status: DEMOLISHED**

DEE: N/A for Paddling Pools.

**Total Sum Insured: \$60,342**

**Pool Pumphouse: \$6,874**

**Changing Room: \$12,643**

**Shelter: \$12,643**

**Pool Tank: None**



**Progress to date:**

On the 7<sup>th</sup> November 2013 The Council approved up to \$780,000 to replace the paddling pool in time for summer 2014.

Resolutions were;

*‘Agree to replace the Scarborough Paddling Pool and allocate up to \$780,000 from the Building and Infrastructure Improvement Allowance towards this purpose.’*

*“Delegate the final decision of the Paddling Pool design to the Hagley/Ferrymead Community Board.”*

The Hagley/Ferrymead community board approved the design of the new facility on the 5<sup>th</sup> February 2014 - the project is currently on schedule.

A shortlist of pre-qualified contractors has been selected via an open tender process. The short listed contractors will competitively tender for the work under a design and build contract. Contract documentation is now underway, with an expected release of tender documents for pricing by the beginning of March 2014


**Next Steps:**

Release tender documentation to short listed contractors for pricing.

Build a new water playground in time to open for summer 2014.

Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update

**GREENSPACE**

<h1>Scarborough Jet Boat Building</h1>	
<p><b>Total Sum Insured:</b> \$106,206</p>	
<p><b>Building Status:</b> <b>CLOSED</b></p>	
<p><b>DEE:</b> L5 Quantitative 10% NBS <b>(final)</b></p>	
<p><b>Progress to date:</b></p> <p>Currently only \$11,736 worth of insurance related earthquake damage has been approved by the insurers. Staff continue to negotiate this.</p> <p>Council’s engineers have produced a building strengthening report to 34, 67 and 100% NBS. The estimated cost to strengthening to 34% NBS is \$88,000, 67% NBS is \$185,000 and to 100% NBS is \$448,000</p> <p>Options have been explored for rebuilding the existing building “like for like” as well as an option to rebuild a single storey garage to house the jet boat.</p> <p>Greenspace staff are in discussion with the club occupying the building regarding the feasibility of the rebuild or repair of the building, whether or not they can contribute funding towards the project, and whether or not they require the building to be fully reinstated. A letter was sent from Council to the Lifeboat Institute in September 2013 giving the Institute the option to purchase the facility. To date, no formal response has been forthcoming however discussions are ongoing.</p> <p>As soon as a position is reached, a report will be prepared for the Community Board and Community Committee. This is expected by June 2014.</p> <p><b>Current status:</b></p> <p>The Greenspace unit has gained official approval for the jet boat and its towing vehicle to be temporarily housed in the Sumner Police Station Garage. It will be stationed there until the Jet Boat Building can be repaired. This adds seven minutes to the response time.</p>	
<p><b>Next Steps:</b></p> <p>The Greenspace unit are working with the Sumner Lifeboat Institution and discussing all available options. Sale to the Club is seeming like a viable option for both parties. A proposal will come before the Community Committee and Council once developed.</p>	

Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update

<p><b>Scarborough Life Boat Building</b></p> <p>Total Sum Insured: \$682,865</p>	
<p>Building Status: <b>OPEN</b></p>	
<p>DEE: L4 Qualitative 50% NBS (Final)</p>	
<p>Repair work completed prior to Christmas 2013.</p>	

<p><b>Sumner Surf Club Toilets</b></p>	
<p>Building Status: <b>DEMOLISHED (Rebuild)</b></p>	
<p>DEE: N/A</p>	
<p><b>Progress to date:</b></p> <p>The building is insured for a total sum of \$574,763 Insurers approved demolition of the building and also confirmed full, (total sum) insurance available for the replacement of the building. The final replacement cost will be negotiated once the new building's costings are received.</p> <p>The club are leading the rebuild of the surf club and toilets. Council's Greenspace unit will present plans to the Hagley Ferrymead Community Board when available.</p> <p><b>Current status:</b></p> <ul style="list-style-type: none"> <li>• Demolition of the building and site has been completed.</li> <li>• Resource consent has been approved</li> <li>• Council resolved to engage in a lease with the Crown</li> <li>• The Crown lease has been approved in principal for both Council and the surf club.</li> <li>• Council staff and the surf club are in negotiation regarding landscaping</li> </ul>	
<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• Await formal lease documentation</li> <li>• Continue to liaise with The Sumner Surf Club, Sumner Master plan project team.</li> <li>• Briefing to Hagley Ferrymead Community Board</li> <li>• Complete detailed design and costings</li> <li>• Finalise replacement cost with insurers</li> <li>• Submit design and project economics to Council for review</li> <li>• Lodge building consent</li> </ul>	

Community Committee 11 MARCH 2014  
Attachment ONE- Top 30 Project Update

**Lyttelton Visitors Centre and Toilet**

**Building Status: RE-OPENED**

**DEE:** L5 DEE Finalised – 78% NBS



**Botanic Gardens Glasshouses**

**Building Status: CLOSED**

**DEE:**

**Cunningham - L5 Nov 12 NBS 23% - Closed**  
Total Sum Insured \$1,105,807  
Indemnity \$296,618

**Foweraker - L5 Sept 12 NBS >34% - Repaired and OPEN**

**Fernery – L5 Sept 12 NBS 67% - OPEN**

**Garrick and Gilpin - L5 Sept 12 NBS <33% - Closed**  
Total Sum Insured \$248,954  
Indemnity \$12,925

**Townend - L5 Sept 12 NBS <33% - Closed**  
Total Sum Insured \$104,497  
Indemnity \$5,549



**Progress to date and current status:**

- Cunningham House – Recent engineering advice from independent consultants advised that after further intrusive investigations they believe the building is not EQ prone. This has been checked and corroborated by Council engineers. The independent consultant has recalculated the building NBS and believe it is at least 45% NBS. The final report is due out in early March and once approved by Council engineers could see the building opening later in March. Maintenance and 'make good' of previous intrusive investigations is nearing completion and under the watchful eye of heritage experts.
- Foweraker – Some minor intrusive works have recently been completed and have enabled consultants to re-calculate the DEE from 22% to >33%. This letter has now been issued and the formal reopening process completed by Council engineers. The glasshouse is now able to open.
- Fernery – Re-opened April 2013. Strengthening to 67% NBS has been completed with the engineer's updated report issued.

**Community Committee 11 MARCH 2014**  
**Attachment ONE- Top 30 Project Update**

- Garrick and Gilpin – Insurance repairs and strengthening to get the building to 55%NBS are due for completion by the end of February. As the building is accessed via Townend opening this glasshouse will be dependant on further works to Townend however sn option has been cleared by the independent engineer to allow people through Townend via a hoarded path from Cunningham House once Cunningham reopens. While this still needs Fire engineering approval this is likely to enable Garrick and Gilpin to open before works to Townend are completed.
- Townend - There is no EQ damage to this facility. A strengthening design to 34% has been costed at \$42,000 with recent intrusive investigation confirming strengthening will be required to enable this building to open. Townend may also be subject to further review following the change to the Councils Building Reopening policy.

**Next Steps:**

- Close out the Cunningham House updated DEE by early March confirming the revised NBS % is at least greater than 45% - enabling the building to reopen.
- Complete maintenance and 'make good' to Cunningham House by early March enabling the building to reopen later in March
- Complete EQ and strengthening works for Garrick and Gilpin by the end of February 2014
- Review Townend for possible reopening without further strengthening under the new conditions of the Councils Building Reopening Policy



**Community Committee 11 MARCH 2014**  
**Attachment ONE- Top 30 Project Update**

**HERITAGE (REFER ATTACHMENT 2)**

DATED 15. May 2010

08 JUL 2010

**TRUST DEED**

**THE WORLD BUSKERS' FESTIVAL TRUST**

I, Kerry Richard Ayers of Christchurch, Solicitor, hereby certify that I have compared this copy with the original and this copy is a true copy of the original.

Dated this 2<sup>nd</sup> day of July 2010

**HELMORE AYERS**  
BARRISTERS & SOLICITORS  
CHRISTCHURCH

Established 1884

## CONTENTS

<u>Clause</u>	<u>Subject</u>	<u>Page</u>
1.0	Interpretation .....	1
2.0	Creation of Trust .....	2
2.2	Name of Trust.....	2
3.0	Purpose .....	2
4.0	Application of Trust Fund Limited to New Zealand .....	4
5.0	Office.....	4
6.0	Trustees .....	4
7.0	Meetings of the Trustees .....	5
8.0	Powers .....	6
9.0	Income, Benefit or Advantage to be Applied to Charitable Purposes .....	6
10.0	Power to Delegate .....	7
11.0	Financial Arrangements.....	7
12.0	Alteration of Rules .....	8
13.0	Mediation.....	8
14.0	Disposition of Surplus Assets on Voluntary Winding-up .....	8
15.0	Incorporation of Trustees as a Board.....	8

**TRUST DEED**

THIS DEED made the 13<sup>th</sup> day of July 2010

**BETWEEN:**

- (1) CHRISTCHURCH CITY COUNCIL (the "Settlor"); and
- (2) LINDA MARIE CRAWFORD PENNO, GEOFFREY JOHN CRANKO, HELEN ELIZABETH ESKETT, KAREN ANNE WOOTTON, STEPHEN ARNE ASTOR,  
all of Christchurch (the "Trustees").

**WHEREAS:**

- (a) The parties to this document wish to establish the Trust for the purposes described in part 3.0; and
- (b) The parties have agreed to enter into this document specifying the purposes of the Trust and providing for its control and administration; and
- (c) The Settlor has paid the other parties to this document (jointly) \$10.00 to hold on the Trust and subject to the powers referred to in this document; and
- (d) The parties contemplate that the trustees of the Trust may apply for incorporation as a Board under the Act and wish to provide for certain matters in the event that this occurs.

**THIS DEED WITNESSES** as follows:

**1.0 Interpretation**

**1.1** In this document the following terms have the following meanings (unless the context requires otherwise):

- (a) "Act" means the Charitable Trusts Act 1957; and
- (b) "Charitable Objects" means any purpose which is charitable under the law of New Zealand.
- (c) "Trust" means the charitable trust created by this document; and
- (d) "Trust Board" means a Board constituted under the Act upon application for incorporation by the Trustees in respect of the Trust; and
- (e) "Trust Fund" includes:
  - (i) The sum of \$10.00; and
  - (ii) All other property now or in the future held or received by the Trustee for the purposes of the Trust; and
  - (iii) All property substituted for or purchased from the Trust Fund; and
  - (iv) All accretions or additions to the Trust Fund; and

(v) All income of the Trust Fund; and

(f) "Trustee" means a trustee of the Trust.

1.2 In this document (unless the context requires otherwise):

- (a) The singular includes the plural and the plural includes the singular.
- (b) A reference to a gender includes the other gender.
- (c) A reference to a person includes a partnership or corporation.
- (d) A reference to a person includes (where applicable) its successors, personal representatives and permitted assigns.
- (e) A reference to a statute, regulation or provision of a statute or regulation includes a reference to that statute, regulation or provision as amended or re-enacted from time to time.

## **2.0 Creation of Trust**

2.1 In consideration of the payment by the Settlor to them of \$10.00, the other parties to this document covenant and declare that they hold the Trust Fund for the charitable purpose in clause 3.1.

2.2 The name of the Trust shall be "THE WORLD BUSKERS' FESTIVAL TRUST".

## **3.0 Purpose**

3.1 The Trust is established for Charitable Objects which include the following:

- (a) To devise, manage and hold an annual buskers festival in Christchurch with a view to:
  - (i) providing a national and international profile and identify for New Zealand street theatre;
  - (ii) providing opportunities for local buskers to reach a wider audience;
  - (iii) providing a street theatre festival that is accessible to the public including the provision of free events and where charges are made, the commitment to maintain low ticket prices to those performances;
  - (iv) generating profit for the Trust to be applied according to the provisions and for the purposes of this Trust;
  - (v) providing a yearly focus for those working in street theatre so that they may showcase, celebrate and discuss New Zealand street theatre.
- (b) To further foster the growth of street theatre as a performing art in New Zealand, and in particular:
  - (i) to establish an annual street theatre festival in Christchurch;



- (ii) to establish, promote and foster the demonstration and teaching of all forms of street theatre at educational, community or cultural institutions and organisations or on a personal or individual basis;
  - (iii) to establish, promote and foster community programmes, workshops, public classes and other activities relating to any aspect of all forms of street theatre;
  - (iv) to encourage and promote the training (professional or otherwise) of buskers and all others interested or involved in any aspects of street theatre;
  - (v) to promote, foster and encourage visits to New Zealand by overseas buskers (individually or in groups), teachers and tutors of street theatre with a view to their passing on and teaching their skills in and knowledge of all forms of street theatre to those interested in that performing art and presenting performances by such visitors;
  - (vi) to promote and seek public and private financial and other support for groups and persons active or interested in all forms of street theatre;
  - (vii) to promote, foster, encourage, maintain, assist and fund buskers (either individually or in groups) in their presentation for the benefit of the public at performances and other functions;
  - (viii) to encourage and provide financial reward and remuneration, scholarships, grants and assistance for those making particular and significant contributions, efforts and achievements in and to all forms of street theatre or showing promise or potential in any of these fields;
  - (ix) to arrange, promote and undertake tours, performances and other activities including cultural and professional exchanges by buskers (either individually or in groups) or other persons involved in street theatre.
- (c) To encourage the participation of the wider community as audiences and performers in the performing art of street theatre as a recreational activity.
  - (d) To increase the importance of street theatre as part of our cultural community and to show New Zealanders that street theatre should be a valued part of our culture.
  - (e) To make known and further the objects and activities of the Trust and to advise the manner in which its funds have been, are being or will be applied including working with representatives of the media and by advertising in any medium.
  - (f) To act as an instrument to generate capital and income and manage the same and to enhance Trust property for the aims and objects herein stated and for the purposes herein referred to.
  - (g) Such other activities and objectives relating to all forms of street theatre which are of a charitable nature and which, as the Trustees may decide, are

consistent with and able to be pursued together with the other charitable purposes of the Trust.

- (h) To work in conjunction with other groups, bodies and organisations having common aims and objects.

#### **4.0 Application of Trust Fund Limited to New Zealand**

- 4.1 No part of the Trust Fund may be paid or applied outside New Zealand.

#### **5.0 Office**

- 5.1 The office of the Trust will be c/- Christchurch City Council, Civic Offices, 163 Tuam Street, Christchurch 8011 or such other place in New Zealand as the Trustees may from time to time determine.

#### **6.0 Trustees**

- 6.1 The business and affairs of the Trust shall be managed by the Trustees.
- 6.2 There will be five trustees.
- 6.3 The parties to this document, other than the Settlor, shall be the first Trustees.
- 6.4 A Secretary and Treasurer may be appointed from among the Trustees or from other persons who are not Trustees. An election of any Secretary or Treasurer shall be held at the first meeting of the Trustees following the execution of this document and whenever a vacancy in the relevant office occurs. The positions of Secretary and Treasurer may be combined.
- 6.5 The Trustees may terminate the appointment of a Secretary or Treasurer at any time.
- 6.6 The Settlor may:
  - (a) Dismiss a Trustee without being obliged to give any grounds or reasons;
  - (b) Appoint a Trustee in substitution for a dismissed Trustee or Trustee who has died, resigned, is incapacitated or whose term of office has expired; and
  - (c) Appoint an additional Trustee; and
  - (d) Appoint an advisory Trustee.
- 6.7 A person will immediately cease to be Trustee when she or he:
  - (a) Resigns in writing; or
  - (b) Dies; or
  - (c) Is declared bankrupt; or
  - (d) Is found to be a mentally disordered person within the meaning of the Mental Health (Compulsory Assessment and Treatment) Act 1992; or

- (e) Becomes a protected person within the meaning of the Protection of Personal and Property Rights Act 1988; or
- (f) Is removed from office under clause 7.1 (b); or
- (g) Is convicted of any offence punishable by imprisonment; or
- (h) Has held the office of Trustee for such term or period as shall be stipulated in writing at the time of the appointment of the trustee under clause 6.5(b) of this document; or
- (i) Has failed to comply with clause 11.5.

6.8 Clause 6.7(a) will not apply if the result would be to leave the Trust with no Trustees.

#### **7.0 Meetings of the Trustees**

7.1 The procedure for meetings of the Trustees shall be as follows:

- (a) A quorum will be a majority of the Trustees at the relevant time.
- (b) If a Trustee does not attend three consecutive meetings of the Trustees without leave of absence that person may, at the discretion of the Trustees, be removed as a Trustee and from any office of the Trust which she or he holds.
- (c) All decisions shall, if possible, be decided by consensus. In the event that a consensus cannot be reached then a decision shall be made by a majority vote by show of hands of the Trustees present.
- (d) The Settlor shall appoint, remove and substitute a person to chair meetings from among the Trustees. The Chairperson will preside at relevant meetings.
- (e) If the voting is tied, the Chairperson will have a second and casting vote.
- (f) The Settlor may appoint an alternate person as a Trustee to act as such during the unavailability of any Trustee.
- (g) The Settlor may appoint, remove and substitute a Trustee to act as Deputy Chairperson to exercise the functions of the Chairperson during meetings of the Trustees while the Chairperson is absent but the Deputy Chairperson will not have a second and casting votes.

7.2 The Trustees will meet at least once every year. The Secretary shall ensure that each Trustee is notified a reasonable time before the meeting, either verbally or in writing.

7.3 The Secretary shall ensure that a minute book is maintained which is available to any Trustee and which, for each meeting of the Trustees, records:

- (a) The names of those present; and
- (b) All decisions which are required by this document or by law to be made by the Trustees; and
- (c) Any other matters discussed at the meeting of the Trustees.

- 7.4 A written resolution signed by 75% of the Trustees shall have the same effect as if the resolution was passed as an ordinary resolution at a meeting. A written resolution signed by all Trustees shall have the same effect as if the resolution was passed unanimously at a meeting.
- 7.5 The contemporaneous linking together by telephone or by any other means of audible communication of enough of the Trustees to constitute a quorum shall be deemed to constitute a meeting of the Trustees so long as the following conditions are met:
- (a) Each of the Trustees must have received notice of the meeting (or have waived notice); and
  - (b) Each of the Trustees taking part in the meeting must be able to hear each of the Trustees taking part at the commencement of the meeting and throughout the meeting; and
  - (c) At the commencement of the meeting, each of the Trustees must acknowledge his or her presence to all the other Trustees taking part in the meeting.

A Trustee must not leave a meeting (whether by departing or by disconnecting his or telephone or other means of communication) unless he or she has previously obtained the express consent of the Chairperson of the meeting. A Trustee shall be conclusively presumed to have been present and to have formed part of a quorum at all times during the meeting unless he or she has previously obtained the expressed consent of the Chairperson to leave the meeting.

- 7.6 Subject to this part 7.0, the Trustees may stipulate any other aspect of meeting procedure.

#### **8.0 Powers**

- 8.1 Subject to part 3.0 and 9.0, the Trustees have the same powers in respect of the Trust Fund as the Trustees would have if they were the absolute owners of the Trust Fund.

- 8.2 For the avoidance of doubt, the Trustees have the power to conduct a business.

#### **9.0 Income, Benefit or Advantage to be Applied to Charitable Purposes**

- 9.1 Any income, benefit or advantage will be applied to the charitable purpose of the Trust.

- 9.2 No Trustee, or associated person of a Trustee, shall derive any income, benefit or advantage from the Trust where they can materially influence the payment of the income, benefit or advantage except where that income, benefit or advantage is derived from:

- (a) Professional services to the Trust rendered in the course of business charged at no greater rate than current market rates; or
- (b) Interest on money lent to the Trust at no greater rate than current market rates.

- 9.3 Each Trustee shall be entitled to receive from the Trust Fund a refund of all monies which are reasonably expended by that Trustee in respect of their attendance at meetings of the Trustees or otherwise in transacting the business of the Trust.

#### **10.0 Power to Delegate**

- 10.1 The Trustees may from time to time appoint any committee and may delegate any of its powers and duties to any such committee or to any person. The delegation must be in writing and set out the powers and duties delegated. The committee or person may without confirmation by the Trustees exercise or perform the delegated powers or duties in the same way and with the same effect as the Trustees could themselves have done.
- 10.2 It will not be necessary for any person who is appointed to be a member of any such committee, or to whom a delegation is made, to be a Trustee.
- 10.3 Any committee or person to whom the Board has delegated powers or duties shall be bound by the charitable terms of the Trust and the terms or conditions of the delegation set by the Trustees.
- 10.4 The Trustees may revoke the delegation at will. No delegation shall prevent the exercise of any power or the performance of any duty by the Trustees.

#### **11.0 Financial Arrangements**

- 11.1 The financial year of the Trust will be from 1 April to 31 March in the following year.
- 11.2 At the first meeting of the Trustees in each financial year, the Trustees will decide by resolution the following:
- (a) How money will be received by the Trust; and
  - (b) Who will be entitled to produce receipts; and
  - (c) What bank accounts will be operated for the next year, including the purposes of and access to accounts; and
  - (d) Who will be allowed to authorise the production of cheques and the names of cheque signatories; and
  - (e) The policy concerning the investment of money by the Trust, including what type of investment will be permitted.
- 11.3 The Treasurer shall ensure that true and fair accounts are kept of all money received and expended by the Trust. If no Treasurer is appointed the Trustees shall ensure the accounts are kept.
- 11.4 The Trustees will, as soon as practicable after the end of the financial year of the Trust, arrange for the accounts of the Trust for that financial year to be audited by an auditor appointed for that purpose.
- 11.5 The Trustees shall, when so required by the Settlor at any time or times, provide the Settlor with any information which is directly or indirectly held by them or under their control pertaining to the affairs of the Trust. The Settlor may, from time to time, stipulate the content, form and time at which such information will be required to be delivered by Trustees.



**12.0 Alteration of Rules**

- 12.1 The Trustees may alter or add to the terms and provisions of this document with the prior written consent of the Settlor.
- 12.2 No such alteration or addition shall detract from the exclusively charitable nature of the Trust or result in the distribution of its assets on winding-up or dissolution for any purpose that is not exclusively charitable.
- 12.3 Any alteration or addition referred to in clause 12.1 must be in writing.

**13.0 Mediation**

- 13.1 If a dispute arises out of or is related to this document the Trustees shall try to resolve the dispute by mediation administered by an agreed party or if no party can be agreed upon by a party nominated by the President of the New Zealand Law Society.

**14.0 Disposition of Surplus Assets on Voluntary Winding-up**

- 14.1 The Trust may be wound-up if the Trustees unanimously resolve to wind-up the Trust.
- 14.2 On the winding-up of the Trust all surplus assets after the payment of costs, debts and liabilities shall be given to a charitable organisation within New Zealand specified by the Settlor (by ordinary resolution) within 3 months of the date of the resolution referred to in clause 14.1 (the "Winding-Up Date").
- 14.3 If no organisation is appointed under clause 14.2 above, then the surplus assets of the Trust will be disposed of in accordance with the directions of the High Court.

**15.0 Incorporation of Trustees as a Board**

- 15.1 This part 15.0 will only apply if, and from the point in time that, the Trustees are incorporated as a Board under the Act.
- 15.2 The Trust Board shall have perpetual succession and shall be capable of holding real and personal property of whatever nature and whether situated in New Zealand or elsewhere, and of suing and being sued, and of doing and suffering all such acts and things as bodies corporate may lawfully do and suffer.
- 15.3 The Trust Fund will immediately upon incorporation of the Trust Board vest without transfer, conveyance or assignment in the Trust Board for the same purposes, with the same powers, and upon and subject to the same trusts, contracts, and equities as then affect it.
- 15.4 This document shall (unless the context requires otherwise) apply to the Trust Board as if:
- (a) A reference to "a Trustee" or "the Trustees" individually was a reference to a member of the Trust Board; and
  - (b) A reference to "the Trustees" collectively was a reference to the Trust Board; and

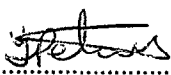
- (c) A reference to the "office of the Trust" was a reference to the Registered Office of the Trust Board; and
- (c) The phrase "under section 27 of the Act" was added to the end of clause 14.2; and
- (d) The phrase "and notice must be given to the Registrar in accordance with the Act" was added to the end of clause 12.3.

15.5 The Trust Board shall have a Common Seal which shall be kept in the custody and control of the Secretary, or such other officer appointed by the Trust Board. When required, the Common Seal will be affixed to any document following a resolution of the Trust Board and must be signed by two members.

SIGNED by CHRISTCHURCH CITY )  
COUNCIL by its authorised signatory as Settlor )  
after the Schedules in the presence of: )

CK M Wall


WITNESS:

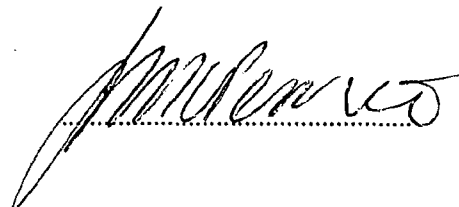
Signature:   
Occupation: Secretary  
Address: 14 Holland Drive  
Kaiapoi



SIGNED by LINDA MARIE CRAWFORD )  
PENNO as Trustee after the Schedules )  
in the presence of: )

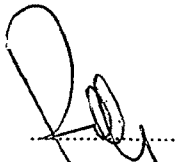
WITNESS:

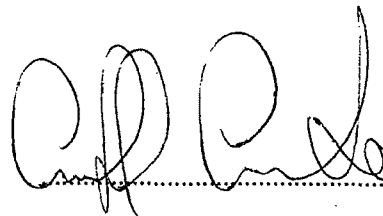
Signature:   
Occupation: R. J. U. O'Connor  
Solicitor  
Christchurch  
Address: .....



SIGNED by GEOFFREY JOHN CRANKO )  
as Trustee after the Schedules )  
in the presence of: )

WITNESS:

Signature:   
Occupation: R. J. U. O'Connor  
Solicitor  
Christchurch  
Address: .....



SIGNED by HELEN ELIZABETH ESKETT )  
as Trustee after the Schedules )  
in the presence of: )

Helen Eskett

WITNESS:

Signature: R. J. U. O'Connor

Occupation: Solicitor

Address: Christchurch

SIGNED by KAREN ANNE WOOTTON )  
as Trustee after the Schedules )  
in the presence of: )

Karen Anne Wootton

WITNESS:

Signature: R. J. U. O'Connor

Occupation: Solicitor

Address: Christchurch

SIGNED by STEPHEN ARNE ASTOR )  
as Trustee after the Schedules )  
in the presence of: )

Stephen Arne Astor

WITNESS:

Signature: R. J. U. O'Connor

Occupation: Solicitor

Address: Christchurch

KEY

Operational Status	DEE Assessment	Damage Assessment & Options*	Insurance Position
Open	Not Started	Not Started	CCC position differs significantly from that of LAT
Partially Open or Open under Access Plan	In Progress	In Progress	In Negotiation/Review – no major differences of opinion identified
Open	Complete or Not Required	Complete or Not Required	Intend to move forward with LAT position (although may be awaiting final SoP and/or Council approval)

WORK PACKAGE 1

\*initial option only

ASSET	Operational Status	DEE Assessment	Damage Assessment & Options*	Insurance Position
Sydenham Creche				
Fendalton Community Centre				
Riccarton Community Centre (incl				
South Brighton Community Centre (demolished)				
Risingholme Community Centre craft rooms				
Hei Hei Community Centre				
Sumner Community Centre (& Museum demolished)				
Sumner Library (demolished)				
Bishopdale Library and Community Centre				
Linwood Resource Centre				
Linwood Civic Office and Library Support				
Linwood Library Support Services				
Linwood Library (Cranley Street)				
South Library, Service Centre, Learning Centre				
Mairehau Library				
St Martins Volunteer Library				
Opawa Library (Cnr Richardson & Opawa Rd)				
Opawa Children's Library				
Hoon Hay Library				
Heathcote Library				
Redcliffs Volunteer Library.				
Woolston Volunteer Library.				
Lyttelton Service Centre				
Waltham Pool (Aggregated)				
Lyttelton Swimming Pool (Aggregated)				
Lyttelton Recreation Centre and Trinity Hall				
Whale paddling pool in New Brighton				
Botanic Gardens paddling pool				
Scarborough Paddling Pool (Aggregated)				
Scarborough Jetboat Shed				
Scarborough Lifeboat Facility				
Public Toilets/Changing Rooms – Sumner Surf Club				
Lyttelton Information Centre & Toilets				
Botanic Gardens Glasshouses (Aggregated)				

WORK PACKAGE 2

ASSET	Operational Status	DEE Assessment	Damage Assessment & Options*	Insurance Position
St Albans Edu-Care Centre				
Duvauchelle Hall				
Little Akaloa Community Hall				
Okains Bay Community Centre				
Woolston Creche (Glenroy Street)				
Allandale Community Hall				
Community Centre – Heathcote				
Community Centre –Wainoni (Hampshire St)				
North Beach Community Creche				
Service Centre / Library – Papanui				
Lyttelton Library & Offices				
Library – Parklands				

New Brighton Library / Pier Terminus Building				
Service Centre / Library – Shirley				
Library – Spreydon				
Library – Upper Riccarton				
Plant Room Jellie Park – 1999/2000 Additions				
Pioneer Stadium (Aggregated)				
Wharenui Pool (Aggregated)				
Sockburn Recreation Centre – Main Building				
Gymnasium – Wigram Aerodrome				
Grandstand & Amenities – Denton Oval				
Governors Bay Swimming Pool				
Halswell Pool (Aggregated)				
Cuthberts Green (Aggregated)				
South Brighton Motor Camp (Aggregated)				
Hagley Park South – Implement Shed				
North Hagley – Lake Albert Shelter/ Toilets				
North Hagley – RSA Bowling Club				
Linwood Nursery (Aggregated)				
Harewood Nursery (Aggregated)				
Spencer Park – Surf Club				
Pavilion – Avonhead Park				
Pavilion – Waltham Park				
Toilets – Sign of the Kiwi				
South Hagley – Toilets (Near Hospital)				
Botanic Gardens – Band Rotunda				
Pavilion – Bradford Park				
Shelter–Pioneer Womens Reserve				
Cressy Tennis Courts & Club				
Changing Shed / Toilets – South New Brighton				
R & R Retail Building (Cloudbase)				
Rohitis/Mayur Indian Restaurant Commercial Building				
Dog Shelter				
Milton St Depot (Aggregated)				

**WORK PACKAGE 3**

ASSET	Operational Status	DEE Assessment	Damage Assessment & Options*	Insurance Position
Aranui Community Hall				
Shirley Community Centre				
St Albans Community Centre				
Harewood Community Centre				
Pigeon Bay Hall				
Governors Bay Community facility				
Old Port Levy School Community facility				
St Martins / Opawa Toy Library				
Tuam Street early learning centre				
Lansdowne Community Centre				
QE11 pre-school (relocated to South Brighton Comm. Centre)				
Pages Road – City Care yard				
Jellie Park (Aggregated)				
Hagley Park North – Shelter/Toilets opps Ayr St				
Cathedral Square Toilets				
Cuthberts Green Pavilion/Toilets				
Botanic Gardens Playground Toilets				
Waimairi Cemetery Toilets				
Memorial Park Cemetery Toilets				
Lyttelton Recreation Ground Pavilion				
Malvern Park Pavilion				
Hoon Hay Park Pavilion				
McCormack's Bay Pavilion				
Scarborough Park Toilets				
Purau Rec reserve Toilets				
Cashmere Valley Reserve Toilets				
Clare Park pavilion / toilets (Burwood assoc. football)				
Tram Barn				

CATEGORY 1 & 2 ASSETS		149 Assets nominated for settlement with an unadjusted value of \$1.89m.		
KEY	Operational Status	DEE Assessment	Damage Assessment & Options*	Insurance Position
	Closed or Demolished	Not Started	Not Started	CCC position differs significantly from that of LAT
	Partially Open or Open under Access Plan	In Progress	In Progress	In Negotiation/Review – no major differences of opinion identified



Open	Complete or Not Required	Complete or Not Required	Intend to move forward with LAT position (although may
------	-----------------------------	-----------------------------	--------------------------------------------------------------

February 2014  
Attachment 2- Heritage Programme Status update

## Heritage Programme Status Update

Current as at 21 February 2014

February 2014

Attachment 2- Heritage Programme Status update

**Glossary of terms:**

**Assessment of position (AOP):** Councils response to the Loss Adjuster

**Damage assessment (DA):** Work to identify all of a building's damage and its associated cost


**Level survey:** A check to see if the building has settled off level as a result of a quake.

**Loss Adjusting Team (LAT):** Work on behalf of the Insurers to adjust our claims.

**Offer of service (OOS):** When Council requests a cost to undertake a piece of work.

**Statement of Position (SOP):** The Loss Adjusters response to Council

**HERITAGE**


<b>Addington Water Station</b>		
Building Status: <b>CLOSED</b> DEE Result: 68%NBS		
Total Sum Insured: \$0.00 Indemnity: \$0.00 Insurance Reference: IR5005  Value claimed from Insurer: \$ Zero  Insurer supported costs \$ Under Review  Council report approved value \$ Under Review  Council approved betterment & maintenance cost \$ Under Review		
Progress to date and current status:		
Next Steps:		

<ul style="list-style-type: none"><li>• Stabilised</li><li>• Fencing remains as issues with failing concrete have been identified</li><li>• Communication from Insurer is that asset does not fall under the ordinary meaning of memorial (or the like) and therefore is deemed not be covered under the heading of ‘Statues, Memorials, Fountains and the like’.</li></ul>
<ul style="list-style-type: none"><li>• Budgets for permanent repair from review of the design currently underway</li></ul>

February 2014  
Attachment 2- Heritage Programme Status update

<b>Akaroa Court House</b>	 <b>PRO_3635_B005</b>	
Building Status: <b>Open</b> DEE Result: 70%		
Total Sum Insured: \$296,532 Indemnity: \$53,262 Insurance Reference: IR0045  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>		
Progress to date and current status: <ul style="list-style-type: none"><li>• Building has been Reopened</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Confirm scope of non-strengthening work desired by asset owner</li><li>• Pursue SOP with Insurers for works completed to date</li><li>• Undertake outstanding Earthquake repairs on receipt of SOP</li><li>• Not a current priority as building is open</li></ul>		


February 2014  
Attachment 2- Heritage Programme Status update

<b>Akaroa Museum</b>	
Building Status: <b>OPEN</b> (Partially open Concourse only) DEE: 28% NBS (Concourse now >67%)	
Total Sum Insured: \$605,694 Indemnity: \$474,517 Insurance Reference: IR0048  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>	
<b>PRO_3635_B002</b>	
Progress to date:  The main building has separate structures of different ages and construction strengths including the original Museum, the Upper Gallery, New Entrance Gallery, Theatre Gallery and The New Store.  Temporary propping possible but permanent repair / strengthening may be complicated.  The Project team are focused on 2014/15 summer opening.  Current status: <ul style="list-style-type: none"><li>• A temporary (partial) opening of the foyer area, by deconstructing the wall between gallery 1 and the foyer has now been completed. The public now has access to view limited artefacts while a permanent repair strategy is developed.</li><li>• DEE complete.</li><li>• Repair concepts being developed with the Heritage Team to select the preferred Design Package</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Budgets for Earthquake Repair strategies to be prepared for review</li></ul>	

**PRO\_3635\_B002**



February 2014  
Attachment 2- Heritage Programme Status update


<p><b>Akaroa Service Centre</b></p>	 <p><b>PRO_3644_B001</b></p>
<p>Building Status: <b>CLOSED</b> DEE: 26%NBS Total Sum Insured: \$754.657 Indemnity: \$183.195 Insurance Reference: IR0051  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment &amp; maintenance cost \$ <i>Under Review</i></p>	
<p>Progress to date:</p> <p>Project team focussing on opening for 2013-2014 summer. Current status:</p> <ul style="list-style-type: none"> <li>• Engineer and Architect appointed for damage assessment, DEE review and Structural design</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Proceed with Design</li> <li>• Develop repair methodologies</li> </ul>	

February 2014  
Attachment 2- Heritage Programme Status update

<b>Akaroa Weighbridge</b>	
Building Status: <b>Open</b> DEE Result: 68% NBS	
Total Sum Insured: \$0.00 Indemnity: \$0.00 Insurance Reference: IR5015  Value claimed from Insurer: \$ Under Review  Insurer supported costs \$ Under Review  Council report approved value \$ Under Review  Council approved betterment & maintenance cost \$ Under Review	
Progress to date and current status: <ul style="list-style-type: none"> <li>• Open – On Hold Council Direction</li> </ul>	
Next Steps: <ul style="list-style-type: none"> <li>• Not a priority as the building is Open.</li> </ul>	<p><b>PRK_3650_BLDG_002</b></p>

February 2014

Attachment 2- Heritage Programme Status update

<b>Allendale Lockup</b>	
Building Status: <b>OPEN</b> DEE: DEE not required due to minor repairs. Engineers statement expected	
Total Sum Insured: Indemnity: Insurance Reference:  Value claimed from Insurer: \$3,526.00  Insurer supported costs \$  Council report approved value \$  Council approved betterment & maintenance cost \$	
Current status: <ul style="list-style-type: none"><li>• Earthquake Repairs Complete</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Engineer to confirm amended job status</li></ul>	

February 2014  
Attachment 2- Heritage Programme Status update

<b>Avebury Park</b>	
Building Status: <b>Open</b> DEE Result: 100% NBS on completion	
Total Sum Insured: \$1,030,397 Indemnity: \$142,177 Insurance Reference: IR0101 Value claimed from Insurer: \$530,787.00 as at 20/03/2013  Insurer supported costs \$942,879.51 (job cost tracking under budget)  Council report approved value \$887,426.00  Council approved betterment & maintenance cost \$42,781.45 (job cost tracking to budget)	
Progress to date and current status: <ul style="list-style-type: none"> <li>• Building open</li> <li>• Handover Documents Completed</li> </ul>	
Next Steps: <ul style="list-style-type: none"> <li>• Finalise insurance entitlements</li> </ul>	<p><b>PRO_0680_B001</b></p>

February 2014

Attachment 2- Heritage Programme Status update

Avebury Coach House		
Building Status: <b>CLOSED</b> DEE Result: No DEE Presented		
Total Sum Insured: \$13,415 Indemnity: Insurance Reference: IR1589 Value claimed from Insurer: <i>Under Review</i> Current estimate: \$60,000  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>		
Progress to date and current status:		
<ul style="list-style-type: none"><li>• Building Closed</li><li>• Coach House report from Engineer on foundations received and drawings modified</li><li>• Drawings distributed for review by the Heritage Team</li><li>• Budgets have been prepared for review based on information from Engineer.</li><li>• SOP received from Insurer</li><li>• Currently sourcing insurance shortfall from Asset Owner</li></ul>		
Next Steps:		
<ul style="list-style-type: none"><li>• Finalise Insurance Settlement</li></ul>		




February 2014  
Attachment 2- Heritage Programme Status update

Café Trubys		
Building Status: <b>OPEN</b> DEE Result: 50% NBS		
Total Sum Insured: \$84,200 Indemnity: \$14,455 Insurance Reference: IR0505  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>		
Progress to date and current status: <ul style="list-style-type: none"><li>• Open and Operational</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Settle claim with Insurers for works completed to date</li></ul>		

**PRK\_3643\_BLDG\_001**

February 2014

Attachment 2- Heritage Programme Status update

<p><b>Canterbury Provincial Chambers</b></p>	
<p>Building Status: <b>CLOSED</b> DEE: Stabilisation underway before DEE assessment can be commenced. Total Sum Insured: \$32,884,529 Indemnity: \$6,221,541 Insurance Reference: IR0245  Value claimed from Insurer: \$7,558,560 as at 20/03/13  Insurer supported costs \$4,437,315.44 (Stabilisation costs)  Council report approved value \$  Council approved betterment &amp; maintenance cost \$Nil to date</p>	<p><b>PRK_1941_B001</b></p>
<p><b>Brief History:</b> To provide an update and information on progress to stabilise, secure, conserve and restore the Canterbury Provincial Council Buildings.</p> <ol style="list-style-type: none"> <li>1. The Canterbury Provincial Council Buildings (CPCB) are listed in the Christchurch City Plan as a Group 1 heritage item. The City Plan states that "Group 1 listed heritage items include buildings, places and objects of international or national significance, the protection of which is considered essential." The national and international level of significance of the complex is also recognised by the New Zealand Historic Places Trust Pouhere Taonga which registers the complex as a Category I Historic Place because of '...its special or outstanding historical heritage significance or value'.</li> <li>2. The Canterbury Provincial Council Buildings are the only remaining purpose-built provincial government buildings in New Zealand and are of international heritage significance. The site is listed on the World Monuments Fund (WMF) current watch site and a grant of \$60,000.00 (USD) has been offered by the WMF to assist with the conservation of the furniture from the stone chamber and to be used for an interpretation and signage programme around the perimeter of the building to inform the public of its history and post-quake work. The acceptance of this grant is subject to conditions which are being negotiated.</li> <li>3. The CPCB were designed in three stages between 1858 to 1865 by Benjamin Mountfort, Canterbury's leading Gothic Revival architect. Their development reflected the rapidly improving fortunes of the fledgling Canterbury Association, culminating in the building of the richly decorated stone chamber.</li> <li>4. The buildings are also protected under the Canterbury Provincial Vesting Act 1928, to be maintained as a memorial of the foundation of the Province of Canterbury. This was the first time that the New Zealand government had passed legislation to protect a historic building.</li> </ol>	

February 2014

Attachment 2- Heritage Programme Status update

5. Following the cessation of provincial government in New Zealand in 1876 the buildings passed to central government and were principally used by the departments of Lands and Survey and Justice. In 1988 the Act was amended to allow the buildings to pass to the Canterbury United Council (later Regional Council then ECAN). In 1993 the Regional Council vested the buildings in the Christchurch City Council which owns the buildings. However under the vesting act Council cannot alter the buildings without the approval of the Minister of Conservation.
6. The day to day management of the Canterbury Provincial Council Buildings has been carried out by the Canterbury Provincial Council Buildings Management Group (CPCB Management Group) which provided managerial direction on behalf of the Christchurch City Council in accordance with the Vesting Act 1928. In addition, the Canterbury Provincial Council Buildings Advisory Committee (CPCB Advisory Committee), acting in a voluntary capacity and with no decision-making capacity, have provided heritage advice to the CPCB Management Group).
7. The Canterbury Provincial Council Buildings suffered damage in the September 2010 earthquake then considerable damage to all areas as a result of the 22 February 2011 earthquake.
8. The income from the building prior to earthquakes was \$129,369.00.
9. The most devastating loss has been the collapse of the high Victorian Gothic Stone Chamber, resulting in the loss of or severe damage to the Chamber's furniture, stained glass windows, carved stone work and other decorative elements.
10. A careful programme of work began in September 2011 to undertake the deconstruction, stabilisation, make safe and retrieval of materials from the Provincial Council complex. This programme has been supervised and undertaken by a team experienced in heritage work and spread over a number of disciplines including archaeologists, historians, conservation architects, engineers, stonemasons and a construction team. The work has been undertaken through the RMA consenting process and includes careful recording by plan, photograph and written documentation of all areas of work.
11. Under the Canterbury Provincial Vesting Act 1928, the approval of the Minister of Conservation is required and has been obtained to carry out the above works. Consultation with Ngai Tahu and the New Zealand Historic Places Trust is also required as part of the resource consent process and has been undertaken. The Provincial Buildings Advisory Group have been kept up to date regarding the work and were taken on a site inspection in December 2012.

Progress to date:

- Building is severely damaged. Potential land issues. Rebuild of significant portions of the building necessary.
- A revised stabilisation plan has been developed. This plan incorporates the remaining deconstruction and stabilisation works as a result of gaining access to damaged areas not previous available.

Current status:

- Stabilisation work now complete for Belgian Beer Café and timber chamber.
- Stone Chamber and Timber Offices now complete
- Timber enclosure over the stone chamber is now complete

The additional work has extended the project end date from Dec 2013 to into the first quarter of 2014.

February 2014


Attachment 2- Heritage Programme Status update

Next Steps:

- Stabilisation works to Bellamys are now underway and making good progress
- Future repair strategy requires detailed consideration and consultation with CCC, DOC and NZHPT.
- Is to appoint a project group to consider the permanent works and the development of a methodology and budget around repair with an assumption that full restoration will be undertaken.
- A report to the Council once the project group has developed repair options.

February 2014

Attachment 2- Heritage Programme Status update

<h1>Chokebore Lodge</h1>	
<p>Building Status: <b>CLOSED</b></p> <p>DEE Result: 20% where affected by The Cob (Clay walls)</p>	
<p>Total Sum Insured: \$648,207</p> <p>Indemnity: \$53,978</p> <p>Insurance Reference: IR0316</p> <p>Value claimed from Insurer: \$20,117.00 as at 20/03/13</p> <p>Insurer supported costs \$ <i>Under Review</i></p> <p>Council report approved value \$ <i>Under Review</i></p> <p>Council approved betterment &amp; maintenance cost \$ <i>Under Review</i></p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"><li>• Building stabilised</li><li>• Amendments have been made to DEE for circulation to Heritage Team to obtain final approvals</li></ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"><li>• Finalise comments and repair methodologies for review by the Heritage Team</li><li>• Complete design and documentation</li><li>• Request SOP from Insurer</li><li>• Prepare Council report for asset</li></ul>	

**PRO\_1538\_B001**



February 2014

Attachment 2- Heritage Programme Status update

<b>Cob Cottage</b>	
Building Status: <b>CLOSED</b> DEE Result:	
<p>Total Sum Insured: \$109,829 Indemnity: \$28,084 Insurance Reference: IR0336</p> <p>Value claimed from Insurer: \$10,592.00 as at 20/03/2013</p> <p>Insurer supported costs \$ <i>Under Review</i></p> <p>Council report approved value \$ <i>Under Review</i></p> <p>Council approved betterment &amp; maintenance cost \$ <i>Under Review</i></p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Stabilised and fenced off</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Project awaiting direction from Asset Owner</li> <li>• Delays currently being experienced due to the work on the Ferrymead Bridge.</li> </ul>	<p><b>PRK_1409_BLDG_001</b></p>


February 2014  
Attachment 2- Heritage Programme Status update

Coronation Library (Akaroa)		  <b>PRO_3647_B001</b>
Building Status: <b>OPEN</b> DEE Result: 44% NBS		
Total Sum Insured: \$220,896 Indemnity: \$43,569 Insurance Reference: IR0390		
Value claimed from Insurer: \$ Zero  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>		
Progress to date and current status: <ul style="list-style-type: none"><li>• Reopened</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Obtain Insurers SOP on project for works completed to date and proposed works going forward.</li><li>• Await CCC direction and desired strengthening option, cost as appropriate and proceed as directed</li><li>• Works on hold as directed by Council</li><li>• Minor earthquake repairs to be completed.</li><li>• Not a priority as the building is Open</li></ul>		

**PRO\_3647\_B001**


February 2014

Attachment 2- Heritage Programme Status update

<b>Curators House</b>	
Building Status: <b>OPEN</b> DEE Result: 67% NBS	
Total Sum Insured: \$1,105,817 Indemnity: \$270,733 Insurance Reference: IR0412  Value claimed from Insurer: \$451,470.00 as at 20/03/2013  Insurer supported costs \$592,624.37 (job finished and under budget by \$66,398.22)  Council report approved value \$544,491.00  Council approved betterment & maintenance cost \$208,267.00	
Progress to date and current status: <ul style="list-style-type: none"> <li>This building has been handed over to the asset owner and is now open and operational</li> </ul>	
Next Steps: <ul style="list-style-type: none"> <li>Finalise insurance entitlements</li> </ul>	<p><b>PRO_1192_B001</b></p>


February 2014

Attachment 2- Heritage Programme Status update

<b>Custom House</b>	
Building Status: <b>OPEN</b> (for viewing only) DEE Result: 41% NBS (Able to be opened once Staff decide on use)	
Total Sum Insured: \$70,782 Indemnity: \$13,398 Insurance Reference: IR0413  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>	
<b>PRO_3640_B002</b>	
Progress to date and current status: <ul style="list-style-type: none"><li>• Make safe works including deconstruction of brick chimney to below roofline and waterproofing with plywood cap completed</li><li>• Design Contract under review with the Heritage Team</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Award Design Contract</li><li>• Remedial design.</li><li>• Not a priority for physical repairs as the facility is open for viewing.</li></ul>	

**PRO\_3640\_B002**


February 2014  
Attachment 2- Heritage Programme Status update

<b>Edmond Band Rotunda</b>		
Building Status: <b>DEMOLISHED</b> DEE Result:		
Total Sum Insured: \$686,472 Indemnity: \$463,421 Insurance Reference: IR1393  Value claimed from Insurer: \$209,492.00  Insurer supported costs \$755,119.00 (Preliminary budget \$1.2M)  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ Not yet known		
<b>PRO_1204_B001</b>		
Progress to date and current status: <ul style="list-style-type: none"><li>• Asset has been deconstructed and the heritage items have been retrieved and stored on site including the copper dome</li><li>• A permanent fence has been installed</li><li>• Preliminary design documents have been completed</li><li>• Preliminary budgets for rebuild have been completed</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Preliminary work on the council report – underway</li><li>• Determine structural design procurement methodology.</li></ul>		

**PRO\_1204\_B001**




February 2014  
Attachment 2- Heritage Programme Status update

<b>Edmonds Clock Tower</b>		
Building Status: <b>CLOSED</b> DEE Result: 67% (On completion)		
Total Sum Insured: \$485,478 Indemnity: \$379,339 Insurance Reference: IR0330  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$315,322 (job tracking to budget)  Council report approved value \$260,000.00  Council approved betterment & maintenance cost \$114,000(Note: Includes betterment for clockwork – est. \$10,000.00)		
Progress to date and current status: <ul style="list-style-type: none"><li>• Earthquake strengthening and repairs are 80% complete – due to the maintenance issues, the project has been put on hold.</li><li>• Maintenance Repair Methodology and budgets have been approved and PO numbers issued.</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Maintenance of tower to commence. This involves removing the concrete roof and reinstating with new concrete.</li><li>• Consent Applications in progress.</li><li>• Start of the physical work expected to be April 2014, with estimated completion at end of June 2014.</li></ul>		

PRK\_1927\_BLDG\_001

**PRK\_1927\_BLDG\_001**

February 2014  
Attachment 2- Heritage Programme Status update


Edmonds Poplar Crescent Pavilion		 <b>PRK_1204_BLDG_002</b>
Building Status: <b>CLOSED</b> DEE Result: 100% NBS		
Total Sum Insured: \$84,606 Indemnity: \$14,160 Insurance Reference: IR1271		
Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$		
Progress to date and current status: <ul style="list-style-type: none"><li>• DEE report received – 100% NBS</li><li>• Approval has been given to engage Consultants</li><li>• The building is closed as the steps leading up to building require complete replacement and the building will need to be closed for this process</li><li>• The whole site is closed for security reasons as per request from the Asset Owners Representative</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Receipt of comments on DEE and repair methodologies</li><li>• Asset owner approval required before any design works commence</li><li>• A separate project for remediation of the Avon river wall is underway in parallel</li></ul>		

February 2014  
Attachment 2- Heritage Programme Status update

<b>Former Council Stables (Donald St Yard)</b>	
Building Status: <b>CLOSED</b> DEE Result: 3%	
Total Sum Insured: \$364,576 Indemnity: \$90,860 Insurance Reference: IR0436	
Value claimed from Insurer: \$ <i>Under Review</i>	
Insurer supported costs \$ Funds for DEE supported \$8,000.00	
Council report approved value \$ <i>Under Review</i>	<b>PRK_3505_BLDG_002</b>
Council approved betterment & maintenance cost \$0.00	
Progress to date and current status:	
<ul style="list-style-type: none"><li>• Preliminary schismatic design and budget works completed</li><li>• DEE and Concept Design in review with Heritage Group</li></ul>	
Next Steps:	
<ul style="list-style-type: none"><li>• Establish intent of use for this building</li></ul>	


**PRK\_3505\_BLDG\_002**

February 2014  
Attachment 2- Heritage Programme Status update

<b>Godley House</b>		
Building Status: <b>DEMOLISHED</b> DEE: 30%NBS		
Total Sum Insured: \$1,911,417  Indemnity: \$476,375  Insurance Reference: IR0592  Value claimed from Insurer: \$ 526,661  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ N/A		
<b>PRO_3555_B010</b>		
Current status: <ul style="list-style-type: none"><li>Report on foundations received from Undercover Archaeology and distributed to asset owner for comment.</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>Instruction from Asset Owner is to remove post 1900 foundations, leaving the pre 1900 ones and open the grounds.</li><li>Preparation for physical works in progress</li></ul>		


**PRO\_3555\_B010**

February 2014  
Attachment 2- Heritage Programme Status update

<p><b>Governors Bay Old School House</b></p>	
<p>Building Status: <b>Available for use</b> DEE Result: 100%</p>	
<p>Total Sum Insured: \$74,524 Indemnity: \$9,758 Insurance Reference: IR1017</p> <p>Value claimed from Insurer: \$ <i>Under Review</i></p> <p>Insurer supported costs \$ <i>Under Review</i></p> <p>Council report approved value \$ <i>Under Review</i></p> <p>Council approved betterment &amp; maintenance cost \$ <i>Under Review</i></p>	<p><b>PRK_3563_BLDG_003</b></p>
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• DEE report represents a result of 100% NBS (Following deconstruction of chimneys)</li> <li>• Tender documents for design being prepared</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Solicit and evaluate design proposals</li> <li>• Prepare scope of works and quantify repair cost.</li> <li>• Chimney and toilet block repairs to this facility will enable this to open.</li> </ul>	




February 2014  
Attachment 2- Heritage Programme Status update

<b>Governors Bay School Headmasters House</b>	
Building Status: <b>CLOSED</b> DEE Result: TBC	<b>PRK_3563_BLDG_004</b>
Total Sum Insured: \$248,906 Indemnity: \$34,038 Insurance Reference: IR1016	
Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>	
Progress to date and current status:  <ul style="list-style-type: none"><li>Site visit on 14/11/13 suggests that significant sums would be required for reinstatement but only minor earthquake damage was noted. Majority of this cost is attributable to deferred maintenance.</li></ul>	
Next Steps:  <ul style="list-style-type: none"><li>Solicitation for Remedial Design is being prepared.</li><li>Council Report is expected to be completed around October 2014</li></ul>	

**PRK\_3563\_BLDG\_004**

February 2014  
Attachment 2- Heritage Programme Status update

<b>Grubb Cottage</b>		
Building Status: <b>OPEN</b> DEE Result: 86% NBS		
Total Sum Insured: \$123,900 Indemnity: \$81,125 Insurance Reference: IR0622  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>		
Progress to date and current status: <ul style="list-style-type: none"><li>• Building stabilised and open.</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Review and submit conceptual strengthening report to Council for the damage to the chimney. These repairs will be made while the building is open.</li><li>• Not a priority as the building is Open</li></ul>		


**PRO\_3686\_B001**

February 2014  
Attachment 2- Heritage Programme Status update


<h1>Halswell Quarry Old Stone House</h1>	
Building Status: <b>CLOSED</b> DEE Result: 40% Currently in draft, under review	
Total Sum Insured: \$398,088 Indemnity: \$107,710 Insurance Reference: IR0669	
Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>	
PRK_1887_BLDG_001	
Progress to date and current status: <ul style="list-style-type: none"><li>Final copy of DEE Report received.. Insight completed review and commented</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>DEE Report under review</li><li>Prepare Council Report</li></ul>	

**PRK\_1887\_BLDG\_001**

February 2014  
Attachment 2- Heritage Programme Status update

<h2>Halswell Quarry Crusher Building</h2>		 <p><b>PRK_1887_BLDG_003</b></p>
<p>Building Status: <b>CLOSED</b> Qualitative Report: Result: 35%</p>		
<p>Total Sum Insured: \$148,500 Indemnity: \$1,687 Insurance Reference: IR1012</p> <p>Value claimed from Insurer: \$ <i>Under Review</i></p> <p>Insurer supported costs \$30,000 (Bank Stabilisation)</p> <p>Council report approved value \$ <i>Under Review</i></p> <p>Council approved betterment &amp; maintenance cost \$ <i>Under Review</i></p>		
<p>Progress to date and current status:</p> <ul style="list-style-type: none"><li>• Insurers have supported the costs to cut the bank back following the recommendations within the Geotech report.</li><li>• DEE Report received.</li><li>• PO number for \$30K – Insurer funded, has now been received</li><li>• The bank stabilisation works are now complete.</li></ul>		
<p>Next Steps:</p> <ul style="list-style-type: none"><li>• Handover documentation for the bank stabilisation in progress</li><li>• On hold, awaiting conservation report</li></ul>		

February 2014  
Attachment 2- Heritage Programme Status update


<b>Halswell Quarry Singlemans Quarters</b>		
Building Status: <b>CLOSED</b> DEE Result: 39% NBS		
Total Sum Insured: \$220,725 Indemnity: \$42,525 Insurance Reference: IR1015  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>		
Progress to date and current status: <ul style="list-style-type: none"><li>• Stabilisation works completed</li><li>• Engineering design work in final stages</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Finalise design</li></ul>		

**PRK\_1887\_BLDG\_004**



February 2014

Attachment 2- Heritage Programme Status update

<b>Jubilee Clock Tower</b>		
Building Status: <b>CLOSED – Scheduled hand over March 2014</b> DEE Result: 67% NBS (on completion)		
Total Sum Insured: \$1,016,117 Indemnity: \$793,965 Insurance Reference: IR0333  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$704,194.75 (Tracking to budget) + (contested cost artesian water \$36,890.00)  Insurer approved funds of \$94,370.00 to cover revised methodology to repair steps and additional cost to engage Stone Mason.  Council report approved value \$ 741,085  Council approved betterment & maintenance cost \$13,000 for clock maintenance (+contested cost for artesian water \$36,890.00)		
<b>PRK_1915_BLDG_001</b>		
Progress to date and current status: <ul style="list-style-type: none"><li>• Clock Tower stabilised and artesian water diverted</li><li>• Post tensioning rods placed through steps and foundation</li><li>• Four new reinforced legs completed</li><li>• Deconstruction of the four stone columns completed</li><li>• Stabilised and earthquake repairs 70% complete</li><li>• Reinforced concrete work complete</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Form work for arches to be completed</li><li>• Reinstatement of stone works and commission Clock</li><li>• Delays to the December 2013 completion date, meaning project is now expected to finalise physical works in March 2014</li></ul>		

**PRK\_1915\_BLDG\_001**

February 2014  
Attachment 2- Heritage Programme Status update

<b>Kapuatohe Cottage</b>	
Building Status: <b>OPEN</b> DEE Result:	
Total Sum Insured: \$ Not Insured Indemnity: \$ Insurance Reference:  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$	
<b>PRK_0353_BLDG_002</b>	
Progress to date:  Damage to subfloor and minor damage to walls Current status: <ul style="list-style-type: none"><li>• Tenants in occupation – Asset owner has supplied contact information for future works</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Undertake minor repair works in conjunction with adjoining Kapuatohe Dwelling</li></ul>	

**PRK\_0353\_BLDG\_002**


February 2014

Attachment 2- Heritage Programme Status update

<b>Kaputohe Museum</b>		
Building Status: <b>CLOSED</b> DEE Result: 35%		
Total Sum Insured: \$183,705 Indemnity: \$21,423 Insurance Reference: IR0972  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$		
<b>PRK_0353_BLDG_006</b>		
Progress to date <ul style="list-style-type: none"><li>• DEE Completed</li></ul> current status: <ul style="list-style-type: none"><li>• Repair methodology completed</li><li>• A repair budget has been prepared</li><li>• Asset owner has outlined the issues with strengthening to suit the artefacts.</li></ul> Next Steps: <ul style="list-style-type: none"><li>• Minor works to be scheduled in conjunction with the dwelling project</li><li>• Asset owner to supply a strength target for this asset</li></ul>		


**PRK\_0353\_BLDG\_006**

February 2014  
Attachment 2- Heritage Programme Status update

<b>Kaputohe Dwelling</b>		
Building Status: <b>OPEN</b> DEE Result: 100% top and bottom floors. 0% Chimneys (deconstructed)		
Total Sum Insured: \$243,960 Indemnity: \$26,076 Insurance Reference: IR0474  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$206,334.72  Council report approved value \$  Council approved betterment & maintenance cost \$		
Progress to date and current status: <ul style="list-style-type: none"><li>• Chimney deconstruction</li><li>• DEE, Design and budgets approved</li><li>• SOP received</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Submit Council report for project approval</li></ul>		


**PRK\_0353\_BLDG\_001**

February 2014  
Attachment 2- Heritage Programme Status update

<b>Kukupa Hostel</b>	
Building Status: <b>CLOSED</b> DEE Result: TBC	
Total Sum Insured: \$174,048 Indemnity: \$102,375 Insurance Reference: IR0775  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$	
Progress to date and current status: <ul style="list-style-type: none"> <li>• Building chimney deconstructed</li> </ul>	
Next Steps: <ul style="list-style-type: none"> <li>• Scoping of EQ damage currently underway</li> <li>• Conservation Plan underway (6 months) to assist with the future decision making – Due May 2014</li> </ul>	<b>PRO_3585_B001</b>




February 2014  
Attachment 2- Heritage Programme Status update

<p><b>LE Cottage</b></p>	
<p>Building Status: <b>CLOSED</b> (Open for external viewing) DEE Result: 51% NBS</p>	<p><b>PRO_3635_B001</b></p>
<p>Total Sum Insured: \$65,268 Indemnity: \$11,415 Insurance Reference: IR0504</p> <p>Value claimed from Insurer: \$ <i>Under Review</i></p> <p>Insurer supported costs \$ <i>Under Review</i></p> <p>Council report approved value \$ <i>Under Review</i></p> <p>Council approved betterment &amp; maintenance cost \$ <i>Under Review</i></p>	<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Make Safe works included chimney deconstruction below roofline and waterproofing of same.</li> <li>• Geotechnical Report 29/07/11 stated no land damage was noted.</li> <li>• Design Contract Under Review</li> </ul>
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Award Design Contract</li> <li>• Remedial design</li> <li>• Not a priority, as building available for public viewing</li> </ul>	

February 2014  
Attachment 2- Heritage Programme Status update


<p><b>Linwood Community Arts</b></p>	
<p>Building Status: <b>OPEN</b> DEE Result: 100% NBS</p>	
<p>Total Sum Insured: \$463,105 Indemnity: \$47,247 Insurance Reference: IR0807</p> <p>Value claimed from Insurer: \$ <i>Underway</i></p> <p>Insurer supported costs \$509,416.00</p> <p>Council report approved value \$</p> <p>Council approved betterment &amp; maintenance cost \$150,010.00</p>	 <p>Pre Construction</p> <p><b>PRO_0797_B001</b></p>  <p>Complete – October 2013</p>
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Building Open</li> <li>• Handover Documentation complete</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Finalise insurance settlements</li> </ul>	

February 2014  
Attachment 2- Heritage Programme Status update

Little River Library		
Building Status: <b>CLOSED</b> DEE Result:		
Total Sum Insured: \$321,734 Indemnity: \$53,277 Insurance Reference: IR0776  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>		
Progress to date and current status:		
Next Steps:		

<ul style="list-style-type: none"><li>Make safe works have been undertaken. Engineered timber propping with dead man weighting was installed to the South West and North West corners of the building – Building stabilised.</li></ul>
<ul style="list-style-type: none"><li>SOP documentation sought for support of works completed to date and proposed works.</li></ul>

February 2014  
Attachment 2- Heritage Programme Status update

<p><b>Lyttelton (Upham) Clocktower</b></p>	 <p><b>PRK_3514_BLDG_002</b></p>
<p>Building Status: <b>CLOSED</b> (MOE owns land, project under review) DEE Result: 25% NBS</p>	
<p>Total Sum Insured: \$0.00 Indemnity: \$0.00 Insurance Reference: IR5006</p> <p>Value claimed from Insurer: \$ Zero</p> <p>Insurer supported costs \$ Zero</p> <p>Council report approved value \$ <i>Under Review</i></p> <p>Council approved betterment &amp; maintenance cost \$</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Structure fenced off</li> <li>• DEE, Design and Budgets complete</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Obtaining SOP from Insurer</li> <li>• Prepare report for Council approval</li> </ul>	


February 2014

Attachment 2- Heritage Programme Status update


<p><b>Lyttelton Museum</b></p>	
<p>Building Status: <b>DEMOLISHED</b> DEE: 30%NBS</p>	
<p>Total Sum Insured: \$1,318,355  Indemnity: \$222,246  Insurance Reference: IR0840  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment &amp; maintenance cost \$</p>	
<p>Current status:</p> <ul style="list-style-type: none"> <li>• Demolished</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Strategy for site to be developed</li> </ul>	<p><b>PRO_3504_BLDG</b></p>



February 2014  
Attachment 2- Heritage Programme Status update

<b>Mona Vale Bathhouse</b>	 <b>PRK_0555_BLDG_004</b>
Building Status: <b>CLOSED</b> DEE Result: 25% NBS (damaged state)	
Total Sum Insured: \$131,794 Indemnity: \$15,045 Insurance Reference: IR0960  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ SOP to be requested  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost	
Progress to date and current status: <ul style="list-style-type: none"><li>• DEE reports completed; Geotechnical report and onsite drilling works completed – results received.</li><li>• Concept design completed awaiting approval and further consultation</li><li>• Stabilisation works now completed.</li><li>• Insight has scoped EQ damage for underfloor swimming pool works. A fee proposal has been requested from the Structural Engineer for repairs to the underfloor pool.</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Asset owner to confirm % NBS required</li><li>• Design and documentation to be completed for consent</li><li>• Prepare budget based on design</li><li>• Request SOP from insurer</li><li>• Prepare Council report</li></ul>	

February 2014  
Attachment 2- Heritage Programme Status update

<b>Mona Vale Gatehouse (Residential)</b>	
Building Status: <b>CLOSED</b> DEE Result: 10%	
<p>Total Sum Insured: \$404,881 Indemnity: \$123,088 Insurance Reference: IR0962</p> <p>Value claimed from Insurer: \$ <i>Under Review</i></p> <p>Insurer supported costs \$ <i>Under Review</i></p> <p>Council report approved value \$ <i>Under Review</i></p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• Council attempting to engage a meeting with EQC to review claim for costs</li> <li>• Stabilisation works are complete</li> <li>• Design concepts are currently being prepared</li> <li>• The DEE report has been received</li> <li>• The asset owner has confirmed that the required repair level is 67% NBS</li> <li>• EQC have been provided with details on residential claim</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Design and documentation to be completed for consent</li> <li>• Prepare budget based on design</li> <li>• Request SOP from Insurer</li> <li>• Prepare Council report</li> </ul>	


Formatted: Bullets and Numbering

February 2014  
Attachment 2- Heritage Programme Status update

<b>Mona Vale Homestead</b>	
Building Status: <b>CLOSED</b> DEE Result: 5%	
Total Sum Insured: \$3,922,202 Indemnity: \$912,140 Insurance Reference: IR0964  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$2,206,111.91  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$	
Progress to date and current status: <ul style="list-style-type: none"> <li>• Resource and building consent documentation completed</li> <li>• Budgets have been completed</li> <li>• An SOP from the Insurers has been received</li> <li>• Final Council Report approved to repair to 67%</li> </ul>	
Next Steps: <ul style="list-style-type: none"> <li>• Work through Consenting process</li> <li>• Physical works to commence</li> </ul>	


**PRK\_0555\_BLDG\_002**

February 2014  
Attachment 2- Heritage Programme Status update

<b>Mona Vale Lodge (Residential)</b>	 <p><b>PRO_0555_B001</b></p>	
Building Status: <b>OPEN</b> DEE Result: 45%		
Total Sum Insured: \$291,748 Indemnity: \$92,409 Insurance Reference: IR0966  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$320,922.00  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$		
Progress to date and current status:		
Next Steps:		


<ul style="list-style-type: none"><li>• Resource and Building consent documentation have been completed</li><li>• An SOP has been received from the Insurer</li></ul>
<ul style="list-style-type: none"><li>• Prepare Council report (Not a priority as building is open)</li></ul>

February 2014  
Attachment 2- Heritage Programme Status update

<b>Community Centre – Cracroft (Old Stone House)</b>	  <b>PRO_1809_B001</b>
Building Status: <b>CLOSED</b> DEE: 10% NBS	
Total Sum Insured: \$1,584,732 Indemnity: \$361,143 Insurance Reference: IR0346  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>	
Progress to date: <ul style="list-style-type: none"><li>• Stabilised</li><li>• Updated DEE currently with the Heritage Team for review</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• SOP documentation sought for support of works completed to date and proposed works.</li><li>• Review DEE and selected desired course of action</li></ul>	



February 2014  
Attachment 2- Heritage Programme Status update


<h1>Our City Otautahi</h1>	 <p><b>PRO_1212_B001</b></p>
<p>Building Status: <b>CLOSED</b> DEE: too dangerous for internal inspections</p>	
<p>Total Sum Insured: \$5,717,100 Indemnity: \$1,015,980 Insurance Reference: IR1013</p> <p>Value claimed from Insurer: \$ <i>Under Review</i></p> <p>Insurer supported costs \$ <i>Under Review</i></p> <p>Council report approved value \$ <i>Under Review</i></p> <p>Council approved betterment &amp; maintenance cost \$ <i>Under Review</i></p>	
<p><b>Brief History</b> To provide a full update and information on progress to stabilise, secure, conserve and restore the former Municipal Chambers: Our City O-Tautahi.</p> <ol style="list-style-type: none"><li>1. The former Municipal Chambers is considered to have exceptional significance and is listed in the Christchurch City Plan as a Group 1 heritage building, the protection of which is considered essential. Its heritage significance is also recognised by the New Zealand Historic Places Trust Pouhere Taonga which registers the building as a Category I Historic Place.</li><li>2. Designed by Samuel Hurst Seager in the 'Queen Anne' style, the distinctive red-brick building was completed in 1887. It is the only purpose-designed civic office building built for the Christchurch City Council and functioned as the centre of local government until 1924.</li><li>3. The former Municipal Chambers is an eclectic blending of Gothic, Elizabethan and Dutch motifs often referred to as the Queen Anne style and was the first of this style in New Zealand - a break from the dominant Gothic Revival and Classical styles of the time. The asymmetrical facades and turrets, employs cut, moulded and coloured bricks along with patterned terracotta panels to give rich ornamentation. Two terracotta figures of Industry and Concord, sculpted by noted English sculptor Sir George Frampton RA, are key features in the south-facing wall.</li><li>4. It is this rarity of the use of the Queen Anne style for Civic use that has given the building a high degree of both social and architectural significance within New Zealand. The use of locally cast decorative panels and bricks from the Dean's Home Bush brick works at Glentunnel also increases the technical/craftsmanship significance of the structure leading to an importance to ensure that a careful conservation process is undertaken to conserve these elements as well as the significant stained glass and terracotta figure elements. The building was Seager's first major commission upon returning to New Zealand from Europe and provided him with extensive public exposure as a young architect who was to go on to become one of the most nationally</li></ol>	

February 2014

Attachment 2- Heritage Programme Status update


<p>recognised exponents of the Arts and Crafts Movements philosophy in New Zealand.</p> <ol style="list-style-type: none"> <li>5. The income from the building prior to earthquakes was \$12,316.00.</li> <li>6. The building suffered damage in the September 2010, February 2011 and June 2011 earthquakes. Significant external stabilisation has been undertaken including propping and partial deconstruction of extensively damaged areas. The building remains fenced off but has been stabilised to meet the required level of public safety by CERA to allow for access-ways to be reopened.</li> <li>7. Strengthening work in 1989 involved installing steel ties and was followed in 2001 with the construction of concrete structural walls. The concrete structural wall strengthening will remain and form part of the repair strategy.</li> <li>8. A geotechnical assessment noted that the building had settled slightly in the north-western corner towards the Avon River due to minor liquefaction. However the Conservation Plan prepared pre-quake notes that a degree of settlement was already in existence in the north-western corner towards the Avon River. It is noted that there has been little or no liquefaction in this area and that the layer affected by liquefaction is not thick and likely to be under-laid by gravel based on the lack of lateral movement in the vicinity of the site. The main building is considered to have a low risk of being affected by ground deformations due to its deep foundations.</li> </ol>	<p>Progress to date:</p> <p>Building is stabilised but severely damaged. Rebuild of significant portions of the building necessary. Reinstatement cost is well in excess of insured amount.</p> <p>Current status:</p> <p>Three preliminary options have been put to staff for review</p> <ul style="list-style-type: none"> <li>• 1 – A traditional engineering strengthening solution to 67% NBS (Approx. \$8,895,000)</li> <li>• 2 – A base isolation solution (estimated at \$10.5M)</li> <li>• 3 – A traditional engineering strengthening solution to 33% NBS (\$8,885,000)</li> <li>• Damage report completed</li> </ul> <p>The insured value (\$5.8M) is not expected to cover any option, therefore it is expected that Council will meet the difference in the chosen repair strategy.</p>	<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Approval is required to proceed to market to solicitate consultant tenders for design and documentation.</li> <li>• A direction from Council will be required stating the percentage NBS for the building and if base isolation is to be included as an option within the consultants tender.</li> </ul>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

February 2014  
Attachment 2- Heritage Programme Status update

<b>Poseidon</b>	 <b>PRO_1461_B001</b>	
Building Status: <b>OPEN</b> DEE Result: 87% NBS		
Total Sum Insured: \$494,646 Indemnity: \$296,063 Insurance Reference: IR0133  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$314,902.44 (Job completed on budget)  Council report approved value \$288,472.00  Council approved betterment & maintenance cost \$2000.00		
Progress to date and current status:		
Next Steps:		

<ul style="list-style-type: none"><li>• Building complete.</li><li>• Code of Compliance Certificate was issued 2/10/12</li><li>• Opened for Business November 2012</li></ul>
<ul style="list-style-type: none"><li>• Finalise insurance claim</li></ul>

February 2014  
Attachment 2- Heritage Programme Status update

<p><b>Riccarton Bush Deans Cottage</b></p>	
<p>Building Status: <b>CLOSED</b> DEE Result:</p>	
<p>Total Sum Insured: \$138,030 Indemnity: \$778 Insurance Reference: IR1199</p> <p>Value claimed from Insurer: \$ <i>Under Review</i></p> <p>Insurer supported costs \$ <i>Under Review</i></p> <p>Council report approved value \$ <i>Under Review</i></p> <p>Council approved betterment &amp; maintenance cost \$ <i>Under Review</i></p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> <li>• RBT board have accepted the option to replace the chimney in red brick – These bricks will be salvaged from Chimney 1 in the homestead.</li> <li>• No EQC claim entitlement confirmed.</li> <li>• Structural design works for chimney reinstatement underway</li> <li>• Complete Structural design for the chimney – in progress and due March 14</li> </ul>	
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Review Structural Design of the chimney and proceed with repair methodology</li> <li>•</li> </ul>	<p>PRO_1870_B002</p>

February 2014

Attachment 2- Heritage Programme Status update

<b>Riccarton Bush Rangers Cottage (Residential – Tenanted)</b>	 <b>PRO_1870_B003</b>	
Building Status: <b>Occupied by tenant</b> DEE Result: RBT not requesting a DEE report, as asset is a residential dwelling		
Total Sum Insured: \$255,628 Indemnity: \$110,920 Insurance Reference: IR1200  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>		
Progress to date and current status:		
Next Steps:		

<ul style="list-style-type: none"><li>• Design work substantially complete and waiting for approval to complete design for Jan 12 event (SW wall)</li><li>• Council attempting to engage a meeting with EQC to review claim for costs</li><li>• No DEE report is required for this asset</li></ul>
<ul style="list-style-type: none"><li>• Obtain funding to complete make safe works</li><li>• Finalise design documentation</li><li>• Lodge Building consent</li><li>• Obtain SOP from Insurer</li></ul>



February 2014  
Attachment 2- Heritage Programme Status update

<b>Riccarton House (RBT)</b>	 <b>PRO_1870_B001</b>
Building Status: <b>CLOSED</b> DEE Result: 18% NBS	
Total Sum Insured: \$3,720,390 Indemnity: \$1,069,503 Insurance Reference: IR1202  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$2,127,786.44 (Tracking to budget) Insurance approved value \$1,863,870.40  RBT betterment & maintenance cost \$308,323.92	
Progress to date and current status: <ul style="list-style-type: none"><li>• Commenced on site Oct 12</li><li>• Reinstatement works 85% complete</li><li>• Chimney 1 variation works are complete</li><li>• Chimney 5 stabilisation – Complete</li><li>• Commercial kitchen refurbishment – Complete</li><li>• Heating Project - Complete</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Completion date is April 2014 due to inclusion of Heating and Kitchen projects</li><li>• Tender external painting contract</li><li>• Start reinstating chattels</li><li>• Morning Room upgrade to commence</li></ul>	

February 2014

Attachment 2- Heritage Programme Status update

<b>Risingholme Hall</b>	
Building Status: <b>CLOSED</b> DEE Result: 13% NBS	
Total Sum Insured: \$538,203 Indemnity: \$130,735 Insurance Reference: IR1208  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>	
Progress to date and current status: <ul style="list-style-type: none"> <li>• Design Contract being prepared</li> </ul>	
Next Steps: <ul style="list-style-type: none"> <li>• Design Contract under Review</li> <li>• Undertake detailed Design</li> <li>• Prepare a report to Council, expected November 2014</li> </ul>	<p><b>PRO_0995_B001</b></p>


February 2014

Attachment 2- Heritage Programme Status update

<b>Risingholme Community Centre and Homestead</b>		
Building Status: <b>CLOSED</b> DEE Result: 33% NBS		
Total Sum Insured: \$1,089,199 Indemnity: \$168,786 Insurance Reference: IR1209		
Value claimed from Insurer: \$ Under Review  Insurer supported costs \$ Under Review  Council report approved value \$ Under Review  Council approved betterment & maintenance cost \$ Under Review		
Progress to date and current status:		
<ul style="list-style-type: none"><li>• Make safe works completed with removal of chimney's A &amp; B to first floor level and waterproofing</li><li>• Deconstruction of chimney A1 and A2 to ground level were later required and works undertaken</li><li>• Linings were removed (as part of an intrusive investigation) from chimney B in mid-August 2012</li><li>• Decision made that Chimney B should be deconstructed to ground due to damage viewed.</li><li>• Design Contract being reviewed</li></ul>		<b>PRO_0995_B002</b>
Next Steps:		
<ul style="list-style-type: none"><li>• Award Design Contract and Undertake detailed Design</li><li>• Prepare a report to Council, expected November 2014</li></ul>		

**PRO\_0995\_B002**

February 2014  
Attachment 2- Heritage Programme Status update


<b>Rose Historic Chapel</b>	 <b>PRO_2190_B001</b>	
Building Status: <b>CLOSED</b> DEE Result: 10% NBS		
Total Sum Insured: \$1,468,417 Indemnity: \$437,037 Insurance Reference: IR1224  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i> Council report approved value \$ <i>Under Review</i> Council approved betterment & maintenance cost \$ <i>Under Review</i>		
Progress to date and current status: <ul style="list-style-type: none"><li>• Stabilisation works complete</li><li>• Design options and schemes completed</li><li>• Structural and architectural final design work 90% complete</li><li>• CERA have requested deconstruction of the brick fence</li><li>• Approval received to install and secure footpath and fences. Works underway and due for completion early March</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Complete design documentation</li><li>• Prepare budgets</li><li>• Request SOP from Insurer</li><li>• Costs to move altar being sought</li></ul>		

February 2014  
Attachment 2- Heritage Programme Status update

<b>Shirley Community Centre</b>	
Building Status: <b>DEMOLISHED</b> DEE Result:	
Total Sum Insured: \$2,477,047 Indemnity: \$443,259 Insurance Reference: IR0352	
Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$  Council approved betterment & maintenance cost \$	
Progress to date and current status: <ul style="list-style-type: none"><li>• Site works completed including cutting grass, security fences have been removed.</li><li>• Council will now take over control of site</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Council have control of site</li><li>• Finalise Insurance entitlements</li></ul>	




February 2014  
Attachment 2- Heritage Programme Status update

<p><b>Sign of the Kiwi</b></p>	
<p>Building Status: <b>CLOSED</b> DEE: 9.5%NBS</p>	
<p>Total Sum Insured: \$250,437 Indemnity: \$45,135 Insurance Reference: IR1276  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment &amp; maintenance cost \$ <i>Under Review</i></p>	<p><b>PRK_1823_BLDG_003</b></p>
<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Review DEE and select desired course of action.</li> <li>• Detailed Design to be prepared for review</li> <li>• Prepare a report to Council, expected around September 2014</li> </ul>	


February 2014  
Attachment 2- Heritage Programme Status update

<b>Sign of the Takahe</b>	 <b>PRO_1815_B001</b>
Building Status: <b>CLOSED</b> DEE: 30%NBS	
Total Sum Insured: \$5,943,859 Indemnity: \$3,479,709 Insurance Reference: IR1284  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$1,940,266.00  Council report approved value \$3,411,852.57  Council approved funding of \$1,471,586 & overdue maintenance cost of \$100,000.	
Current status: <ul style="list-style-type: none"><li>• Building has been stabilised</li><li>• SOP has been received from Insurer</li><li>• Project approved through Council - Insight will begin the next steps in the reinstatement process, beginning with Resource Consent application. Lodged Resource Consent 25/10/13 – received.</li><li>• Site Establishment Meeting – Complete</li><li>• Resource Consent Received</li><li>• Building Consent Exemption applied for 26/02/14</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Start reinstatement works on site. This is intended to commence March 2014</li></ul>	

February 2014  
Attachment 2- Heritage Programme Status update


<h1>Signal Mast Cave Rock</h1>		
<p>Building Status: <b>CLOSED</b></p> <p>DEE Result: N/A</p>		
<p>Total Sum Insured: <a href="#">Issues around Insurance Cover being discussed</a></p> <p>Indemnity: \$0.00</p> <p>Insurance Reference: IR5007</p> <p>Value claimed from Insurer: \$ <i>Under Review</i></p> <p>Insurer supported costs \$ <i>Under Review</i></p> <p>Council report approved value \$</p> <p>Council approved betterment &amp; maintenance cost \$</p>		
<p>Progress to date and current status:</p> <ul style="list-style-type: none"><li>• All documentation complete – budget has been completed</li><li>• DEE not applicable on this asset as complete building design required and agreed with Building Consent team.</li><li>• Currently waiting for approval to lodge Building and Resource consents</li><li>• Budgets have been finalised by Insight</li></ul>		
<p>Next Steps:</p> <ul style="list-style-type: none"><li>• Approval being granted from Council so project can move into consent approval stage.</li><li>• Waiting on LAT to support this as a Memorial, negotiations continue</li></ul>		

February 2014  
Attachment 2- Heritage Programme Status update

<b>Stoddarts Cottage</b>		
Building Status: <b>CLOSED</b> DEE Result:		
Total Sum Insured: \$194,110 Indemnity: \$41,300 Insurance Reference: IR1355		
Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>		
Progress to date and current status:		
<ul style="list-style-type: none"><li>• Make safe works have been undertaken – Chimney in Gallery. Dismantling of the fireplace and removal of the remainder of the chimney</li><li>• Urgent waterproofing repairs carried out on the roof</li><li>• Intrusive Investigation completed to ascertain condition of timber framing &amp; presence of any diagonal bracing to restrain lateral loading. It enabled an inspection of the connection between the bottom wall plate &amp; foundation.</li><li>• Design solicitation being prepared</li></ul>		<b>PRO_3555_B006</b>
Next Steps:		
<ul style="list-style-type: none"><li>• Solicit and Award Design Contract</li><li>• Undertake detailed Design</li><li>• Prepare a report to Council, expected October 2014</li></ul>		

**PRO\_3555\_B006**

February 2014  
Attachment 2- Heritage Programme Status update

<b>The Gaiety</b>	  <b>PRO_3648_B001</b>
Building Status: <b>CLOSED</b> DEE: 20%NBS	
Total Sum Insured: \$628,250 Indemnity: \$149,583 Insurance Reference: IR0577	
Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>  Council approved betterment & maintenance cost \$ <i>Under Review</i>	
Progress to date:  Temporary vermin and weatherproofing undertaken as directed  Current status: <ul style="list-style-type: none"><li>• Assembling Pricing Documentation</li><li>• Council Report approved to repair to 67% NBS</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Agree on Permanent design solution</li><li>• Complete design documentation for consents</li><li>• Agree scope of overdue maintenance to be completed at the time of repairs</li><li>• </li></ul>	

**PRO\_3648\_B001**




February 2014  
Attachment 2- Heritage Programme Status update

<b>Victoria Park Information Centre</b>		 <p><b>PRK_1829_BLDG_005</b></p>
Building Status: <b>CLOSED</b> DEE Result: 25% NBS		
Total Sum Insured: \$470,466 Indemnity: \$60,686 Insurance Reference: IR1507  Value claimed from Insurer: \$ Zero  Insurer supported costs \$185,031.04 to 49% NBS  Council report approved value \$  Council approved betterment & maintenance cost \$69,225.86 to achieve 67% NBS		
Progress to date and current status: <ul style="list-style-type: none"><li>• Design and Budgets complete</li><li>• SOP received</li></ul>		
Next Steps: <ul style="list-style-type: none"><li>• Report to be tabled at Council in February/March</li></ul>		

Formatted: Bullets and Numbering

February 2014  
Attachment 2- Heritage Programme Status update

YHA Rolleston House	
Building Status: <b>OPEN</b> DEE Result:	
Total Sum Insured: \$878,430 Indemnity: \$172,858 Insurance Reference: IR1223  Value claimed from Insurer: \$ <i>Under Review</i>  Insurer supported costs \$ <i>Under Review</i>  Council report approved value \$ <i>Under Review</i>	
Progress to date and current status: <ul style="list-style-type: none"><li>• Code of compliance issued by Council 15 November 2012</li><li>• Building handed over 23rd November 2012</li><li>• Reinstatement complete</li></ul>	
Next Steps: <ul style="list-style-type: none"><li>• Finalise insurance entitlements</li></ul>	

## **STATEMENT OF INTENT FOR THE WORLD BUSKERS FESTIVAL TRUST**

### **1. INTRODUCTION**

<b>Legal Name</b>	The World Buskers Festival Trust
<b>Postal Address</b>	PO Box 73015 Christchurch 8154
<b>Street Address</b>	53 Hereford Street Christchurch 8011
<b>Chair</b>	Geoffrey Cranko (interim)
<b>Trustees</b>	Geoffrey Cranko Stephen Astor

#### **Legal Status of organisation**

The World Buskers Festival Trust has been established by Christchurch City Council as a not-for-profit council controlled organisation under the Local Government Act 2002.

The World Buskers Festival Trust is registered under the Charities Act 2005, with effect from 8 December 2010. The World Buskers Festival Trust also has donee status with the Inland Revenue Department.

#### **Period Covered by this Statement of Intent**

This Statement of Intent for the World Buskers Festival Trust covers the three financial years ending 30 June 2014, 2015 and 2016.

## 2. OBJECTIVES AS STATED IN THE TRUST DEED

The purpose of the Trust is to achieve the following objectives to the extent that those objectives are charitable under the law of New Zealand:

- (a) To devise, manage and hold an annual buskers festival in Christchurch with a view to:
  - (i) providing a national and international profile and identity for New Zealand street theatre;
  - (ii) providing opportunities for local buskers to reach a wider audiences;
  - (iii) providing a street theatre festival that is accessible to the public including the provision of free events and where charges are made, the commitment to maintain low ticket prices to those performances;
  - (iv) generating profit for the Trust to be applied according to the provisions and purposes of this Trust;
  - (v) providing a yearly focus for those working in street theatre so that they may showcase, celebrate and discuss New Zealand street theatre.
- (b) To further foster the growth of street theatre as a performing art in New Zealand, and in particular:
  - (i) to establish an annual street theatre festival in Christchurch;
  - (ii) to establish, promote and foster the demonstration and teaching of all forms of street theatre at educational, community or cultural institutions and organisations or on a personal or individual basis;
  - (iii) to establish, promote and foster community programmes, workshops, public classes and other activities relating to any aspect of all forms of street theatre;
  - (iv) to encourage and promote the training (professional or otherwise) of buskers and all others interested or involved in any aspects of street theatre;
  - (v) to promote, foster and encourage visits to New Zealand by overseas buskers (individually or in groups), teachers and tutors of street theatre with a view to their passing on and teaching their skills in and knowledge of all forms of street theatre to those interested in that performing art and presenting performances by such visitors;
  - (vi) to promote and seek public and private financial and other support for groups and persons active or interested in all forms of street theatre;
  - (vii) to promote, foster, encourage, maintain, assist and fund buskers (either individually or in groups) in their presentation for the benefit of the public at performances and other functions;
  - (viii) to encourage and provide financial reward and remuneration,

- (ix) scholarships, grants and assistance for those making particular and significant contributions, efforts and achievements in and to all forms of street theatre or showing promise or potential in any of these fields;
  - (x) to arrange, promote and undertake tours, performances and other activities including cultural and professional exchanges by buskers (either individually or in groups) or other persons involved in street theatre.
- (c) To encourage the participation of the wider community as audiences and performers in the performing art of street theatre as a recreational activity.
- (d) To increase the importance of street theatre as part of our cultural community and to show New Zealanders that street theatre should be a valued part of our culture.
- (e) To make known and further the objects and activities of the Trust and to advise the manner in which its funds have been, are being or will be applied including working with representatives of the media and by advertising in any medium.
- (f) To act as an instrument to generate capital and income and manage the same and to enhance Trust property for the aims and objects herein stated and for the purposes herein referred to.
- (g) Such other activities and objectives relating to all forms of street theatre which are of a charitable nature and which, as the Trustees may decide, are consistent with and able to be pursued together with the other charitable purposes of the Trust.
- (h) To work in conjunction with other groups, bodies and organisations having common aims and objects.

### **3. TRUSTS FESTIVAL DIRECTION**

The Trust has achieved its objective in terms of scale and now looks to increase audience numbers, accessibility and festival quality along with further increasing the festivals profile nationally.



#### 4. PERFORMANCE TARGETS

##### Operational Performance Targets

Performance Target	Performance Measure
Visitor attendance	<ul style="list-style-type: none"> <li>Attract at least 300,000 visits</li> </ul>
Customer satisfaction	<ul style="list-style-type: none"> <li>90% of visitors are satisfied with the festival (independent research on a three year cycle)</li> </ul>
Festival development	<ul style="list-style-type: none"> <li>Festival business plan to include succession planning for key roles to reduce risk of non-performance.</li> <li>Any surplus generated to be for future festival development (refer financial targets below)</li> </ul>

##### Financial Performance Targets

Year Ended 30 June	2014	2015	2016
Revenue	\$2,100,000	\$2,100,000	\$2,100,000
Expenses	\$2,099,000	\$2,099,000	\$2,099,000
Surplus	\$1,000	\$1,000	\$1,000

The World Buskers' Festival Trust is a charitable trust, accumulated surpluses will be used by the Trustees to develop the festival and further the Trust's objectives.

## 5. FINANCIAL DISCLOSURE

### Accounting Policies

The World Buskers Festival Trust has adopted accounting policies that are consistent with generally accepted accounting practice in New Zealand (NZ GAAP). They comply with New Zealand International Financial Reporting Standards (NZIFRS) and other applicable Financial Reporting Standards, as appropriate for public benefit entities.

A summary of the current accounting policies is attached in Appendix 1.

### Differential Reporting

The World Buskers Festival Trust is a qualifying entity within the Framework of Differential Reporting. The differential reporting option is available to the Trust as it is not large within the meaning of the term as set out in the Framework. The Trust has taken advantage of all differential reporting concessions available to it.

The financial statements are prepared on the basis of historical cost, except for the revaluation of certain non current assets.

## 6. GOVERNANCE STATEMENT

The World Buskers Festival Trust is governed by a Board of Trustees appointed by the Christchurch City Council (CCC). The Trust Deed enables the CCC to appoint 5 Trustees and also to appoint a Chairperson from among those Trustees.

The Trustees have elected not to receive remuneration for their role as Trustees.

The Trust does not have any committees.

### 6 Compensation sought from Local Authority

The World Buskers' Festival Trust seeks compensation from Council in the form of grants. The Grant income planned and forecast is:

2013/14	\$230,000
2014/15	\$230,000
2015/16	\$230,000

### 7 Information to be provided to Council

An Annual Report will be submitted to the Council. The annual report will include audited financial statements, including the report of the auditor and such other details as are necessary to permit an informed assessment of the Trust's performance and financial position during the reporting period provided.

Half-yearly reports will also be provided to the Council. These reports will contain unaudited information and comply with NZ IAS 34.

Annual reports will outline the Trust's objectives and performance in terms of:

- Financial
- Festival performance

The Statement of Intent will be submitted to the Council for consultation annually, as required by the Local Government Act 2002.

The World Buskers' Festival Trust and the Council will operate on a “no surprises” basis in respect of significant 'Council interest' related matters, to the extent possible in the context of commercial sensitivity and confidentiality obligations.

The Trust will provide information requested by the Council as settlor in accordance with the requirements of the Local Government Act 2002.

The Council will provide services in a timely and transparent manner to the Trust for the benefit of the Event.

## REPORT BY THE CHAIRPERSON OF THE COMMUNITY COMMITTEE

### PART A - MATTERS REQUIRING A COUNCIL DECISION

#### (1.). FACILITIES REBUILD PROGRAMME – OPTIONS FOR RICCARTON COMMUNITY CENTRE

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Community Services	N	
<b>Officer responsible:</b>	Facilities Rebuild Portfolio Manager	N	
<b>Author:</b>	Facilities Rebuild Programme Manager	Y	Matt Cummins, 941 8236

#### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek direction from the Council with regards to the repair, rebuild or sale of the Riccarton Community Centre, located at 199 Clarence Street, Riccarton.



Figure 1 – Riccarton Community Centre.

#### 2. EXECUTIVE SUMMARY

- 2.1 At its meeting on 10 December 2013, the Community Committee requested a Riccarton Community Centre status report, with options, to come to the Community Committee in February 2014.

**(1.) Cont'd**

- 2.2 At its meeting on 13 February 2014, the Community Committee requested that the report on options for the Riccarton Community Centre, with the addition of a fourth option of acquiring an existing building and selling the existing land, be referred to the Riccarton/Wigram Community Board for recommendations back to the 11 March 2014 Community Committee. The Committee requests that timeframes be attached to each option where possible.
- 2.3 Riccarton Community Centre suffered structural damage as a result of the 2010 and 2011 earthquakes. This report outlines preliminary options for the site and for the repair or rebuild of the Community Centre.

**3. BACKGROUND**

- 3.1 The Riccarton Community Centre was originally constructed in approximately 1940 with three additions being completed in 1960, 1968 and 1987. The earthquakes primarily affected the original 1940 building (the main hall) and the 1960 addition. The current New Building Standard (NBS) percentage for Riccarton Community Centre is 2 per cent.
- 3.2 The 1968 and 1987 additions have both been assessed as having a capacity of 100 per cent new building standard (NBS). The foyer, toilets, committee room and rear kitchen area were opened in June 2013 after engineering assessments and a fire review confirmed the areas were suitable for occupation. The main hall remains very badly damaged and has been closed and secured from public access.
- 3.3 In October 2013 Council staff assessed strategic options outlining initial repair, rebuild and sale opportunities. Feedback included:
  - 3.1.1 The Community Support Unit is committed to a community facility in the lower Riccarton area;
  - 3.1.2 The Libraries and Information Unit support the Riccarton Voluntary Library service as it currently stands and they would also support any changes that would make better use of the facility by combining a range of community services. It is their view that better use could be made of the current building. If it was decided the building was to be demolished or sold, the accommodation of the Riccarton Voluntary Library would be considered as part of the replacement facility.
  - 3.1.3 Public Affairs/Customer Services is not committed to this specific facility, however they require long term premises to continue to provide a level of service to the local community. Further discussion is required regarding customer services needs of the community and best delivery method.
- 3.4 The building is located on a high profile site bordered by the multi story Westfield Riccarton Mall car park. A property valuation was carried out in November 2013 - this included the neighbouring Council owned site (currently leased to Robbies Bar & Bistro). (refer to Figure 2).



(1.) Cont'd



FIGURE 2 – 199-201 CLARENCE ST, ASSESSED SITE FOR VALUATION REPORT

- 3.5 The valuation report stated: *“The subject property is a unique offering in terms of size and location, in an established commercial / retail area. This makes it somewhat difficult to conclusively assess a market value for the property. That may well achieve a sale price at a higher level than we can assess on a broader market basis”.*
- 3.6 Council staff have investigated legal requirements connected to selling the land. They found that two sections of the site is required to be offered back to the previous owners (or any successors to owners) from whom it was acquired in accordance with Section 40 of the Public Works Act. This means that Lots 6 and 7 (refer to Figure 3) has to be offered back to its previous owner for purchase at current market rates. In essence this means that the previous owners (or their successors) have first right of refusal over the land.



Figure 3 – Lots 6 and 7 – offer back required for this area of the site.

## (1.) Cont'd

- 3.7 The building is insured for a total of \$1,828,421. The Loss Adjustment Team (LAT) has completed a damage assessment and this is currently being reviewed by their Quantity Surveyor. They acknowledge that the building has some serious structural damage and were due to report back on this in December 2013. The insurance settlement remains a work in progress, with the Insurer unable to provide any timeframes for resolution.
- 3.8 Originally the building was not in the Council's Top 30 list of significant buildings. It was later added to the list at the request of Riccarton/Wigram Community Board members.
- 3.9 The building has some historical interest. When the Riccarton Borough Council was amalgamated with the Christchurch City Council in 1989, the Riccarton Town Hall became the property of the new Council. Several community groups in the area have strong historical connections to the building. Keeping the local community informed and engaged throughout the decision making process will be crucial to the success of the project. Community consultation regarding the future of the building is strongly recommended.
- 3.10 The building is the only service centre facility in the Riccarton/Wigram ward. Usage is high during calendar events (rates and dog licensing). During peak times queues can form onto the street. The current facility is inappropriate for accommodating staff and customers during peak times.
- 3.11 Prior to the earthquake the two halls were heavily used by the community. Community and church groups account for more than 80 per cent of usage. It is unclear at present if a new facility will be used by the groups that have found alternative venues post earthquake.

	Pre Earthquake	Post Earthquake
	July 2010 – Sep 2010	July 2013 – Sep 2013
Room	Usage (8am – 11pm)	Usage (8am – 11pm)
Committee Room	12 per cent	12 per cent
Large Hall (ground floor)	40 per cent	Closed
Small Hall (1 <sup>st</sup> floor)	32.7 per cent	Closed

## 4. COMMENT / OPTIONS

- 4.1 Assessed options for the Riccarton Community Centre are:

<b>Option 1</b>	Fix the current facility (to min 34% NBS) and continue to have high ongoing maintenance costs.
<b>Option 2</b>	Rebuild a new community facility elsewhere in lower Riccarton.
<b>Option 3</b>	Demolish the existing facility and rebuild a new community facility on the same site
<b>Option 4</b>	<b>Sale of existing site and purchase or lease of a suitable existing building</b>

4.2 **Option 1 – Repair on same site**

The current estimate of the cost of earthquake repairs is \$238,800. It is assumed this will be met by insurers. The current estimate to strengthen the building to **34 per cent** of the building code is \$550,000 (excluding GST). The current estimate to strengthen the building to **67 per cent** of the building code is \$615,000 (excluding GST). Ongoing maintenance costs are a concern. To maintain this facility, costs for replacements, repairs and maintenance for the first five years after the strengthening will amount to \$475,831 (\$95,000 per annum). A further \$143,615 (\$28,000 per annum) is expected in the subsequent five years. At the time of writing we have no clear answer from loss adjustors as to what the insurance recovery on these amounts will be and no timeframe given for when this information will be made available.

## (1.) Cont'd

4.3 **Option 2 – Rebuild on an alternative site**

Staff have commenced a preliminary site selection process. Further indepth site investigation will identify a number of other properties which are not listed on the market. This process is in the early stages of identifying a number of potential alternative site options within close proximity to the existing community centre. At present there is no preferred option; staff will continue to assess all of the sites and return to Council with options should they consider this option appropriate.

4.4 **Option 3 – Rebuild on the same site**

Based on a similar sized building of approximately 800 square metres and a build cost of \$4,000 square metres the replacement cost estimate is \$3.2 million. Maintenance costs for a new building would be \$23,400 p/a for the first five years. If a smaller facility was built while still catering for community and other users demands, the construction and maintenance costs could decrease further.

4.5 **Option 4 – Sale of existing site and purchase or lease of a suitable existing building**

Staff shall identify buildings on alternative sites within close proximity to the existing facility. This option would require the purchase of a building and alterations to meet the community's needs at no additional cost to the Council. Until a building is identified, the cost of this option can not be quantified.

5. **FINANCIAL IMPLICATIONS**

	Summary	Estimate of costs	Ongoing Maintenance
<b>Option 1</b>	<b>Repair on the same site</b> - Fix the current facility	EQ Repairs - \$238,800 Strengthening to; 34%NBS - \$550,000 67%NBS - \$615,000. Total estimate to repair and Strengthen to 34% = \$788,800 Total estimate to repair and Strengthen to 67% = \$853,000.	First five years - \$475,831 (\$95,000 p/a) Next five years - \$143,615 (\$28,000 p/a)
<b>Option 2</b>	<b>Rebuild on an alternative site</b> - establish a new community facility elsewhere in lower Riccarton.	\$3,200,000 to build a similar size facility. No preferred site therefore no estimate on Land purchase cost.	First five years - \$23,400 p/a
<b>Option 3</b>	<b>Rebuild on the same site</b> - demolish the existing facility and rebuild a new community facility on the same site	\$3,200,000 to build a similar size facility. The portion of cost covered by the insurance is unknown at this point.	First five years - \$23,400 p/a
<b>Option 4</b>	<b>Sale of existing site and purchase or lease of a suitable existing building</b>	Costs for this option cannot be estimated at this time. Dependent on sale of existing site and purchase/lease agreement on a site yet to be determined	

5.1 The portion of the up-front costs that will be covered by insurance is not known at this point.

5.2 The Council would be asked to approve additional funding from the Facilities and Infrastructure Betterment Allowance.

**(1.) Cont'd****6. STAFF RECOMMENDATION**

It is recommended that the Council receive the information in this report.

**7. BOARD RECOMMENDATION**

Two Extraordinary Board Meetings were held on 26 February 2014 (onsite) and 10 March 2014 to receive community feedback and prepare the following response for consideration by the Committee on 21 March 2014:

7.1.1 That in the short, medium and long term, a new Riccarton Community Centre is the preferred option.

7.1.2 That the Riccarton/Wigram Community Board is very mindful of the need to retain a local service centre and voluntary library in Riccarton.

7.2 That further work continue on Options 2 and 4 and that a possible Option 5 be investigated, being the potential for a public/private partnership involving development of the existing site.

7.3 That the Riccarton/Wigram Community Board work with staff to progress the options in 2 above, or the adaptation of a different existing building in conjunction with the local community.

7.4 That the Council set aside future potential returns from the sale of the Clarence Street site or parts thereof, for this development.

7.5 That if a suitable facility becomes available to rent in the short term, that the Council considers this as an interim arrangement.

*Note: Please refer to the **Attachment 1** for the Board consideration.*

**8. COMMITTEE RECOMMENDATION**

Recommendation to be separately circulated.

**(2.). PROCESS TO DETERMINE THE LOCATION OF THE EASTERN RECREATION AND SPORTS CENTRE**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Community Services		
<b>Officer responsible:</b>	Unit Manager Recreation and Sports	Y	John Filsell 941 8303 or 0274448796
<b>Author:</b>	John Filsell		

**1. PURPOSE AND ORIGIN OF REPORT**

1.1 The purpose of this report is to seek Council approval on a process to determine the location of the Eastern Recreation and Sport Centre and to begin the process.

**2. BACKGROUND**

2.1 At the Annual Plan meeting dated 26 June 2012 Council resolved to:

a) "Approve a recreation and sport facility to be built at QEII or agreed alternative location following wide community consultation and with a preliminary budget of \$30.5 million (\$29 million plus inflation allowance)."

**(2.) Cont'd**

*(b) The General Manager Strategy and Planning was asked to work with the Chairperson of the Regulatory and Planning Committee regarding possible locations for the community aquatic and indoor sports centre, and a consultation process for determining that location.*

- 2.2 A process to determine the location of the Eastern Recreation and Sport Centre was discussed at a meeting of the Regulatory and Planning Committee Workshop on 28<sup>th</sup> August 2013 in the context of a wider consideration of options for aquatic facilities in New Brighton. The Committee decided not to consider the matter any further at that time and that the matter is presented to the incoming Council.
- 2.3 This report will recommend a process to determine the location of the Eastern Recreation and Sport Centre and seek permission to begin the process.

**3. COMMENT**

- 3.1 At a high level, the process of identifying a location for an aquatic facility involves the confirmation of Council's criteria that determine location. It then requires the identification of all possible locations. The criteria are applied to all locations and a preferred location is identified. Council make the final decision. Council also approves the details of how the location selection process operates and how the community are involved.
- 3.2 Council officers have identified Council and stakeholder owned locations across the city, 142 locations in total. Identified locations were evaluated against a number of criteria including their city location (must be in the east), size, shape, transport accessibility, proximity to communities, restrictions and their current use. This resulted in 19 locations remaining. Council's Criteria for the location and scope of aquatic facilities were applied to the 19 locations resulting in 7 locations being favoured. These top 7 locations are identified on a map and included as attachment 1 to this report. They are presented in alphabetical order:
  - Aranui High School
  - Clare Park
  - Central New Brighton
  - Cuthberts Green
  - Linwood Park
  - Prestons (Reserve to be created)
  - QEII Park
- 3.3 Council's criteria for the location and scope of aquatic facilities are detailed in the Aquatic Facilities Plan 2006 and have been updated by a review of the Aquatic facilities Plan in June 2012 and February 2014. Council's criteria for the location and scope of aquatic facilities have informed the development of Council's aquatic facility network since 2006. This includes recent Council commitments to aquatic facilities in the Metro Sports Centre, the east and south-west of Christchurch. The criteria are detailed below:
  - Increase overall participation over the city, not merely switch already active residents. Areas of city and population growth outside close proximity to existing aquatic facilities should therefore be priorities for development.
  - Plan to complement future growth of the city as outlined in the Urban Development Strategy and Land Use Recovery Plan. Therefore position facilities close to major destinations e.g. malls and transport routes and facility development prioritised to complement city growth and recovery.
  - Developments are complementary to the existing indoor aquatic facility network.
  - Where possible, co-locate aquatic facilities with other Council facilities e.g. libraries, and/or other public recreation facilities, schools and other providers.



**(2.) Cont'd**

- Low risk of natural hazards, e.g. geologically stable (via Technical Category rating) and minimal flood risk (via flood plain level and sea level rise assessments).
  - Maximises existing infrastructure, e.g. parking, utilities, other sport and recreation infrastructure.
  - Minimal displacement of other users - ideally the options currently have low intensity use.
  - Contribution to local economic recovery, including linkage to suburban planning, business recovery planning, and other economic activity and proposals.
  - Contribution to local community identity, sense of belonging, quality of life, access to key community infrastructure
- 3.4 On 11 June 2013 the Burwood/Pegasus and Hagley Ferrymead Community Boards ran a joint seminar covering the process to find a location for the Eastern Recreation and Sport Centre and how the community should be involved in the selection process.
- 3.5. Both Boards suggested that representatives from a range of community groups be invited, as local representatives, to a facilitated location workshop. At the workshop the Working Group would assess the top 7 locations (see section 3.2 of this report) against the criteria. The Working Group would be provided with all relevant information. The Working Group would also be able to consider any other locations not in the top 7 as they saw fit. Both Boards commented that a location workshop assessing the top 19 locations as opposed to the top 7 would be unfeasible. The findings would be summarised by officers and presented (in order) to Community Boards, the Community Committee and Council along with a recommendation.
- 3.6 The above process was supported at a meeting of the Hagley/Ferrymead Community Board on 3 July and a meeting of the Burwood Pegasus Community Board on 11 July 2013.
- 3.7 As a result of Community Board consultation this report recommends the following process to identify a location for the Eastern Recreation and Sports Centre:
- Council reconfirm its criteria for location of Aquatic Facilities and the process to identify a location for the Eastern Recreation and Sport Centre at an ordinary meeting of Council.
  - A Working Group is established to assess identified locations against Council's Criteria.
  - The Working Group comprises four members selected by the Hagley Ferrymead Community Board, four members selected by the Burwood Pegasus Community Board and three members selected by Council officers.
  - An independent facilitator is approved by the Chair's of the Hagley/Ferrymead and Burwood/Pegasus Community Boards. The facilitator will lead the decision making process but not take part in the decision.
  - The Working Group assesses the top 7 locations and any locations that they choose to consider.
  - The Working Group is provided with all relevant information and Council officers will be in attendance to provide or locate any other information needed.

**(2.) Cont'd**

- The findings will be summarised by officers and presented to both Community Boards along with a recommendation.
- If a recommendation is possible following Community Board meetings this will be included in a Council report and presented to Council through the Community Committee.
- After presenting to the Community Boards; if the findings are inconclusive to the point where a clear recommendation is not possible the matter will be referred to a Council Workshop to determine a preferred location. This will be included in a Council report and presented to Council through the Community Committee.
- The process will begin in April 2014 and report to Council no later than 30 September 2014.

**4. FINANCIAL IMPLICATIONS**

- 4.1 The operation of the process identified in section 3.7 of this report above can be funded through existing budgets in the Three Year Plan.
- 4.2 A budget of \$30.5 million has been allocated to an Eastern Recreation and Sport Centre in the 2012/13 annual plan and subsequently brought into to the Three Year Plan. The Canterbury Earthquake Appeal Trust has allocated \$6.5 million for water attractions and the building structure to house them.

**5. STAFF RECOMMENDATION**

It is recommended that the Council:

- 5.1 Reconfirm its criteria for determining the location and scope of Aquatic Facilities as detailed in section 3.3 of this report.
- 5.2 Approve the process to determine the location of the Eastern Recreation and Sport Centre as detailed in section 3.7 of this report.
- 5.3 Begin the process to determine the location of the Eastern Recreation and Sport Centre and report back to the Council no later than 30 September 2014.

**6. COMMITTEE RECOMMENDATION**

Recommendation will be separately circulated.

Christchurch City Council  
Democracy Services Unit

Memorandum

**Date:** 17 March 2014  
**From:** Riccarton/Wigram Community Board  
**To:** Community Committee  
**Copy:** Darren Moses, Tracey Hobson  
**Subject:** **Facilities Rebuild Programme – Options for Riccarton Community Centre**

**1. INTRODUCTION**

The Riccarton/Wigram Community Board appreciates the invitation extended by the Community Committee to offer feedback on the options for the future of the Riccarton Community Centre.

In helping to inform its views on the matter, the Board initiated a process of engagement involving facility users and the local Riccarton community on the four options, namely:

- Option 1 - Fix the current facility (to minimum 34 per cent NBS).
- Option 2 - Rebuild a new community facility elsewhere in lower Riccarton.
- Option 3 - Demolish the existing facility and rebuild a new community facility on the same site.
- Option 4 - Sale of existing site and purchase or lease of a suitable existing building.

**2. BOARD FEEDBACK TO COMMUNITY COMMITTEE**

Two Extraordinary Board Meetings were held on 26 February 2014 (onsite) and 10 March 2014 to receive community feedback and prepare the following response for consideration by the Committee on 21 March 2014:

- 1(a) *That in the short, medium and long term, a new Riccarton Community Centre is the preferred option.*
- 1(b) *That the Riccarton/Wigram Community Board is very mindful of the need to retain a local service centre and voluntary library in Riccarton.*

2. *That further work continue on Options 2 and 4 and that a possible Option 5 be investigated, being the potential for a public/private partnership involving development of the existing site.*
3. *That the Riccarton/Wigram Community Board work with staff to progress the options in 2 above, or the adaptation of a different existing building in conjunction with the local community.*
4. *That the Council set aside future potential returns from the sale of the Clarence Street site or parts thereof, for this development.*
5. *That if a suitable facility becomes available to rent in the short term, that the Council considers this as an interim arrangement.*

#### *Explanatory Notes*

- (i) *The Board questions the figure as provided in the current site valuation as being too low and suggests that further analysis on this matter be done.*
- (ii) *The Board notes that the lease for the Council owned building occupied by Robbies Bar and Bistro Riccarton expires in February 2016.*
6. *That for meeting the communities urgent needs, the Council immediately start the repairs and strengthening of the original 1940's and 1960 buildings of the Riccarton Community Centre to 67 per cent of the New Building Standard.*

*On being put to the meeting, item 6 was declared lost on Division No.1, by 4 votes against, 2 votes for and 1 abstention, the voting being as follows:*

<i>For (2):</i>	<i>Jimmy Chen, Helen Broughton</i>
<i>Against (4):</i>	<i>Vicki Buck, Peter Laloli, Debbie Mora, Mike Mora</i>
<i>Abstention (1):</i>	<i>Natalie Bryden</i>

**(Note:** The above is taken from the unconfirmed minutes of the Riccarton/Wigram Community Board's Extraordinary Meeting of 10 March 2014.)

### **3. BACKGROUND**

#### **3.1 Riccarton/Wigram Community Board Extraordinary Meeting - 10 March 2014**

The content of a Notice of Motion considered by the Board on 10 March 2014, was as follows:

1. That in the medium to long term, a new Riccarton Community Centre incorporating a service centre and voluntary library, is the preferred option.

2. That further work continue on Options 2 and 4 and that a possible Option 5 be investigated, being the potential for a public/private partnership, involving development of the existing site.
3. That a subcommittee of the Riccarton/Wigram Community Board look for possible alternative sites for the building of a new Community Centre or an existing structure that could be turned into a Community Centre.
4. That the appraisal by this subcommittee be completed well ahead of the date on which the lease on the Council owned Robbies Bar and Bistro Riccarton building expires in February 2016 and further that options identified by the subcommittee be presented to the Riccarton/Wigram Community Board, with public comment invited, before going to the Council for ratification.
5. That in the short term, the Council immediately start the repairs and strengthening of the original 1960 buildings of the Riccarton Community Centre to 67 per cent of the New Building Standard.
6. That the Council set aside \$853,000 from the Infrastructure and Building Improvement Allowance to proceed with earthquake repairs and that the proceeds of any insurance claim be applied back to this Allowance.

#### Explanatory Notes

1. If the decision is then made to sell the existing site in Clarence Street, then any money spent on repairs in the meantime (which will allow the existing centre to operate as it had done prior to September 2010) will not have been wasted because the property value will have increased by more than the cost of the repairs undertaken and further, the building will have earned income for the Council through hireage fees.
2. The subcommittee proposed to comprise the two ward Councillors, a Board member preferably living close to Central Riccarton, the Board Chairperson (ex officio) and representatives from the various communities in Riccarton, as determined by the Board.
3. The cost of a new Riccarton Community Centre would be met from the sale of the current Council land on which the current Community Centre and Robbies Bar and Bistro Riccarton are located.
4. The Board questions the figure as provided in the Knight Frank valuation as being too low and suggests that further analysis on this matter be done.



### 3.2 Riccarton/Wigram Community Board Extraordinary Meeting – 26 February 2014

Below are the decisions made by the Riccarton/Wigram Community Board at its Extraordinary Meeting on 26 February 2014 and subsequently rescinded by the Board on 10 March 2014:

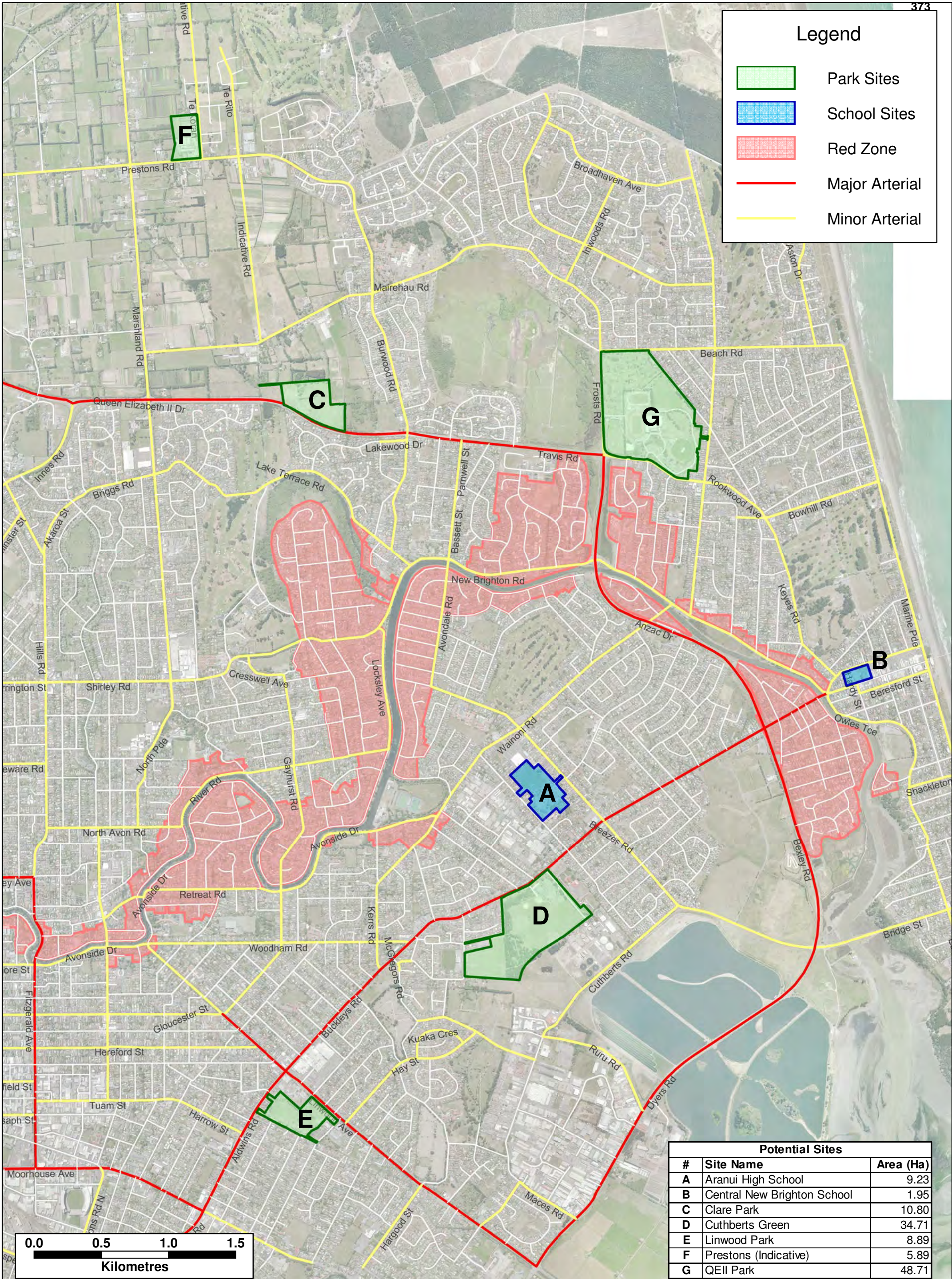
1. That the Council start the repair and strengthening of the original 1960 buildings of the Riccarton Community Centre immediately to 67 per cent of the New Building Standard (NBS).
2. That the Council set aside \$853,000 from the Infrastructure and Building Improvement Allowance to proceed with earthquake repairs.
3. That the proceeds of any insurance claim be applied to the Infrastructure and Building Allowance when they are received.
4. That while the repairs are underway, a subcommittee of the Riccarton/Wigram Community Board comprising of two ward Councillors, a Board member preferably living in or close to central Riccarton, the Board Chairperson (ex officio), and representatives from the various Riccarton communities (as determined by the Board) look for possible alternative sites for the building of a new Community Centre or for an existing structure which could be turned into a Community Centre.
5. That appraisal by this subcommittee is to be completed well ahead of the date on which the lease on the Council owned Robbies Bar and Bistro Riccarton building expires in 2016.
6. That the options identified by the subcommittee be presented to the Riccarton/Wigram Community Board with public comment invited, before the matter goes to the Christchurch City Council for ratification.

(Note: If the decision is then made to sell the existing site in Clarence Street, then any money spent on repairs in the meantime (which will allow the existing centre to operate as it had done prior to September 2010) will not have been wasted because the property value will have increased by more than the cost of the repairs undertaken and further, the building will have earned income for the Council through hireage fees.)

The Board **does** wish to speak to these comments at the Community Committee meeting on 21 March 2014.

 Mike Mora  
CHAIRPERSON  
RICCARTON/WIGRAM COMMUNITY BOARD







COUNCIL 27. 3. 2014

**HOUSING COMMITTEE**  
**11. 3. 2014**

**A meeting of the Housing Committee  
was held in the No. 1 Committee Room  
on 11 MARCH 2014 at 1pm**

**PRESENT:** Councillor Glenn Livingstone (Chair)  
Councillors Vicki Buck, Phil Clearwater, Pauline Cotter, Yani Johanson, Ali Jones, Paul Lonsdale

**APOLOGIES:** An apology for lateness was received and accepted from Councillors Yani Johanson and Ali Jones who arrived at 1.20pm and were absent for part of clause 1.

The Committee reports that:

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**(1.) DEPUTATIONS BY APPOINTMENT**

1.1. Helen Gatonyi, of the Tenants Protection Association, addressed the Committee on the establishment of a Register of Residential Rental Properties.

**1.2. COMMITTEE RECOMMENDATION**

The Committee recommends that:

1.2.1 Council staff investigate possible ways of developing and implementing a Register of Residential Rental Properties, and report back to the Committee by the 10 June 2014 meeting.

1.2.2 The Council takes a leading role in developing a Register of Residential Rental Properties in Christchurch.

The Committee notes that this process will run parallel to the Building Warrant of Fitness Process.

**(2.) FACILITIES REBUILD SOCIAL HOUSING PROGRAMME STATUS UPDATE**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Community Services	N	
<b>Officer responsible:</b>	Unit Manager Community Support	N	
<b>Author:</b>	Scott Bennett – Facilities Rebuild Social Housing Programme Manager	Y	DDI 941 8114

**1. PURPOSE AND ORIGIN OF REPORT**

1.1 The purpose of this report is to provide a status update on the Facilities Rebuild Social Housing Programme.

**COUNCIL 27. 3. 2014**  
**Housing Committee 11. 3. 2014**

- 2 -

**(2.) Cont'd**

**2. EXECUTIVE SUMMARY**

- 2.1 The Social Housing Programme has a total portfolio of 2662 units. It also includes 113 units closed in the Residential Red Zone (located across 5 housing complexes).

As at 21 February 2014, 2227 (84%) units are open (refer Figure 1).



**Figure 1: Social Housing Portfolio Status – 21 February 2014**

- 2.2 Closed units total 322 subject to repair under the Facilities Rebuild Programme and consist of the following:
- 2.2.1 259 units closed due to varying degrees of structural damage and design weakness, which includes 144 units closed due to failing a DEE assessment.
  - 2.2.2 63 units closed due to health & safety (from Civil Defence Yellow Placard).
- 2.3 Housing Wait List Status:
- 2.3.1 As at 19 February 2014, there are 260 applicants on our waiting list consisting of 204 single applicants, 27 couples and 29 families. Twelve of these applications have been assessed as having urgent, immediate need.

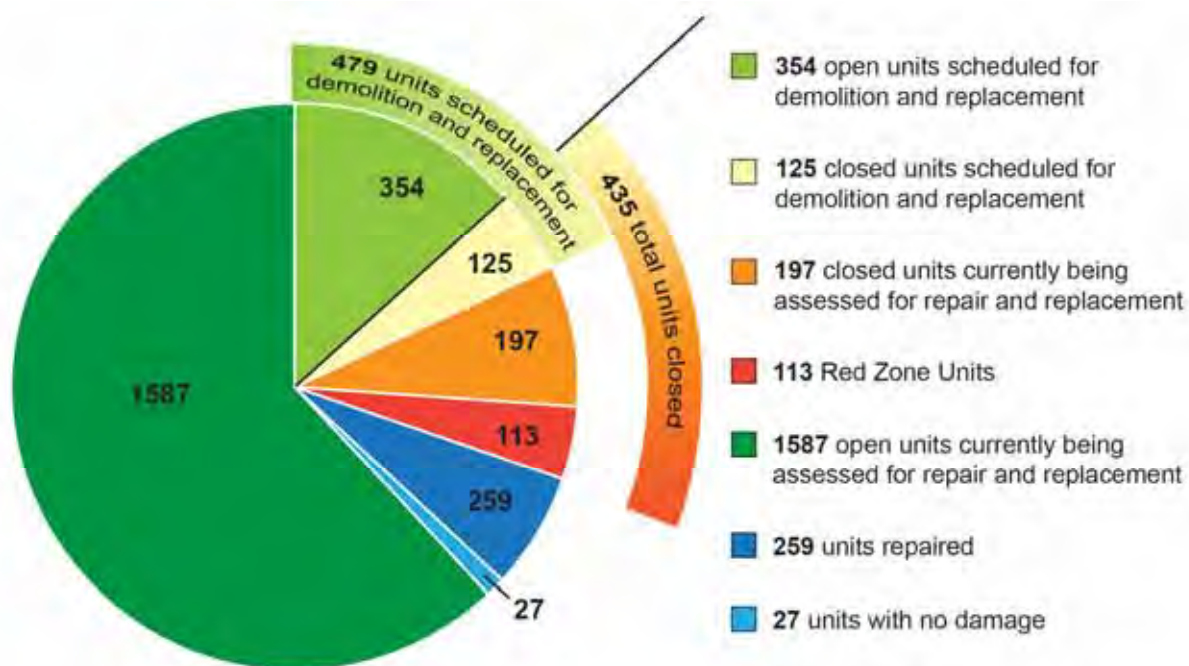
**3. BACKGROUND**

- 3.1 The Social Housing Portfolio has been currently divided into three streams of work which are as follows:
- 3.1.1 Stream 1: Repair and Replacement: 1784 Units (1587 Open Units + 197 Closed Units)
  - 3.1.2 Stream 2: Red Zone: 113 Units being replaced through intensification of existing sites.
  - 3.1.3 Stream 3: Partnership Programme: Replacement of 479 Units (354 Open Units + 125 Closed Units) across 17 complexes that were previously identified in 2009 to be poor performers and planned for early replacement subject to funding.
- 3.2 The current status of the Social Housing Portfolio is shown in figure 2.

**COUNCIL 27. 3. 2014**  
**Housing Committee 11. 3. 2014**

- 3 -

(2.) Cont'd



**Figure 2: Social Housing Portfolio Current Status – 21 February 2014**

### 3.3 Social Housing Work Packages:

The delivery of the Facilities Rebuild Social Housing Programme consists of 5 Work Packages spanning the following dates in alignment with the overall Facilities Rebuild Programme:

- 3.1.1 Work Package 1 (1 year duration: January 2013 to December 2013)
- 3.1.2 Work Package 2 (1.5 year duration: January 2014 to June 2015)
- 3.1.3 Work Package 3 (1 year duration: July 2015 to June 2016)
- 3.1.4 Work Package 4 (1 year duration: July 2016 to June 2017)
- 3.1.5 Work Package 5 (1 year duration: July 2017 to June 2018)

### 3.4 Refer to Attachment 1 for the Social Housing Asset Repair Programme Delivery Strategy.

- 3.5 The Facilities Rebuild Programme is striving to repair or replace the remaining 197 closed units on or before the end of Work Package 3 (June 2016) and complete the open unit repairs in Work Package 5 by December 2017. The speed of the open unit repairs programme is limited by the rate of which tenants can be temporarily relocated while repairs are carried out.

## 4. COMMENT

### 4.1 Work Package 2 Summary:

Work Package 2 progress summary is shown in figure 4. Subsequent to the last November 2013 report, monthly progress is summarised as follows:

- 4.1.1 Detailed Engineering Evaluations (DEEs) have been finalised for another 12 complexes with 82% of whole portfolio now complete and on target for completion in March 2014.

**COUNCIL 27. 3. 2014****Housing Committee 11. 3. 2014**

- 4 -

**(2.) Cont'd**

- 4.1.2 13 partial open unit repairs have been completed at Margaret Murray Courts.
- 4.1.3 9 open unit and 3 closed unit repairs have been completed at Aorangi Courts.
- 4.1.4 3 open vacant unit repairs have been completed at Airedale Courts.
- 4.1.5 2 full unit redecorations (including earthquake repairs) have been completed on a unit each at Mooray Avenue and MacGibbon Place.
- 4.1.6 Repairs are currently underway on the remaining 10 open units at Aorangi Courts and 22 open units at Hornby Courts.
- 4.1.7 Significant work is underway on the EQC Global Settlement Claim for the Social Housing portfolio to speed up the repair and rebuild process. The Council Technical Advisory Group has developed a model for quantifying the total claim damage assessment. Unfortunately, this process has led to a suspension of the current joint damage assessment process with implications on the associated repairs programme. Work Package 2 repair targets will be confirmed following finalisation of the EQC settlement.
- 4.1.8 The Tender for the intensification of 25 new units at Harman Courts, Berwick Courts and HP Smith Courts closes on 12 March 2014. Following Council tender award approval to proceed, completion is currently forecast to be in Feb 2015.
- 4.1.9 Detailed design for the 8 new intensification units at Knightsbridge Lane is nearing completion with resource consent application lodged on 20 February 2014 and building consent to follow imminently. Completion is targeted for early September 2014.
- 4.1.10 The Dundee Place 12 new intensification units are progressing well through construction with storm water system installation and interior fit-out progressing as shown in figure 3. Completion is now planned for April 2014 due to delays associated with the design of the storm water system.



**Figure 3: Dundee Place 12 x New Intensification Units Construction Progress (February 2014)**

- 4.1.11 The FRP Team are assisting City Housing in delivering the feasibility studies for the 17 'old and cold' complexes identified in 2009 for early replacement through Partnership. Preparation of the Andrews Crescent Redevelopment RFP (Request for Proposal) is underway.



**COUNCIL 27. 3. 2014**  
**Housing Committee 11. 3. 2014**

- 5 -

(2.) Cont'd

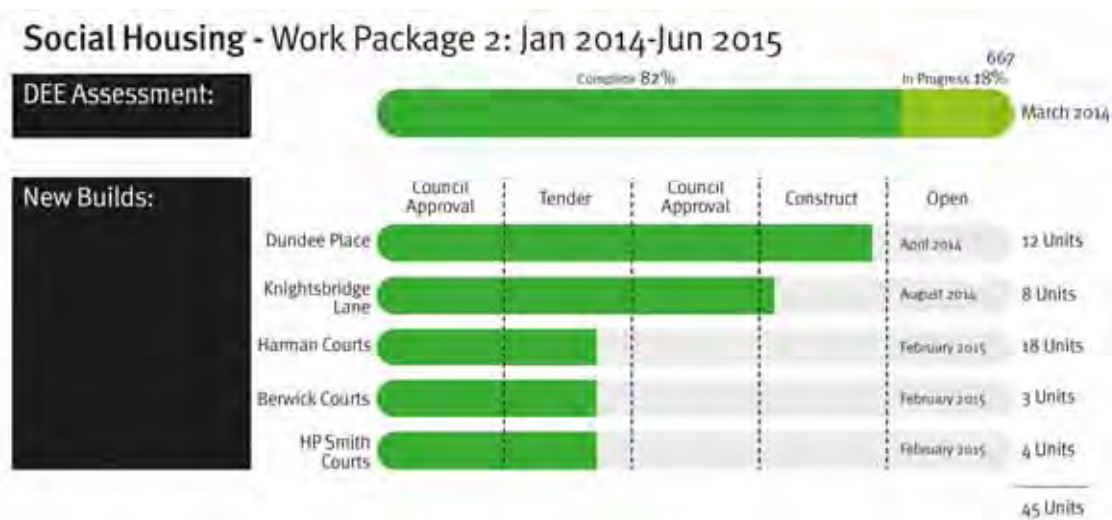


Figure 4: Social Housing Work Package 2 Progress – 21 February 2014

**5. FINANCIAL IMPLICATIONS**

5.1 There are no financial implications associated with this report.

**6. STAFF RECOMMENDATION**

That the Council receive this report.

**7. COMMITTEE RECOMMENDATION**

That the staff recommendation be adopted.

## COUNCIL 27. 3. 2014

## Housing Committee 11. 3. 2014

- 6 -

**(3.) SOCIAL HOUSING WORKS PACKAGE 2: INNES COURTS AND OSBORNE STREET NEW UNITS INTENSIFICATION**

		Contact	Contact Details
<b>General Manager responsible: Michael Aitken</b>	General Manager Community Services	N	Vanessa Carey, 941 8607
<b>Officer responsible: Carolyn Gallagher</b>	Unit Manager Community Support	N	Emily Twemlow, 941 8859
<b>Author: Lee Sampson</b>	Project Manager	Y	Lee Sampson, 941 6315

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 This report seeks approval to proceed with the proposed design and build of an estimated 16 new Council Social Housing units as part of Work Package 2 of the Facilities Rebuild Social Housing Programme. These new 1 and 2 bedroom units will be built on land located at 2 existing City Housing complexes. Staff request approval to proceed with the tendering process, subject to approval completion is programmed for the second quarter of 2015.

**2. EXECUTIVE SUMMARY**

- 2.1 This programme is part of a greater strategy to replace severely damaged (uneconomic to repair) and Red Zoned Housing stock post earthquakes. Furthermore through improved site utilisation the Facilities Rebuild team and City Housing will be able to offset the 113 Red Zoned units within existing land holdings.
- 2.2 Pre-selection of sites involved collaboration between City Housing, Strategy and Planning, the Asset Management, Property Consultancy Team and Facilities Rebuild Programme Team. Site investigations and feasibility studies were undertaken to further determine the suitability of these sites for development. The proposed tender package includes the following intensification developments:
- 2.2.1 Innes Courts, 407 Innes Road, Mairehau - 8 Units (One Bed) Elderly Person Housing (EPH).
- 2.2.2 Osborne Street, 59 Osborne Street, Waltham - 8 Units (Four One Bed and Four Two Bed units).

**Refer to Attachments 1 & 2 for Site Location Plans.**

- 2.3 In accordance with the procurement plan staff completed a request for Expressions of Interest (EOI) for design and build contractors to the open market. From submissions received 4 design and build contractors are shortlisted to tender these work packages and coupled with future schemes moving forward; targeting to replace the 113 Red Zoned Units). Pre-selection expedites the tendering process moving forward.

**3. BACKGROUND**

- 3.1 407 Innes Courts is a 840m<sup>2</sup> parcel of land zoned Living 1 (L1 Outer suburban) situated directly adjacent to the existing Innes Courts City Housing complex. The site is currently occupied by one existing structure (a non social residential house). City Housing is the asset owner; the existing structure sustained minor to moderate earthquake damage; however the building would require significant re-investment in order to align with the current levels of service supported by City Housing. The existing structure would therefore be demolished to facilitate the construction of 8 new builds.

## COUNCIL 27. 3. 2014

## Housing Committee 11. 3. 2014

- 7 -

## (3.) Cont'd

- 3.2 59 Osborne Street is an existing City Housing Complex comprising 4 units situated on a land parcel of 1012m<sup>2</sup> zoned Living 3 (L3 Inner City Medium Density). The existing complex sustained severe earthquake damage with units considered uneconomic to repair. Existing units require demolition to facilitate the construction of 8 new builds.
- 3.3 Site investigations have been undertaken; these include: Geotechnical Reports (inclusive of flood risk analysis), Topographical reports and an assessment of service infrastructure in the locality; findings further support developments proceeding.

## 4. COMMENT

- 4.1 Design and build offers a condensed delivery timeframe in lieu of more traditional routes coupled with a single line of accountability. Furthermore in approaching the market, Council are ensuring that the latest technological and innovative solutions are incorporated into the design including off-site pre-fabrication methods. In meeting the requirements of the design brief, these units will have 90 year asset lives.
- 4.2 The tender submissions will be assessed to ensure the total cost of ownership is taken into consideration (i.e. initial capital and forecast lifecycle cost over the 90 year asset life). Price and non price attributes will be measured in the tender evaluations; non price elements include; design merits and innovation, cost of consumption, accessibility (including conformity to Lifemark and Homestar standards) and sustainably. Council is therefore actively encouraging designs that deliver good sustainable outcomes in Social Housing.
- 4.3 The urban design team have provided further guidance on these sites through a site and context analysis and the initial yield study; this supports the recommendations therein. **Refer to Attachments 1 and 2 Urban Design Statements.** An extract of indicative layout proposals is noted below in figures 1 and 2 showing yield from Innes Courts 8 units (one bed) and yield from Osborne Street 8 units (four one bed and four two bed).



Figure 1 Innes Courts (indicative proposal)



Figure 2 Osborne Street (indicative proposal)

**COUNCIL 27. 3. 2014****Housing Committee 11. 3. 2014**

- 8 -

**(3.) Cont'd**

- 4.4 This report aligns with current strategy in both maintaining and returning Social Housing stock number to pre-earthquake levels as soon as practicable.
- 4.5 Consultation should occur with the relevant local Boards following endorsement by the Housing Committee. A consultation plan will be developed involving neighbours and existing residents (where applicable). Furthermore consultation will occur as required through the Consent and Resource Consent applications.
- 4.6 The units are scheduled for delivery in the first and second quarters of 2015 taking into consideration build times of approximately 18 - 22 weeks (following the design and consenting periods).

**5. FINANCIAL IMPLICATIONS**

- 5.1 Initial expenditure will be financed from the Housing Development Fund which has a balance of \$23,270,000 as of 31 January 2014 (including \$13,956,000 remaining from an EQC interim payment. The fund has a residual sum of \$7,000,000 yet to be allocated.
- 5.2 EQC claim's for Earthquake damage to Innes Courts and Osborne Street form part of Council's 'global' settlement process currently underway. On receipt settlements in relation to these two sites will top up the Housing Development Fund.
- 5.3 The units will be regarded as 'A' Grade units, as of 1 July 2013 this equates to approximately \$140.60 for a one bedroom and \$178.50 for a two bedroom unit per week.
- 5.4 Details of the expanded financial analysis are outlined in the Public Excluded part of the meeting as they are commercially sensitive.
- 5.5 Proposed new intensification and rebuild developments are briefed to contain robust, sustainable materials that have a positive affect on the life cycle costs thereby supporting social housing that is both fit for purpose and affordable. Enhanced site utilisation enables City Housing to realise improved returns in relation to the overall investment.

**6. STAFF RECOMMENDATION**

That the Council:

- 6.1 Proceed to tender for the new units at Innes Courts, Osborne Street.
- 6.2 Endorse the commencement of site enabling works inclusive of demolition (Subject to agreement with EQC and Insurers) of the sole property at 407 Innes Courts and Osborne Street (deemed uneconomical to repair).
- 6.3 Authorise the General Manager of Community Services and one other General Manager to accept a tender following evaluation, subject to achieving the financial constraints (plus/minus 15%) detailed in the expended section 11 of the Public Excluded report.
- 6.4 Note that these units on completion will be classified as 'A' grade one and two bedroom units charged at the appropriate rental for that level.

**7. COMMITTEE RECOMMENDATION**

That the staff recommendation be adopted.

**COUNCIL 27. 3. 2014**  
**Housing Committee 11. 3. 2014**

- 9 -

**PART B - REPORTS FOR INFORMATION**

**(4.) RED ZONE RELOCATION TENDER PROCESS UPDATE**

The Committee received an update on the red zone relocation tender process.

**(5.) EQC GLOBAL SETTLEMENT UPDATE**

The Committee received an update on the EQC global settlement.

**(6.) UPDATE ON THE CANTERBURY SUSTAINABLE HOMES WORKING PARTY**

The Committee received an update on the Canterbury Sustainable Homes Working Party.

6.1 The Committee **resolved** to:

6.1.1 Endorse in principle the Build Back Smarter service, through the Canterbury Sustainable Homes Working Party.

6.1.2 Request a report from staff on the funding options for the Build Back Smarter and Eco-Design Advisor for Christchurch residents.

**PART C – DELEGATED DECISIONS**

**(7.) DECLARATION OF INTEREST**

Nil.

**(8.) RESOLUTION TO EXCLUDE THE PUBLIC**

At 3.15pm the Committee **resolved** on the motion of Councillor Clearwater, seconded by Councillor Buck, that the resolution to exclude the public as set out on page 25 of the agenda be adopted.

The meeting concluded at 4.00 pm when the public were readmitted.

**CONSIDERED THIS 27<sup>TH</sup> DAY OF MARCH 2014**

**MAYOR**



# 407 INNES ROAD URBAN DESIGN STATEMENT

## 01 DESIGN STATEMENT BRIEF & PURPOSE

A good design methodology should include a thorough analysis of the both the site and its immediate context. This is necessary to ensure that development proposals respond to the unique characteristics of the site and relate well to existing development in terms of scale, the positioning of buildings, location of amenity space, movement networks and so on. This statement briefly describes the site and surrounding context, provides an urban design analysis and identifies a series of specific design criteria that should form the basis for developing proposals for the site. It should be read in conjunction with the General Urban Design Criteria and design standards set out in the CCC Social Housing – Principal Requirements document.



## 02 SITE ANALYSIS

The site of 407 Innes Road is in a L1 zone and has a plot size of 840 sq. m. As can be seen on the second location map, the site of 407 Innes Road has shared access with the plot of 403 Innes Road. Because both the properties belong to the Council it is plausible to find solutions while using both plots of land.

The plot of 407 Innes Road has no direct relation to the street, because it's positioned behind the plot of 409 Innes Road. Combined with 403 Innes Road there could be a relation to the road, but at the edge the site is fenced off.

There are some trees in, on or close to the site that are valuable enough to take into consideration with the new layout for the site.



Valuable tree



Fence on street edge 403 Innes Road





### 03 SITE PHOTOGRAPHS



Photo 2: Shared entrance of the site



Photo 3: South-east boundary with Innes Road 409



Photo 4: South-west boundary, looking out on the existing tree



Photo 5: Garden and view of the north-east boundary



Photo 6: North-west boundary from the inside



Photo 7: North-west boundary from the outside



#### 04 SITE SPECIFIC DESIGN CRITERIA

The Site Specific Design Criteria identified below need to be read in conjunction with the General Urban Design Criteria and design standards set out in the CCC Social Housing Principles Requirements document:

**Unit mix:** Proposals should include a mix of both 1 and 2 bed properties at a preferred ratio of 80/20.

**Height:** New buildings should be a maximum of 9 metres in height in accordance with the City Plan (refer to definition of height in Volume 3, Part 2, Section 2.4.4 of the City Plan). The City Plan also dictates that in relation to the density of a L1 plot only 1 unit per 420 sq. m is allowed, however this does not apply to units designed for elderly housing. The adjacent site at 403 Innes Road has both 1 and 2 storey units, therefore 2 storey units could be appropriate on 407 Innes Road. A resource consent would be necessary.

**Parking:** On-site car parking provision should be provided standards: 1 space per 2 bed unit/ 0.5 spaces per 1 bed unit/1 visitor space per 5 units/1 disabled space per 10 units. For parking it's advisable to arrange it along the access-road. The layout shown in the proposal enables the retention of the site's existing green character.

**Landscaping:** Existing mature trees should be retained where possible, particularly the tree marked in the layout sketch.

**Amenity:** The site layout should maximise the number of units with a north facing aspect to maximise passive solar gain and amenity of outdoor spaces.

**Outdoor living space:** The provision of communal outdoor living space is encouraged to compensate for any lack of private outdoor living space at ground level for upper floor units.



Photo 8: overview showing 2 storey housing on 403 Innes Road (source: google maps)

#### 05 PROPOSED LAYOUT

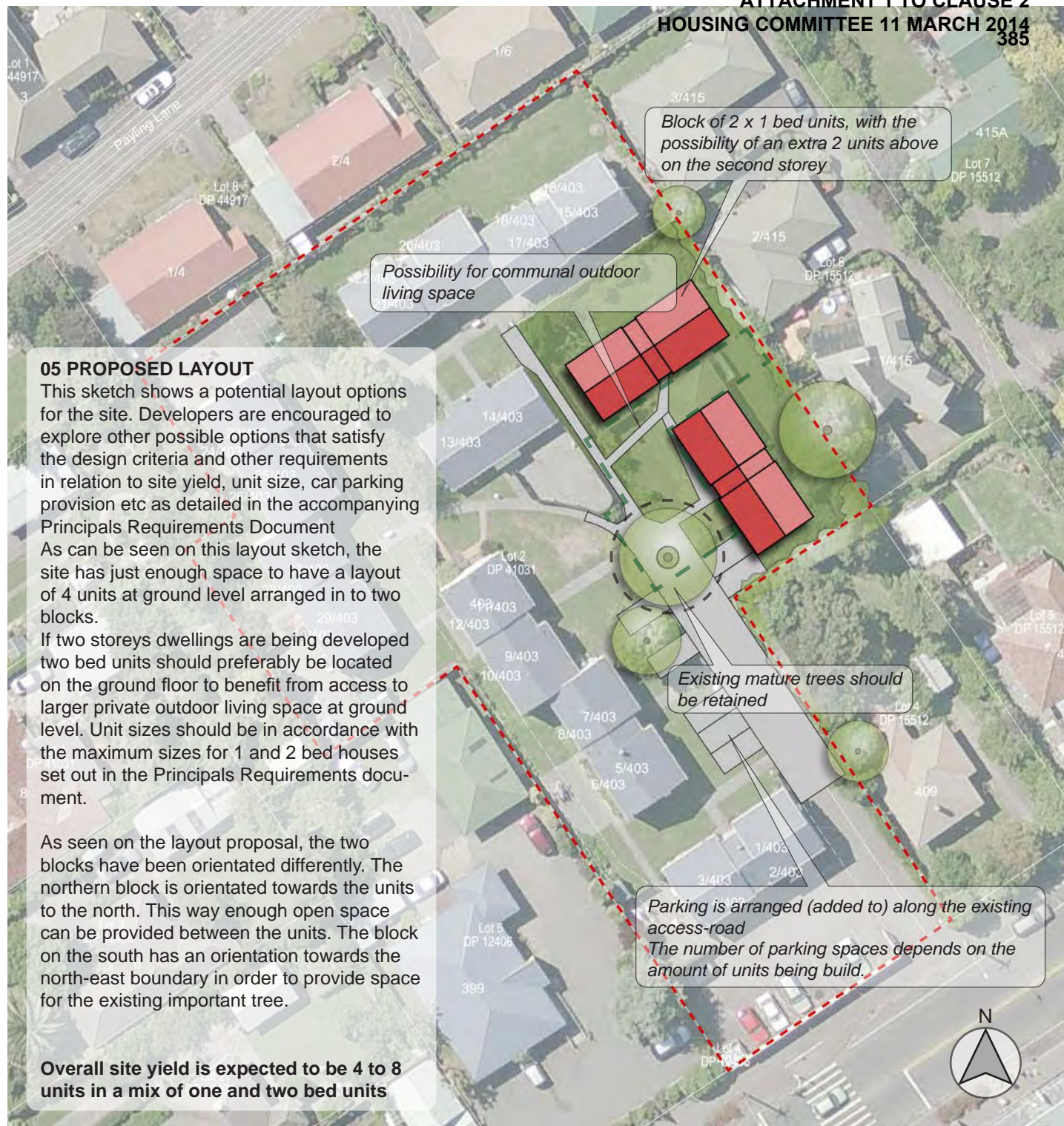
This sketch shows a potential layout options for the site. Developers are encouraged to explore other possible options that satisfy the design criteria and other requirements in relation to site yield, unit size, car parking provision etc as detailed in the accompanying Principals Requirements Document

As can be seen on this layout sketch, the site has just enough space to have a layout of 4 units at ground level arranged in to two blocks.

If two storeys dwellings are being developed two bed units should preferably be located on the ground floor to benefit from access to larger private outdoor living space at ground level. Unit sizes should be in accordance with the maximum sizes for 1 and 2 bed houses set out in the Principals Requirements document.

As seen on the layout proposal, the two blocks have been orientated differently. The northern block is orientated towards the units to the north. This way enough open space can be provided between the units. The block on the south has an orientation towards the north-east boundary in order to provide space for the existing important tree.

**Overall site yield is expected to be 4 to 8 units in a mix of one and two bed units**





01 DESIGN STATEMENT BRIEF & PURPOSE

A good design methodology should include a thorough analysis of the both the site and its immediate context. This is necessary to ensure that development proposals respond to the unique characteristics of the site and relate well to existing development in terms of scale, the positioning of buildings, location of amenity space, movement networks and so on. This statement briefly describes the site and surrounding context, provides an urban design analysis and identifies a series of specific design criteria that should form the basis for developing proposals for the site. It should be read in conjunction with the General Urban Design Criteria and design standards set out in the CCC Social Housing – Principal Requirements document.



Photo 1: overview of the site

02 SITE ANALYSES

59 Osborne street is in a Living 3 (L3) housing area. This means that multi-storey housing (up to 11m in height) is anticipated by the City Plan. The surrounding character is typically fine grained, comprising predominantly single storey detached houses. A few examples of more intensive development have occurred at 57 Charles Street

There is reasonable consistency in the building line along Osborne Street, with most buildings being set back from the pavement between 4 and 7 meters with generous sized front gardens. The Site area is 1012 sq. m and it currently has 4 two bed-room units with 4 garages.



Urban Design analyses of the site

- Orientation of Buildings towards the street
- Green zone in front of buildings
- Grainsize of the houses in Osborne Street
- Proposed Orientation of the new layout towards street
- Boundary of site
- Existing trees





Photo 2: Building next to the site



Photo 3: Building opposite of the site



Photo 4: Building opposite of the site



Photo 5: Osborne street facing north



Photo 6: Osborne facing south



Photo 7: Driveway on to the site



Photo 8: fence along west side of unit 4



Photo 9: fence and south side of unit 4



Photo 10: Hedge along south side of unit 1



#### 04 SITE SPECIFIC DESIGN CRITERIA

The Site Specific Design Criteria identified below need to be read in conjunction with the General Urban Design Criteria and design standards set out in the CCC Social Housing Principles Requirements document:

**Unit Mix:** Proposals should include a mix of both 1 and 2 bed properties at a preferred ratio of 80/20.

**Street setback:** New buildings should be positioned close to the street (minimum 4m setback), with low or transparent front fencing to create an intimate street scene, maximise natural surveillance and for consistency with the existing character of the street.

**Height:** New buildings should be a maximum of 8 metres in height in accordance with the City Plan (refer to definition of height in Volume 3, Part 2, Section 4.4.4 of the City Plan). Unit sizes should be in accordance with the maximum sizes for 1 and 2 bed houses set out in the Principals Requirements document.

**Parking:** On-site car parking provision should be provided standards: 1 space per 2 bed unit/ 0.5 spaces per 1 bed unit/1 visitor space per 5 units/1 disabled space per 10 units. Car parking areas should be located close to dwellings with accessible parking spaces for residents with limited mobility being closest to the units. Parking should be located to the rear of dwellings or otherwise screened from view of the street.

**Landscaping:** Car parking areas should be softened with landscaping including tree planting. Tree planting is also required to be provided along the road boundary. Outdoor living spaces should be landscaped to provide a high level of amenity to residents.

**Amenity:** The site layout should maximise the number of units with a north facing aspect to maximise passive solar again and outdoor amenity of outdoor spaces.

#### 05 PROPOSED LAYOUTS

The diagrams opposite show two potential layout options for the site. Developers are encouraged to explore other possible options that satisfy the design criteria above and other requirements in relation to site yield, unit size, car parking provision etc as detailed in the accompanying Principals Requirements Document.

##### Layout 1:

A total of 8 stacked units (or four single storey units) accessed by shared external stairs with two 2 bed units along the street. Parking is grouped at the rear of the site. Each ground floor unit is provided with private outdoor living space at ground level. Upper level units would require external balconies facing north.

##### Layout 2:

A total of 8 stacked units (or four single units) arranged in two blocks with grouped parking located centrally within the site. Five parking spaces are provided within the site.

**Overall site yield is expected to be a maximum of 8 units using 2 storeys.**



## ATTACHMENTS

### ATTACHMENT 1 : SOCIAL HOUSING ASSET REPAIR PROGRAMME DELIVERY STRATEGY

Year	New Units Intensification	New Units Partnership	New Units Rebuild	Open Unit Repairs	Closed Unit Repairs
<b>2014/15 (WP2)</b>					
Aberfoyle Place			6 Units	8 Units	
Airedale Courts				37 Units	23 Units
Aldwins Courts				1 Unit	7 Units
Andrews Crescent		86 Units			
Aorangi Courts				18 Units	3 Units
Berwick Courts	3 Units				
Boyd Cottages					4 Units
Bryndwr Courts				29 Units	
Cecil Courts			8 Units	12 Units	
Concord Place			2 Units	43 Units	6 Units
Fred Price Courts			10 Units	26 Units	1 Unit
Gloucester Courts				11 Units	
Glue Place/Sparks Road					2 Units
Greenhurst Courts				20 Units	
Haast Courts				29 Units	
Hadfield Courts				20 Units	
Harman Courts	18 Units			20 Units	
Hornby Courts				22 Units	
HP Smith Courts	4 Units		4 Units	12 Units	
Innes Courts				24 Units	
Knightsbridge Lane	8 Units				
Lancewood Courts				11 Units	
Lyn Christie Place				25 Units	1 Unit
Margaret Murray Courts				13 Units	
Mary McLean Place				39 Units	1 Unit
Maurice Carter Courts	12 Units			34 Units	
Norman Kirk Courts				36 Units	
Osborne Street	8 Units				
Pickering Courts				13 Units	
Resolution Courts				17 Units	
Tommy Taylor Courts				13 Units	12 Units
Torrens Road				14 Units	
Veronica Place					1 Unit
Whakahoa Village			5 Units	10 Units	5 Units
<b>TOTALS</b>	<b>53 Units</b>	<b>86 Units</b>	<b>35 Units</b>	<b>557 Units</b>	<b>66 Units</b>

**Figure 5 : Social Housing Work Packages Delivery Strategy – Work Package 2 (January 2014 – June 2015)**



Year	New Units Intensification	New Units Partnership	New Units Rebuild	Open Unit Repairs	Closed Unit Repairs
<b>2015/16 (WP3)</b>					
Airedale Courts		24 Units			
Allison Courts				7 Units	
Avonheath Courts			11 Units	6 Units	
Biddick Courts			11 Units	5 Units	
Bridgewater Courts				21 Units	
Briggs Row				4 Units	
Brougham Street		89 Units			
Charles Gallagher Place			7 Units		
Charles Street			4 Units		
Cresselly Place		30 Units			
Division Street				19 Units	
Dover Courts				23 Units	
Elm Grove		12 Units			
Gayhurst Road				4 Units	
GF Allan Courts				7 Units	
Guthreys Courts		32 Units			
Jennifer/Manor/Torquay PI				14 Units	
Jura Courts				27 Units	
Kaumatua Place				8 Units	
Manse Place				25 Units	
Marwick Place				26 Units	
Maurice Hayes Place				17 Units	
Mooray Ave				4 Units	
Nayland Street				5 Units	
Palliser Place				15 Units	
Phillipstown Courts				15 Units	
Poulton Courts				11 Units	
Raleigh/Newmark Streets				9 Units	
Reg Adams Courts				12 Units	
Reg Stillwell Place			28 Units		
Roimata Place				21 Units	
Sandilands		24 Units			
Santa Cruz Lane		24 Units			
St Johns Courts				10 Units	
Templeton Courts				4 Units	
Thames Courts				10 Units	
Treddinick Place				5 Units	
Veronica Place				34 Units	
Vincent Courts				17 Units	
William Massey Courts				14 Units	
Walsall Street				25 Units	
Waltham Courts			4 Units	20 Units	
Willard Street		50 Units			
<b>TOTALS</b>	<b>0 Units</b>	<b>261 Units</b>	<b>65 Units</b>	<b>444 Units</b>	<b>0 Units</b>

**Figure 6 : Social Housing Work Packages Delivery Strategy – Work Package 3 (July 2015 - June 2016)**

Year	New Units Intensification	New Units Partnership	New Units Rebuild	Open Unit Repairs	Closed Unit Repairs
<b>2016/17 (WP4)</b>					
Alma Place				23 Units	
Angus Courts				14 Units	
Arran Courts				13 Units	
Bartlett Street				9 Units	
Cedar Park				20 Units	
Cleland Street				7 Units	
Forfar Courts				19 Units	
Gowerton Place		30 Units			
Halswell Courts			2 Units	13 Units	
Harold Denton Place				14 Units	
Jecks Place				41 Units	
Louisson Courts			13 Units		
Mabel Howard Place				51 Units	
Mackenzie Courts				24 Units	
Martindales Road				11 Units	
Nelson Street				4 Units	
Picton Avenue				10 Units	
Rue Viard Cottages				3 Units	
Tyrone Street				12 Units	
Weaver Courts				34 Units	
Wycola Courts				26 Units	
<b>TOTALS</b>	<b>0 Units</b>	<b>30 Units</b>	<b>15 Units</b>	<b>348 Units</b>	<b>0 Units</b>

**Figure 7 : Social Housing Work Packages Delivery Strategy – Work Package 4 (July 2016 - June 2017)**

Year	New Units Intensification	New Units Partnership	New Units Rebuild	Open Unit Repairs	Closed Unit Repairs
<b>2017/18 (WP5)</b>					
Barnett Avenue				24 Units	
Bruce Terrace Cottages				3 Units	
Carey Street				31 Units	
Clent Lane				19 Units	
Coles Place				19 Units	
Glue Place/Sparks Road				30 Units	
Guise Lane Courts				20 Units	
Hennessey Place				10 Units	
Huggins Place				28 Units	
Feast Place/Poulson Street				23 Units	
Fletcher Place				55 Units	
MacGibbon Place				25 Units	
<b>TOTALS</b>	<b>0 Units</b>	<b>0 Units</b>	<b>0 Units</b>	<b>287 Units</b>	<b>0 Units</b>

**Figure 8 : Social Housing Work Packages Delivery Strategy – Work Package 5 (July 2017 – June 2018)**

**CLAUSE 16****REPORT FROM THE CHAIRPERSON  
OF THE HOUSING COMMITTEE****CITY HOUSING RENT REVIEW 2014/2015****1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 The purpose of this report is to revoke the resolution at Clause 2 (a) (v) of the Council meeting of 23 April 2009 and Clause 6 (b) (ii) of the Council meeting of 19 April 2012 setting the social housing rents for 2014/15.
- 1.2 To seek the Council's approval to increase rents for all social housing units by 4.9% from the beginning of the first rental period in July 2014 and for all new tenancies beginning on or after 1 May 2014.

**2. EXECUTIVE SUMMARY**

- 2.1 The Council's standing orders enable the Council to rescind/revoke a previous Council decision. In order to do this a report is required, outlining the reasons for the revocation.
- 2.2 The previous resolution of Council sets the rent increase at 7.3% (being 2.8% plus CGPI (Residential Building Index)) for the 2014/15 year.
- 2.3 This report proposes that the base rent increase component remains at 2.8%.
- 2.4 The CGPI (Residential Building Index) component of the rent increase is proposed to be capped at 2.1 % this year. The members of the Housing Committee believe that the total increase of 7.3% would be neither fair nor reasonable for the tenants, particularly given the diminished state of social well being in the city following the 2010 and 2011 Canterbury earthquakes.

**3. BACKGROUND**

- 3.1 A stepped rent increase programme was resolved by the Council on 23 April 2009 for the years from 2009/10 to 2014/15 and then confirmed in May 2012. The increase scheduled for July 2014 is 2.8% plus CGPI (Residential Building Index), up 4.5 % as notified by Statistics NZ in February 2014. The combined increase equates to 7.3%. City Housing is not funded from rates and relies solely on rental income to cover the long term cost of owning and operating the service.

**3.2 City Housing Rent Review 2008/09**

On the 23 April 2009 the following motion was carried by Council:-

- 2 (a) If there are no alternative sources of funding the future replacement of the Council's housing units available and in place before 31 March 2010, increase rents for all existing housing tenants (except Whakahoa Village tenants) by:
  - (i) 5.7% from the beginning of the first rental period in July 2010 and for all new tenancies (except Whakahoa Village tenancies) beginning on or after 1 May 2010;
  - (ii) 2.8% plus CGPI from the beginning of the first rental period in July 2011 and for all new tenancies (except Whakahoa Village tenancies) beginning on or after 1 May 2011;
  - (iii) 2.8% plus CGPI from the beginning of the first rental period in July 2012 and for all new tenancies (except Whakahoa Village tenancies) beginning on or after 1 May 2012;

## COUNCIL 27. 3. 2014

- (iv) 2.8% plus CGPI from the beginning of the first rental period in July 2013 and for all new tenancies (except Whakahoa Village tenancies) beginning on or after 1 May 2013;
- (v) 2.8% plus CGPI from the beginning of the first rental period in July 2014 and for all new tenancies (except Whakahoa Village tenancies) beginning on or after 1 May 2014.
- (b) Increase rents for Whakahoa Village tenants by an amount equal to the 2009 increase in the Capital Goods Price Index (CGPI) from the beginning of the first rental period in July 2010 and for all new tenancies beginning on or after 1 May 2010.
- (c) Apply any alternative funding received to reducing the rental increases (except for Whakahoa Village) referred to above.
- (d) Where tenants choose to rent garages or carports at any of the Council's social housing complexes, increase rents for these facilities at the same levels referred to above.

### 3.3 City Housing Rent Review 2012/13

On the 19 April 2012 the following motion was carried by Council:-

- 6 (a) Forego the planned 2012/13 increase of 3.9 percent; and
- (b) Reconfirm that, as in its resolution of 23 April 2009, the Council increase rents for all existing housing tenants (except Whakahoa Village tenants) by:
  - (i) 2.8 percent plus CGPI from the beginning of the first rental period in July 2013 and for all new tenancies (except Whakahoa Village tenancies) beginning on or after 1 May 2013;
  - (ii) 2.8 percent plus CGPI from the beginning of the first rental period in July 2014 and for all new tenancies (except Whakahoa Village tenancies) beginning on or after 1 May 2014; and
- (c) Increase rents for all existing housing tenants (except Whakahoa Village tenants) by 2.8 percent plus CGPI from the beginning of the first rental period in July 2015 and for all new tenancies (except Whakahoa Village tenancies) beginning on or after 1 May 2015.

The intent of the stepped rent was to re-align the rental income with the long term cost of owning and operating the service, based on forward projections of cost at that time. The ongoing funding of City Housing is only from rental income with no direct support from Christchurch rate-payers. The rent setting approach is premised on the intent of keeping rents as low as possible while still retaining a financially sustainable service over time.

On 23 April 2009 approval was also given to adjust the annual stepped rent increase by the % change in the most recent annual CGPI (Capital Goods Price Index) - Residential Buildings Index.

Council was to be advised prior to the rental adjustment taking effect, and with any proposal to adjust rentals in excess of this mechanism to be reported to the Council for approval. This was hoped to account for inflationary pressures over the 6 year stepped rent program.

### 3.4 City Housing Rent Review 2014/15

The most recent CGPI - Residential Building Index (released by Statistics NZ in February 2014) shows an annual adjustment of 4.5%.

Under the current resolution the proposed 2014/15 rent increase would be 7.3 % (2.8 + 4.5 CGPI-RBI).

## 4. COMMENT

- 4.1 It is the Housing Committee view that there is a 'protracted period of adversity.' Dr. Rob Gordon, international recovery expert, defines adversity as 'that which we no longer want'.

**COUNCIL 27. 3. 2014**

- 4.2 The Canterbury earthquakes have served to amplify many pre-existing social circumstances. Health indicators strongly support the notion that there remains a protracted period of adversity.
- 4.3 For Council social housing tenants, already under financial duress, any increase in rent which is required to be paid by the tenant needs to be fair and reasonable, both in ordinary times and particularly following the earthquakes, when a state of social equilibrium is yet to be restored.

**5. LEGISLATIVE REQUIREMENTS**

- 5.1 The residential Tenancies Act requires City housing to give at least 60 days notice to current tenants. If the proposed rent increase is adopted paperwork will need to be processed urgently so that all existing tenants receive their notice by the 27th of April. Any new tenants from 1 May would be charged the new rate. Existing tenants will see the new rent structures take place on the 1 July.
- 5.2 Christchurch City Council is committed to an annual rent review, pursuant to the Residential Tenancies Act 1986, that allows Christchurch City Council to increase the rents for new tenants within the previous 180 days of the effected change date. Therefore, any increase of rental increase is required to take place at the same time each year.
- 5.3 Housing staff would work with tenants as necessary to advise them how to ensure they adjust their automatic payments and maximise any entitlement they may have for accommodation supplement through Work and Income (MSD).
- 5.4 In terms of the Council's decision making requirements in the Local Government Act 2002, the Chairperson believes:
- this decision is not of great significance, in light of the fact a rent increase was always proposed for the 2014/15 year and the recommendation in this report proposes a lesser rent increase, and because of the level of funds involved;
  - that the other reasonably practicable options (leaving the rent increase at 7.3% or foregoing any rent increase, as was done in 2012) are not appropriate. As already mentioned, a rent increase of 7.3% is not fair or reasonable in the current circumstances for tenants, but not making any rent increase would mean a reduction in income of \$650,000 for the Council;
  - The views and preferences of persons who may be affected by this decision have been sufficiently considered in light of the significance of the decision. A rent increase is never going to be regarded favourably by those it affects, but the increase now being proposed is less than was intended to be made as a result of the 2009 Council resolution. This decision has no effect on ratepayers.

**6. FINANCIAL IMPLICATIONS**

- 6.1 The proposed rent increase at 4.9% will generate additional revenue of approximately \$640,000 per year.
- 6.2 If the rent increase resolved on the 23 April 2009 (2.8% + CGPI) was implemented an increase of 7.3% would generate additional revenue of approximately \$950,000 per year (a difference of \$310,000).
- 6.3 The proposed rent increase of 4.9% will improve City Housing's ability to fund operations but will contribute only modest funding to deal with deferred maintenance and other planned lifecycle expenditure currently due.
- 6.4 Neither of the rent increases discussed in this report are adequate to fund depreciation charges of approximately \$5 million per year.
- 6.5 Neither of the rent increases discussed in this report are adequate to fund all of the outstanding deferred maintenance due or the other planned lifecycle expenditure required over the next 7 years, estimated at \$10 million dollars per year for the next 7 years.
- 6.6 Neither of the rent increases discussed in this report are adequate to fund additional expenditure required for seismic strengthening of housing units, not covered by insurance, or the gap in



**COUNCIL 27. 3. 2014**

funding between insurance cover and the current cost to replacing housing units severely damaged by the earthquake.

- 6.7 If City Housing proceeds with any of the significant expenditure mentioned above it will, in the near future, need to borrow funds to do so. The existing level of revenue is insufficient to fund this borrowing.
- 6.8 A number of significant items of expenditure are forecast to increase over coming years and it is anticipated that the rental level associated with the proposed rent increase will struggle to cover the operational costs, especially if City Housing obtains full insurance cover for its properties.
- 6.9 Analysis of actual cost increases being experienced by City Housing shows that significant cost escalation has occurred above the historic level of CGPI increases. Examples of high cost escalation include increases to rates, construction and building maintenance work. However, the most significant cost escalation is in relation to insurance premiums, which will come into full effect as buildings are repaired and strengthened.
- 6.10 The change of ownership associated with red zone properties will also substantially worsen the financial position of City Housing, if it is expected to maintain the level of service of 2649 units.
- 6.11 Council has already approved a programme of partnerships with other providers to help restore the lost City Housing unit numbers and move towards a more sustainable financial situation.

**7. CHAIR'S RECOMMENDATION**

It is recommended that the Council:

1. Revoke the resolution at Clause 2 (a) (v) of the Council meeting of 23 April 2009 setting the social housing rents for 2014/15 and Clause 6 (b) (ii) of the Council meeting of 19 April 2012; and
2. Resolve to increase rents for all social housing units by 4.9% from the beginning of the first rental period in July 2014 and for all new tenancies beginning on or after 1 May 2014; and
3. Resolve that where tenants choose to rent garages or carports at any of the Council's social housing complexes, increase rents for these facilities at the same levels referred to above;
4. Note that resolution (ii) also applies to the Whakahoa Village.

Type	2014 (7.3%)	2014 (4.9%)	2013 (3.7%)	2012 (No Adjustment)	2011 (2.8%)	2010 (4.3%)	2009 (14%)	2008 (2.3%)
	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
Bedsit	104.9	102.6	97.8	94.3	94.3	91.8	88.0	77.5
Studio	110.9	108.5	103.4	99.7	99.7	97.0	93.0	82.0
A1 bedroom	150.9	147.5	140.6	135.6	135.6	131.9	126.5	111.0
B1 bedroom	125.3	122.5	116.8	112.6	112.6	109.5	105.0	92.5
C1 bedroom	114.5	111.9	106.7	102.9	102.9	100.1	96.0	84.5
A2 bedroom	191.5	187.2	178.5	172.1	172.1	167.4	160.5	141.0
B2 bedroom	172.3	168.5	160.6	154.9	154.9	150.7	144.5	127.0
C2 bedroom	150.9	147.5	140.6	135.6	135.6	131.9	126.5	111.0
A3 bedroom	252.9	247.2	235.7	227.3	227.3	221.1	212.0	186.0
B3 bedroom	210.0	205.3	195.7	188.7	188.7	183.6	176.0	164.5
C3 bedroom	177.2	173.2	165.1	159.2	159.2	154.9	148.5	130.5
A4 bedroom	279.2	273.0	260.2	250.9	250.9	244.1	234.0	205.5
1 bedroom flatting	79.3	77.5	73.9	71.3	71.3	69.4	66.5	58.5
3 bedroom flatting	252.9	247.2	235.7	227.3	227.3	221.1	212.0	186.0
4 bedroom flatting	279.2	273.0	260.2	250.9	250.9	244.1	234.0	205.5
Garages	22.0	21.5	20.5	19.8	19.8	19.3	18.5	16.5
Carports	17.9	17.5	16.7	16.1	16.1	15.7	15.0	13.5
<b>Banks Peninsula Housing</b>		<b>2014 (4.9%)</b>	<b>2013 (3.7%)</b>	<b>2012 (No Adjustment)</b>	<b>2011 (2.8%)</b>	<b>2010 (4.3%)</b>	<b>2009 (14%)</b>	<b>2008</b>
Bedsit	91.2	89.2	85.0	82.0	82.0	79.8	76.5	67.5
C1 bedroom	95.5	93.4	89.0	85.8	85.8	83.4	80.0	70.5
B1 bedroom	99.6	97.3	92.8	89.5	89.5	87.1	83.5	73.5
A1 bedroom	104.9	102.6	97.8	94.3	94.3	91.8	88.0	77.5
<b>Internal access flat and garage rents</b>		<b>2014 (4.9%)</b>	<b>2013 (3.7%)</b>	<b>2012 (No Adjustment)</b>	<b>2011 (2.8%)</b>	<b>2010 (4.3%)</b>	<b>2009 (14%)</b>	<b>2008</b>
Cedar Park - A 1 bedroom	165.8	162.1	154.5	149.0	149.0	145.0	139.0	122.0
Sandilands - B 2 bedroom	187.2	183.1	174.5	168.3	168.3	163.8	157.0	138.0
Sandilands	(24 Griffiths has no garage \$ 168.50)	(24 Griffiths has no garage \$ 168.50)	(24 Griffiths has no garage \$160.6)	(24 Griffiths has no garage \$154.90)	(24 Griffiths has no garage \$154.90)	(24 Griffiths has no garage \$150.71)	(24 Griffiths has no garage \$144.5)	(24 Griffiths has no garage \$127)
Brougham Village 1/95, 8/95, 1/97 and 8/97 - C 2 bedroom	All empty flats	All empty flats	All empty flats	162.4	162.4	158.0	151.5	133.0
<b>Whakahoa Village</b>		<b>2014 (4.5%)</b>	<b>2013 (.9%)</b>	<b>2012 No Adjustment</b>	<b>2011 No Adjustment</b>	<b>2010 No Adjustment</b>	<b>2009 (4.1%)</b>	<b>2008</b>
Whakahoa Village - A1 bedroom (no garage)	136.0	132.5	126.8	125.6	125.6	125.6	124.5	120.0
Whakahoa Village - A1 bedroom (with garage)	153.4	149.4	143.0	141.8	141.8	141.8	140.5	135.0
Whakahoa Village - A 1.5 & 2 bedroom (with garage)	170.4	166.0	158.8	157.4	157.4	157.4	156.0	150.0
(Unit weekly increase 7.3%: \$5.40 - \$19.00)					(Unit weekly increase 4.9%: \$3.60 - \$12.80)			



COUNCIL 27. 3. 2014

**REGULATION AND CONSENTS COMMITTEE  
18 MARCH 2014**

**A meeting of the Regulation and Consents Committee  
was held in the No. 1 Committee Room  
on 18 March 2014 at 9am.**

**PRESENT:** Councillor David East (Chair), Councillor Tim Scandrett (Deputy Chair), Councillor Ali Jones, Councillor Pauline Cotter, and Councillor Glenn Livingstone.

**APOLOGIES:** An apology for lateness was received and accepted from Councillor David East who arrived at 9.10 am and was absent for part of clause 1.

An apology for early departure was received from Councillors Pauline Cotter and Glenn Livingstone, who departed at 10.30 am and were absent for part of clause 4.

The Committee reports that:

**PART A – MATTERS REQUIRING A COUNCIL DECISION**

**(1.) REVIEW OF THE RICcarton/ILAM PERMANENT ALCOHOL BAN AND THE UPPER RICcarton/ILAM TEMPORARY BAN**

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer, Strategy and Planning		PA Diane Campbell 8281
<b>Officer responsible:</b>	Strategic Policy Unit Manager		PA Amanda Poore 8812
<b>Author:</b>	Senior Policy Analyst		Siobhan Storey 8916

**1. PURPOSE OF REPORT**

1.1 The purpose of this report is:

1.1.1 To review the current Riccarton/Ilam Permanent Alcohol Ban; and to consider extension of its boundaries to include the Upper Riccarton/Ilam temporary ban area.

1.1.2 To seek a Council resolution to adopt for consultation the proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 (the 2014 Bylaw).

**2. EXECUTIVE SUMMARY**

*Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009*

2.1 The Local Government Act 2002 (the primary legislation) enables the Council to make bylaws to regulate the possession and consumption of alcohol in public places. This ability is an important tool for local communities to reduce alcohol-related harm in particular areas. The Council made the Christchurch City Council Alcohol Restrictions in Public Places Bylaw in 2009 (the 2009 Bylaw) under section 147 of the Local Government Act 2002 (LGA02).

## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (1.) Cont'd

- 2.2 The 2009 Bylaw was subsequently amended in 2011 to add the Riccarton/Ilam area to the Schedule of Permanent Alcohol Ban Areas and this report proposes a further amendment of the Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2009. As required by relevant legislation, the analyses under sections 155 and 147A of the LGA02 (**Attachment 1**), a Statement of Proposal (including the proposed Bylaw (**Attachment 3**)) and Summary of Information (**Attachment 2**) (as required by sections 83 and 86 of the LGA02) are **attached** to this report.
- 2.3 A Special Consultative Procedure (SCP) must be undertaken when a bylaw is being amended and as there are costs involved with carrying out an SCP, the SCP for amendments to the Alcohol Restrictions in Public Places Bylaw for Riccarton/Ilam will be carried out at the same time as the SCP for the amendments to the Sumner and Addington alcohol ban areas. The temporary alcohol bans in Sumner and Addington are also being reviewed in a report titled *Review of Alcohol Restrictions in Public Places Bylaw for Sumner at New Year's Eve and Addington for New Zealand Cup Day*, which is being considered by the Committee at the same time as this report.
- 2.4 As a result of changes to legislation, namely the new Sale and Supply of Alcohol Act 2012, which replaces the Sale of Liquor Act 1989, some minor changes have been made to the 2009 Bylaw in order to update references and definitions. These changes have been included in the proposed draft Amendment Bylaw 2014.
- Riccarton/Ilam Permanent Alcohol Ban*
- 2.5 There is a permanent ban in Riccarton/Ilam which came into force on 1 December 2011 and applies 24 hours per day, seven days per week. The area covered by the ban is shown in **Attachment 2**. Because there was some uncertainty about the value and geographic coverage of the ban, the Council determined it should be reviewed two years after it was adopted.
- Upper Riccarton/Ilam Temporary Alcohol Ban*
- 2.6 Following representation from residents and residents' associations the Council declared a temporary alcohol ban in Upper Riccarton/Ilam by resolution to be in place from 10 June 2013 to 10 December 2013, 24 hours per day, seven days per week. The area covered by the ban is shown in **Attachment 2**. The operation of this temporary ban was reviewed and the Council declared a further temporary ban for Upper Riccarton/Ilam, covering the same area as the previous ban, to be in place from 1 February 2014 to 31 August 2014. This ban covers the University of Canterbury's Orientation Festival during which significant anti-social behaviour often occurs. It also allows consultation on the review of the permanent ban while a temporary ban is in place.
- 2.7 The Police are in favour of the amendment to the Riccarton/Ilam permanent ban. Data collected on both the current permanent and temporary bans areas generally support the proposed Bylaw amendment, as does the results of consultation with the local Community Board, Residents' Associations, Liquor Licensing Inspectors, the Medical Officer of Health and the Alcohol Harm Minimisation Group.
- 2.8 Staff have concluded that the criteria for making bylaws under section 147A of LGA02 have been met and recommend there is sufficient evidence in terms of section 155 of the LGA02 to commence a SCP to amend the 2009 Bylaw and create a permanent ban in Riccarton/Ilam which adds the area of the current temporary ban to the permanent ban area. The ban will be in place 24 hours per day, seven days per week and cover the whole of the area of the current permanent and temporary bans.



## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (1.) Cont'd

## 3. BACKGROUND

*(a) Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009*

- 3.1 Section 147 of the LGA02 enables Councils to make bylaws for alcohol control purposes. The purpose of making such bylaws is to reduce alcohol-related harm, damage, disorder and crime and to improve community safety by placing restrictions on alcohol in some public places.

- 3.2 The Council made the Christchurch City Council Alcohol Restrictions in Public Places Bylaw in 2009 (the 2009 Bylaw) under section 147 of the LGA02. The Schedule to this Bylaw listed nine permanent alcohol ban areas.

*(b) Riccarton Ilam Permanent Alcohol Ban*

- 3.3 At its meeting of 27 October 2011 the Council adopted the Alcohol Restrictions in Public Places Amendment (Riccarteron/Ilam) Bylaw 2011 (the 2011 Bylaw) and also resolved to undertake a non-statutory review of the permanent alcohol ban area in Riccarton/Ilam two years after the Amendment Bylaw was adopted. The ban came into force on 1 December 2011 and applies 24 hours per day, seven days per week in the area bounded by the following streets: Blenheim Road, Curletts Road, Peer Street, Waimairi Road, Greers Road, Memorial Avenue, Fendalton Road, Deans Avenue and back up to Blenheim Road as shown on the attached map (**Attachment 2**).

*(c) Upper Riccarton/Ilam Temporary Alcohol Ban*

- 3.4 In addition to the permanent ban, there is also a temporary ban in Upper Riccarton/Ilam which commenced on 1 February 2014 for six months. At its meeting on 14 March 2013 the Council received a deputation from the Ilam Upper Riccarton Residents' Association and considered a request from the Riccarton/Wigram Community Board (the Board) to declare a temporary alcohol ban in the area bounded by Peer Street, Waimairi Road, Maidstone Road, Avonhead Road and Yaldhurst Road (**Attachment 2**).
- 3.5 The Board's request was made following a deputation from the Ilam Upper Riccarton Residents' Association to the Board. The Residents' Association provided information as to alcohol-related problems in the area including problems from (house) party-goers drinking on the streets and in reserves. While the Association acknowledged that a "liquor ban will not solve all the problems, it considers that where a ban has been established problem behaviour can be more easily dealt with by the police and community disturbance has been greatly reduced". The Riccarton Ilam Community Safety Joint Working Party also resolved to support a temporary alcohol ban at their Friday 1 March 2013 meeting.
- 3.6 The Police considered the issues referred to by the Residents' Association and supported a temporary ban, including being willing (subject to resourcing constraints and other policing priorities) to enforce the ban.
- 3.7 The Council at its meeting on 30 May 2013 declared a temporary alcohol ban in the area described in paragraph 3.10 commencing on 10 June 2013 for six months and applying 24 hours per day, seven days per week. The Council also requested that staff report to the Council on a further temporary ban covering the same area commencing in February 2014. This further temporary ban was required to provide cover during the University of Canterbury's Orientation Festival, that is the week following Orientation Day, and to allow consultation on the review of the current permanent ban to be undertaken while a new temporary ban is in place. The review of the permanent ban will consider an extension of its area to include the area covered by the proposed new temporary ban.

## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (1.) Cont'd

- 3.8 The Council considered the matters raised above as well as those which led to the declaration of the June to December 2013 temporary ban at its meeting of 28 November 2013, and resolved to declare a new temporary ban in Upper Riccarton Ilam. This ban began on 1 February 2014 and ends on 31 August 2014. It applies 24 hours per day, seven days per week. The ban area is adjacent to the permanent ban area and covers the area shown in **Attachment 2**.

## 4. COMMENT

*Legal Issues*

- 4.1 Section 147 of the Local Government Act 2002 (LGA02) enables councils to make bylaws for alcohol control purposes.
- 4.2 Section 147A provides that before making a bylaw under s147, a territorial authority:
- 4.2.1 must be satisfied that it can be justified as a reasonable limitation on people's rights and freedoms; and
  - 4.2.2 except in the case of a bylaw that will apply temporarily for a large scale event, must also be satisfied that;
    - 4.2.2.1 there is evidence that the area to which the bylaw is intended to apply has experienced a high level of crime or disorder that can be shown to have been caused or made worse by alcohol consumption in the area; and
    - 4.2.2.2 the bylaw is appropriate and proportionate in the light of that crime or disorder.
- 4.3 Section 155 provides that:
- 4.3.1 A local authority must, before commencing the process for making a bylaw, determine whether a bylaw is the most appropriate way of addressing the perceived problem.
  - 4.3.2 If a local authority has determined that a bylaw is the most appropriate way of addressing the perceived problem, it must, before making the bylaw, determine whether the proposed bylaw:
    - 4.3.2.1 is the most appropriate form of the bylaw; and
    - 4.3.2.1 gives rise to any implications under the New Zealand Bill of Rights Act 1990.
- 4.4 Under section 156 of the LGA02 the Council is required to use the Special Consultative Procedure (SCP) when amending a bylaw. In addition to this statutory requirement, the law generally requires that any bylaw must be an intra vires (within the statutory powers that authorise the bylaw), certain and reasonable. There is a considerable body of case law on what constitutes reasonableness in the bylaw context. The Courts have noted that in ascertaining the reasonableness of a bylaw, they will look to the surrounding facts, including the nature and condition of the locality in which it is to take effect, the problem it seeks to solve or proposes to remedy and whether public or private rights are unnecessarily or unjustly invaded.
- 4.5 A section 155 and section 147A analysis has been undertaken with respect to Riccarton and Upper Riccarton. Each area is discussed in turn below. These analyses, a Statement of Proposal (including the proposed Bylaw) and Summary of Information (as required by sections 83 and 86 of the LGA02) are **attached** to this report (**Attachments 1, 2 and 3**).

## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (1.) Cont'd

**Summary of Section 155 and section 147A analyses***Riccarton/Ilam permanent ban*

- 4.6 Staff consulted with key stakeholders in the area to determine their views on the effectiveness of the current ban. Data to inform the section 155 analysis was gathered from key stakeholders including expert sources, community groups and the police. The key stakeholders consulted included the police, the Alcohol Harm Minimisation Safety Joint Working Party, Christchurch City Council Liquor Licensing Inspectors, the Riccarton/Wigram Community Board, Residents' Associations in the area, the University of Canterbury and local businesses.
- 4.7 All these stakeholders note that since the ban was imposed the level of anti-social behaviour has declined. The University say that the numbers of complaints they have received from local residents have significantly decreased over the last year. They have also received positive feedback from their Community Constable indicating that in his view, the ban has assisted in minimising student anti-social behaviour. They also consider the bans contribute to providing a safe environment for students.
- 4.8 Staff have obtained alcohol-related crime statistics from the Police by suburb. These are presented and discussed in detail in the attached section 155 analysis (**Attachment 1**).
- 4.9 The Police statistics show increases in alcohol-related crimes, including breaches of the alcohol ban in the last two years. However this is not necessarily indicating the alcohol ban is not working. Police say bans work well when there is a high Police presence and enforcement.
- 4.10 Police fully support the ban in Riccarton/Ilam and say the ban has reduced street issues, such as drinking on the streets and vandalism, and crime. This view is also held by the area's Liquor Licensing Inspector, the University of Canterbury the Central Riccarton Residents' Association and the Alcohol Harm Minimisation Committee. All these stakeholders support the continuation of the ban, as do the Riccarton/Wigram and Spreydon/Heathcote Community Boards.

*Upper Riccarton/Ilam temporary ban*

- 4.11 As noted in paragraph 3.8, the Council resolved to declare a new temporary ban in Upper Riccarton Ilam. This ban began on 1 February 2014 and is in place until 31 August 2014. It applies 24 hours per day, seven days per week. The ban area is adjacent to the permanent ban area and covers the area bounded by Peer Street, Waimairi Road, Maidstone Road, Avonhead Road and Yaldhurst Road (**Attachment 2**).
- 4.12 Staff have investigated making this temporary ban permanent and have considered doing this by extending the boundaries of the permanent ban to include the area of the temporary ban (**Attachment 2**). Staff have prepared section 147A and 155 analyses of this ban (**Attachment 1**) which shows the level of alcohol-related offending has increased since the earthquakes.
- 4.13 Since the 10 June 2013 to 10 December 2013 temporary ban lapsed there has been a number of alcohol-related incidents. Residents reported that on 17 December 2013 that six males were speeding up and down Parkstone Avenue, then parked, drank alcohol and exhibited significant anti-social behaviour at the side of the road. A similar incident had occurred on 14 December 2014.
- 4.14 Staff consulted with key stakeholders in the area to determine their views on continuing the temporary ban and making it permanent. The key stakeholders consulted were the Police, Liquor Licensing Inspectors, the Alcohol Harm Minimisation Committee, the Riccarton/Wigram Community Board, the Ilam Community Safety Joint Working Party, the University of Canterbury, Residents' Associations and local businesses in the area. Local residents were also consulted.

**COUNCIL 27. 3. 2014****Regulation and Consents Committee 18. 3. 2014****(1.) Cont'd**

- 4.15 These stakeholders note that since the ban was imposed the level of anti-social behaviour has declined. The University say that the number of complaints they have received from local residents has significantly decreased over the last year. They have also received positive feedback from their Community Constable indicating that in his view, the ban has assisted in minimising student anti-social behaviour. They also consider the bans contribute to providing a safe environment for students. The local residents who contacted staff say the ban has reduced the bad behaviour they were experiencing prior to the ban being imposed.
- 4.16 These stakeholders consider the ban should continue and be made permanent. The Police have little information on the effect of the temporary ban but do not oppose it being made permanent. Legal advice is that the longer a temporary alcohol ban is in place, the greater the chance is that the Council may be seen to be imposing a de-facto permanent alcohol ban without going through the proper processes of the Act.
- 4.17 The review of the permanent ban has been undertaken. There are three possibilities to be considered:
- 4.17.1 Option One: No alcohol bans – this would require the Council to remove the permanent ban and allow the temporary ban to lapse at the end of August.
  - 4.17.2 Option Two: Status Quo – this option would retain the permanent ban with the same area and allow the temporary ban to lapse at the end of August.
  - 4.17.3 Option Three: Retain and add to existing permanent alcohol ban area – this option requires the Council to amend the permanent ban by extending the area to include the area of the temporary ban before the end of August.
- 4.18 Staff recommend option three – that the temporary alcohol ban in Upper/Riccarton/Ilam be made permanent and that this be done by adding the area covered by this ban to the area covered by the permanent ban and amending the area of the permanent ban accordingly. The ban will be in place 24 hours per day, seven days per week.

**5. FINANCIAL IMPLICATIONS**

- 5.1 The cost of public notices general communications related to the proposed amendment to the SCP and the proposed amendment to the 2009 Bylaw will be funded through the existing City and Community Long-term Planning and Policy Activity budget for 2013/14.
- 5.2 The cost of new signage for permanent bans will be budgeted for within the City and Community Long-term Planning and Policy Activity budget for 2014/15.
- 5.3 Police are responsible for the costs of enforcing the provisions of any bylaw made for "liquor control" purposes under the Local Government Act.

**6. STAFF RECOMMENDATION**

- 6.1 It is recommended that the Council, in relation to the proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014:
- 6.1.2 Determine that there is sufficient evidence to support amending the current permanent alcohol ban in Riccarton/Ilam by increasing the area it covers to include the area covered by the temporary ban and commencing a special consultative procedure (as outlined below);
  - 6.1.3 Resolve that the proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 meets the requirements of section 155 of the Local Government Act 2002, in that:

## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (1.) Cont'd

- 6.1.3.1 The Council determines an amendment bylaw is the most appropriate way of addressing the perceived problem; and
- 6.1.3.2 The Council determines the proposed amendment bylaw is the most appropriate form of bylaw; and
- 6.1.3.3 The Council determines the proposed amendment bylaw gives rise to some implications under the New Zealand Bill of Rights Act 1990 but that the proposed amendment bylaw is not inconsistent with that Act;
- 6.1.4 Resolve that the proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 meets the requirements of section 147A of the Local Government Act 2002, in that:
- 6.1.4.1 The Council determines an amendment bylaw is a reasonable limitation on people's rights and freedoms; and
- 6.1.4.2 The Council determines the proposed amendment bylaw is appropriate and proportionate in the light of the crime or disorder.
- 6.1.5 Resolve that the **attached** Statement of Proposal (which includes the proposed Bylaw) and Summary of Information be adopted for consultation; and
- 6.1.6 Resolve that public notice of the consultation be given in *The Press* and *Christchurch Star* newspapers and on the Council's website at the start of the consultation period, and that public notice of the proposal be given in community newspapers distributed in the Christchurch district area, as close as possible to the start of the consultation period; and
- 6.1.7 Resolve that the consultation documents be made available for public inspection at Council Service Centres, Council Libraries and on the Council's website during the consultation period, and authorise staff to determine the specific persons and/or organisations to whom the Summary of Information will be distributed as a basis for general consultation; and
- 6.1.8 Resolve that the consultation period be from May to June 2014.
- 6.1.9 Resolve that a hearings panel be appointed to hear submissions, deliberate on those submissions and to report back to the Council on the final form of the Bylaw in July/August 2014.

## 7. COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

## (2.) REVIEW OF ALCOHOL RESTRICTIONS IN PUBLIC PLACES BYLAW FOR SUMNER AT NEW YEAR'S EVE AND ADDINGTON FOR NEW ZEALAND TROTTERING CUP DAY

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer, Strategy and Planning		PA Diane Campbell 8281
<b>Officer responsible:</b>	Strategic Policy Unit Manager		PA Amanda Poore 8812
<b>Author:</b>	Assistant Economic Policy Analyst		Jane Loughnan



## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (2.) Cont'd

## 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to recommend that the Council adopt for consultation the proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 (the 2014 Bylaw). This proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 will create a permanent alcohol ban area for Sumner on New Year's Eve and Addington on New Zealand Trotting Cup Day.

## 2. EXECUTIVE SUMMARY

- 2.1 The Local Government Act 2002 (the Act) allows councils to make bylaws to regulate possession and consumption of alcohol in public places (more commonly called 'alcohol bans'). These are an important tool for local communities to reduce alcohol-related harm in public places in particular areas. The Council made the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009 (the 2009 Bylaw) under section 147 of the Act.
- 2.2 In October 2013, the Council resolved to introduce temporary alcohol bans in Sumner for New Year's Eve and Addington for New Zealand Trotting Cup Day (Cup Day) 2013. The operation of these temporary alcohol bans have been reviewed and Council approval is sought to amend the 2009 Bylaw which would see the temporary bans become permanent.
- 2.3 In accordance with section 156 of the Act, a Special Consultative Procedure (SCP) will be required to amend the 2009 Bylaw. As there are costs involved, the SCP for amendments to the 2009 Bylaw for Sumner and Addington will be carried out at the same time as the SCP for the amendments to the Alcohol Restrictions in Public Places Bylaw for Riccarton/Ilam. The alcohol ban in the Riccarton/Ilam area is currently being reviewed in the report titled a *Review of the Effectiveness of the Riccarton/Ilam Permanent Alcohol Ban*, which is being considered by the Committee at the same time as this report.
- 2.4 When an amendment to a bylaw for alcohol control purposes is proposed, an analysis under section 155 and section 147A of the Act is required (**Attachment 1**). Also required are the Statement of Proposal, Summary of Information and the proposed Alcohol in Public Places Amendment Bylaw 2014 for Sumner, Addington and Riccarton/Ilam (**Attachments 2 and 3**).
- 2.5 A temporary alcohol ban was introduced in Sumner in 2012 and 2013 for New Year's Eve from 7pm on 31 December to 7am on 1 January. A temporary alcohol ban was introduced in Addington in 2013 for the New Zealand Trotting Cup Day which is held on the second Tuesday of November each year. It is these temporary alcohol ban areas that have been reviewed for effectiveness to determine whether they should be made permanent.
- 2.6 The police supported the introduction of the temporary bans in Sumner and Addington, and are in favour of the temporary bans being made permanent. Support is indicated through initial consultation with Community Boards, New Zealand Police, residents' associations, local businesses, liquor licensing inspectors and the Alcohol Harm Minimisation Group that was undertaken for this report.
- 2.7 Staff have concluded that the criteria for making bylaws under section 147A of the Act have been met and that there is sufficient evidence in terms of section 155 of the Act to commence a SCP to create permanent alcohol bans for New Year's Eve in Sumner and New Zealand Trotting Cup Day in Addington.

## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (2.) Cont'd

- 2.8 Staff recommend that permanent alcohol bans apply in Sumner and Addington for the same areas, days and times as they have done for the temporary alcohol bans that were in place in these areas in 2013.
- 2.9 As a result of changes to legislation, namely the new Sale and Supply of Alcohol Act 2012, which replaces the Sale of Liquor Act 1989, some minor changes have been made to the 2009 Bylaw in order to update references and definitions. These changes have been included in the proposed draft Alcohol Restrictions in Public Places Amendment Bylaw 2014.

## 3. BACKGROUND

- 3.1 On 28 May 2009, the Council adopted the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009 (the 2009 Bylaw). The 2009 Bylaw prohibits, or otherwise regulates or controls, the possession and consumption of alcohol in specified public places and the bringing of alcohol into specified public places. The purpose of the 2009 Bylaw is to reduce alcohol-related harm, damage, disorder and crime and to improve community safety by putting alcohol restrictions in some public places. The 2009 Bylaw defines Permanent Alcohol Ban Areas where the possession or consumption of alcohol is prohibited and allows for the declaration of Temporary Alcohol Ban Areas by Council resolution.
- 3.2 A permanent alcohol ban in Sumner was included in the 2009 Bylaw when it was adopted in 2009. This alcohol ban applies in the area shown in **Attachment 4** from 7pm Thursday to midnight Sunday each week of the year. Prior to the ban being imposed in Sumner, 'boy racers' and others had caused disorder, often aggravated by the consumption of alcohol and there were incidents of fighting, foul language and smashing of glass as well as people drinking on the street. Police are of the view that the circumstances that gave rise to the creation of the Sumner alcohol ban are highly likely to be replicated on a New Year's Eve that falls outside the current permanent alcohol ban days of Thursday to Sunday. New Year's Eve did not fall on a permanent alcohol ban day in 2012 and 2013. The Council considered the issue and in both years resolved to impose a temporary alcohol ban to cover New Year's Eve. In these years, a temporary alcohol ban applied from 7pm on 31 December to 7am on 1 January. Rather than continue to declare temporary alcohol bans when necessary, it is proposed to make a permanent ban in Sumner for New Year's Eve each year.
- 3.3 The New Zealand Trotting Cup Day in Addington has a history of alcohol-related disorder. Police staff note that, on New Zealand Trotting Cup Day, which occurs on the second Tuesday in November, there is a 22 per cent increase in incident reports over an average Tuesday in Christchurch. Following the 2012 New Zealand Trotting Cup Day, concerns were raised related to drinking in public places and included an observable increase in pre-loading drinking in public areas on the way to the event or at car-boot parties in nearby car-parking. This pre-loading was associated with an influx of alcohol-related misbehaviour at the event late in the afternoon. As a result, and after consultation with police, community and business, the Council resolved, on 4 October 2013, to impose a temporary alcohol ban for New Zealand Trotting Cup Day on 12 November 2013 from 9am to 10pm in the area shown in **Attachment 5**. After the event in 2013, police and monitoring staff note that there was an improvement in behaviour and a high level of compliance with the ban at the 2013 event.

## 4. COMMENT

## Legal Considerations

- (a) *The Local Government Act 2002*
- 4.1 In amending the current Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009 (the 2009 Bylaw), the Council must take into account the following provisions of the Local Government Act 2002 (the Act):

## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (2.) Cont'd

- (a) Section 83, 86, 147, 147A, 155 and 156 of the Local Government Act 2002 (the Act). Section 147A was introduced as part of the Local Government (Alcohol Reform) Amendment Act 2012 that came into force on 18 December 2013.
- 4.2 The process for making, amending or revoking bylaws under the Act is outlined in sections 83, 86, 145, 147, 155, and 156 of the Act.
- 4.3 Under section 83 of the Act, a Statement of Proposal and Summary of Information must be prepared for a SCP. These are attached to the report (**Attachments 2 and 3**).
- 4.4 Under section 145 of the Act the Council may make bylaws for one or more of the following purposes:
  - (a) protecting the public from nuisance
  - (b) protecting, promoting and maintaining public health and safety
  - (c) minimising the potential for offensive behaviour in public places.
- 4.5 Under section 147 of the Act, the Council may make a bylaw for alcohol control purposes. Section 147 essentially allows a council to make a bylaw prohibiting or otherwise regulating or controlling the consumption of alcohol in public places, the bringing of alcohol into public places and the possession of alcohol in public places. Section 147 of the Act defines "Public places" as a place that is open to or is being used by the public, whether free or on payment of a charge, and whether any owner or occupier of the place is lawfully entitled to exclude or eject any person from it; but does not include licensed premises.
- 4.6 The bylaw-making power in section 147 also explicitly exempts the transport of unopened bottles or containers of alcohol to or from licensed premises or private residences in an area covered by a bylaw made for liquor control purposes.
- 4.7 Section 147A of the Act is part of amendments to the Act as a result of the Local Government (Alcohol Reform) Amendment Act 2012 that came into force on 18 December 2013. This amendment act came into force on the same day as the Sale and Supply of Alcohol Act 2012 and the Summary Offences (Alcohol Reform) Amendment Act. The new legislation aims to improve New Zealand's drinking culture and reduce the harm caused by excessive drinking. Previous amendments to the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009 have not been required to meet the criteria in section 147A of the Act.
- 4.8 Section 147A (1) provides that before making a bylaw under section 147, a territorial authority;
  - (a) must be satisfied that it can be justified as a reasonable limitation on people's rights and freedoms; and
  - (b) except in the case of a bylaw that will apply temporarily for a large scale event, must also be satisfied that-
    - (i) there is evidence that the area to which the bylaw is intended to apply has experienced a high level of crime or disorder that can be shown to have been caused or made worse by alcohol consumption in the area; and
    - (ii) the bylaw is appropriate and proportionate in the light of that crime or disorder.
- 4.9 Section 155 of the Act provides that
  - (1) A local authority must, before commencing the process for making a bylaw, determine whether a bylaw is the most appropriate way of addressing the perceived problem.
  - (2) If a local authority has determined that a bylaw is the most appropriate way of addressing the perceived problem, it must, before making the bylaw, whether the proposed bylaw;
    - (a) is most appropriate form of the bylaw; and
    - (b) gives rise to any implications under the New Zealand Bill of Rights Act 1990.

## (2.) Cont'd

- 4.10 Any bylaw which the Council makes must be reasonable. The reasonableness of a bylaw relates to the surrounding facts, including the nature and condition of the locality in which it is to take effect, the problem it seeks to solve or remedy and whether public or private rights are unnecessarily or unjustly invaded. The fact that there must be a "problem" is emphasised by the Act which requires the Council to determine the perceived problem and to determine that a bylaw is the most appropriate way of addressing the perceived problem.
- 4.11 The attached section 155 and 147A analyses address the requirements under section 155 and 147A of the Act. **(Attachment 1)**
- 4.12 Under section 156 of the Act the Council is required to use the Special Consultative Procedure (SCP) when amending a bylaw. In addition to this statutory requirement, the law generally requires that any bylaw must be an intra vires (within the statutory powers that authorise the bylaw), certain and reasonable. There is a considerable body of case law on what constitutes reasonableness in the bylaw context. The Courts have noted that in ascertaining the reasonableness of a bylaw, they will look to the surrounding facts, including the nature and condition of the locality in which it is to take effect, the problem it seeks to solve or proposes to remedy and whether public or private rights are unnecessarily or unjustly invaded.
- (b) The Alcohol Restrictions in Public Places Bylaw 2009*
- 4.13 The purpose of the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009 (the 2009 Bylaw) is to control anticipated or potential negative alcohol-related behaviour in any defined areas.
- 4.14 Under clause 6 of the 2009 Bylaw, in Permanent or Temporary Alcohol Ban Areas, no person may:
- (a) consume alcohol in a public place; or
  - (b) consume alcohol in a vehicle in a public place; or
  - (c) bring alcohol into a public place, whether in a vehicle or not; or
  - (d) possess alcohol in a public place, whether in a vehicle or not.
- 4.15 The 2009 Bylaw currently provides that certain areas of the city are "Permanent Alcohol Ban Areas" and the Schedule to the 2009 Bylaw prescribes the location and the times for the Permanent Alcohol Ban Areas. The 2009 Bylaw provides that the Council may declare a Temporary Alcohol Ban Area by resolution.
- 4.16 The Council must use a Special Consultative Procedure before making a new permanent alcohol ban, or before changing the area or time applying to a permanent alcohol ban.

**Summary of Section 155 and section 147A analysis**

- 4.17 A section 155 and section 147A analysis has been undertaken with respect to Sumner and Addington. Each area is discussed in turn below. Data to inform the analysis was gathered from expert sources, community groups and police data. Expert sources included the police and Canterbury District Health Board. Community groups consulted include local residents and business associations as well as businesses in the affected areas and other agencies with local knowledge including the Christchurch City Council Liquor Licensing Inspectors.

*Sumner – New Year's Eve*

- 4.18 The temporary alcohol ban at New Year's Eve in Sumner in 2013 applied from 7pm on 31 December 2013 to 7am on 1 January 2014. It covered the same area as the current permanent alcohol ban shown in **Attachment 4**.

## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (2.) Cont'd

- 4.19 Staff have investigated making this temporary ban permanent and have prepared a section 155 analysis of this ban which shows the level of alcohol-related offending in the area.
- 4.20 Staff have consulted with key stakeholders in the area to determine their view on making the temporary alcohol ban at New Year's Eve permanent. The key stakeholders consulted were the Police, the Alcohol Harm Minimisation Group, the Hagley/Ferrymead Community Board, the Sumner Community Residents Association, the Sumner Business Group, the City to Sumner Community Watch and local businesses in the alcohol ban area.
- 4.21 These stakeholders note their support for the temporary alcohol ban at New Year's Eve in Sumner being made permanent and note that there have been fewer alcohol-related issues and fewer bottles and rubbish left behind since the introduction of the permanent ban in Sumner. They note that an alcohol ban at New Year's Eve could prevent potential problems from occurring. The Sumner Community Residents Association and the Sumner Business Group did not oppose the ban.
- 4.22 Staff have obtained alcohol-related crime statistics from the police by suburb. These are presented and discussed in detail in the attached section 155 analysis (**Attachment 1**).
- 4.23 Police staff note that 2013 New Year's Eve in Sumner was quiet with no issues. This was also the case in 2012. They note that a ban sets expectations of people in the area and that a permanent ban at this time would be effective as the public have become accepting of alcohol bans and understand the need for them, particularly on "big nights" such as New Years Eve to address the problems that gave rise to the permanent ban. Due to the nature of New Year's Eve celebrations, the likelihood of alcohol-related issues in the area on New Year's Eve was high. Police staff note that alcohol bans work to reduce alcohol-related crime and disorder, provide police staff with a useful tool and have a deterrent effect.
- 4.24 Staff recommend that the 2009 Bylaw is amended to include New Year's Eve as part of the Sumner Esplanade Permanent Alcohol Ban in the Schedule of Permanent Alcohol Ban Areas.
- Addington – New Zealand Trotting Cup Day*
- 4.25 The temporary alcohol ban in Addington for the 2013 New Zealand Trotting Cup Day on 12 November applied from 9am to 10pm. It covered the area shown in **Attachment 5** and was one of many tools used to minimise alcohol-related harm on the day.
- 4.26 Staff have investigated making this temporary ban permanent and have prepared a Section 155 and 147A analysis of this ban which shows the level of alcohol-related offending in the area.
- 4.27 Staff consulted with key stakeholders in the area to establish their views on continuing the temporary ban and making it permanent. The key stakeholders consulted were the Police, Christchurch City Council Liquor Licensing Inspectors, Canterbury District Health Board Liquor Licensing Inspectors, the Medical Officer of Health, The Spreydon/Heathcote and Riccarton/Wigram Joint Community Board, the Addington Neighbourhood Association, the Addington Business Association, management at the Addington Events Centre, management at Tower Junction and local businesses in the alcohol ban area.
- 4.28 These stakeholders note that the temporary ban in 2013 was effective and that they saw fewer problems and improved behaviour in 2013 than they did in previous years and events.



## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (2.) Cont'd

- 4.29 Staff have obtained alcohol-related crime statistics from the Police by suburb. These are presented and discussed in detail in the attached section 155 analysis (**Attachment 1**).
- 4.30 Police staff noted that compliance with the ban was high with only one breach of the ban being detected by Police between 10am and 12 noon. They support making the ban permanent and say it is another effective tool to minimise alcohol-related harm in the area and note that an a ban will assist them to manage the alcohol-related disorderly behaviour which occurs amongst the large crowd arriving and/or leaving the event. Police are supportive of alcohol bans in areas where there is high police presence and enforcement.
- 4.31 The alcohol ban area covers the area surrounding the Addington Events Centre where the New Zealand Trotting Cup Day is held. It also includes an area that has been used for people to park in cars and drink before the event in previous years and joins the Riccarton Ilam permanent ban at Blenheim Road and covers the bars on Lincoln Road where people tend to go after the event.
- 4.32 Staff recommend that the 2009 Bylaw is amended to include Addington on New Zealand Trotting Cup Day in the Schedule of Permanent Alcohol Ban Areas.

**Options for alcohol ban areas**

- 4.33 *Sumner*: Option 1 is not add a permanent alcohol ban to the area. Legal advice is that the longer a temporary alcohol ban is in place, the greater the chance is that the Council may be seen to be imposing a de-facto permanent alcohol ban without going through the proper processes envisaged by the Council's own 2009 Bylaw and of the Act. Option 2 is to amend the 2009 Bylaw and create a permanent alcohol ban area in Sumner on New Year's Eve. The submissions and hearing process of the SCP enables a proposed bylaw to be tested as to its effectiveness and as to its 'reasonableness' in restricting individual rights.
- 4.34 *Addington*: Option 1 is to not add a permanent alcohol ban to Addington on Cup Day. Legal advice is that the longer a temporary alcohol ban is in place, the greater the chance is that the Council may be seen to be imposing a de-facto permanent alcohol ban without going through the proper processes envisaged by the Council's own 2009 Bylaw and of the Act. Option 2 is to amend the 2009 Bylaw and create a permanent alcohol ban area in Addington on Cup Day. The submissions and hearing process of the SCP enables a proposed bylaw to be tested as to its effectiveness and as to its 'reasonableness' in restricting individual rights.
- 4.35 The preferred option for both areas is option 2 – to make the temporary bans permanent. This option is generally supported by the evidence provided by police statistics and through consultation with community and business. These options would create a new permanent alcohol ban area in Addington, and would extend the permanent alcohol ban area in Sumner to also apply to New Year's Eve.

**5. FINANCIAL IMPLICATIONS**

- 5.1 The cost of public notices and general communications related to the SCP and proposed amendment to the 2009 Bylaw will be funded through the existing City and Community Long-term Planning and Policy Activity budget for 2013/14. The cost of new signage for permanent bans will be budgeted for within the City and Community Long-term Planning and Policy Activity budget 2014/15.
- 5.2 Police are responsible for the costs of enforcing the provisions of any bylaw made for "liquor control" purposes under the Act.

## COUNCIL 27. 3. 2014

## Regulation and Consents Committee 18. 3. 2014

## (2.) Cont'd

## 6. STAFF RECOMMENDATION

- 6.1 It is recommended that the Council, in relation to the proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014.
- (a) Determine that there is sufficient evidence to support the proposal for a new permanent alcohol ban area in Addington on New Zealand Trotting Cup Day and to extend the days that the current permanent alcohol ban in Sumner applies to also include New Year's Eve and for commencing a special consultative procedure (as outlined below).
  - (b) Resolve that the proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 meets the requirements of section 155 of the Local Government Act 2002, in that:
    - (i) The Council determines an amendment bylaw is the most appropriate way of addressing the perceived problem; and
    - (ii) The Council determines the proposed amendment bylaw is the most appropriate form of bylaw; and
    - (iii) The Council determines the proposed amendment bylaw gives rise to some implications under the New Zealand Bill of Rights Act 1990 but that the proposed amendment bylaw is not inconsistent with that Act.
  - (c) Resolve that the proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 meets the requirements of section 147A of the Local Government Act 2002, in that:
    - (i) The Council determines an amendment bylaw is a reasonable limitation on people's rights and freedoms; and
    - (ii) There is evidence that the area to which the bylaw is intended to apply has experienced a high level of crime or disorder that can be shown to have been caused or made worse by alcohol consumption in the area; and
    - (iii) The Council determines that the proposed amendment bylaw is appropriate and proportionate in the light of the crime or disorder.
  - (d) Resolve that the **attached** Statement of Proposal and Summary of Information including the proposed Bylaw be adopted for consultation.
  - (e) Resolve that the public notice of the consultation be given in *The Press* and *Christchurch Star* newspapers and on the Council's website at the start of the consultation period, and that public notice of the proposal be given in community newspapers distributed in the Christchurch district area, as close as possible to the start of the consultation period.
  - (f) Resolve that the consultation documents be made available for public inspection at Council Service Centres, Council Libraries and on the Council's website during the consultation period, and authorise staff to determine the specific persons and/or organisations to whom the Summary of Information will be distributed as a basis for general consultation.
  - (g) Resolve that the consultation period be from May to June 2014.
  - (h) Resolve that a hearings panel be appointed to hear submissions, deliberate on those submissions and to report back to the Council on the final form of the Bylaw in July 2014.

## 7. COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

COUNCIL 27. 3. 2014

Regulation and Consents Committee 18. 3. 2014

**PART B – REPORTS FOR INFORMATION**

**(3.) UPDATE OF THE BUILDING CONTROL AND CITY REBUILD GROUP**

The Regulation and Consents Committee **resolved** to:

- 3.1 Note the contents of this report; and
- 3.2 Note the Progress Report of the Crown Manager provided as **Attachment 1**.

**(4.) MONTHLY REPORT ON RESOURCE CONSENTS**

The Regulation and Consents Committee **resolved** to receive the Monthly Report on Resource Consents for the month of February 2014.

Councillors Pauline Cotter and Glenn Livingstone were absent for the conclusion of this item and took no part in voting.

The meeting concluded at 10.33 am.

**CONSIDERED THIS 27<sup>TH</sup> DAY OF MARCH 2014**

**MAYOR**

## ATTACHMENT 1

### Proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014

#### Section 155 and section 147A analyses for the Riccarton/Ilam and Upper Riccarton/Ilam Alcohol Ban Areas

##### Introduction

In making or amending a bylaw, the Local Government Act 2002 requires the Council to go through an analysis in accordance with section 155. An analysis has been undertaken on the Riccarton/Ilam permanent ban area and the Upper Riccarton/Ilam temporary ban area.

It is proposed to amend the Bylaw to make this temporary ban permanent by extending the boundaries of the permanent ban to include the area of the temporary ban (**Attachment 4 to the report**).

A section 155 analysis for a proposed Amendment Bylaw is carried out by answering the following questions for each of the proposed Permanent Alcohol Ban Areas:

1. What is the perceived problem in the Area?
  - (a) Define the problem
  - (b) Define the Area
  - (c) What are the related crime statistics for the Area?
  - (d) Is there any Council 'Request for Service' (RFS) data?
  - (e) Summary of problem
2. Is adding this Area to the Schedule of Permanent Alcohol Areas the most appropriate way of addressing the problem?
3. Is the description of the Area and the times, days, or dates, during which the alcohol restrictions apply the most appropriate form?
4. Are there any New Zealand Bill of Rights Act 1990 implications?
5. Conclusion.

##### Legislation

Section 147 of the Local Government (Alcohol Reform) Amendment Act 2012 enables Councils to make bylaws for alcohol control purposes.

Section 147A provides that

- (1) Before making a bylaw under s147, a territorial authority –
  - (a) must be satisfied that it can be justified as a reasonable limitation on people's rights and freedoms; and
  - (b) except in the case of a bylaw that will apply temporarily for a large scale event, must also be satisfied that-
    - (i) there is evidence that the area to which the bylaw is intended to apply has experienced a high level of crime or disorder that can be shown to have been caused or made worse by alcohol consumption in the area; and
    - (ii) the bylaw is appropriate and proportionate in the light of that crime or disorder.

These section 155 and 147A analyses below satisfy these requirements.

**Riccarton/Ilam****1. What is the perceived problem in the Area?****(a) Define the problem**

Following the February earthquake and the closure of the Central City, patronage of bars shifted to some suburban areas including Riccarton/Ilam. This led to a considerable increase in disorder in the area and Police requested a temporary alcohol ban be put in place. At its 28 April 2011 meeting, the Council declared a temporary alcohol ban area in Riccarton/Ilam that would apply 24 hours per day and seven days per week, commencing on 19 May 2011 and ending on 30 November 2011.

On 23 June 2011 the Council resolved that a Special Consultative Procedure (SCP) should be undertaken on an amendment to the 2009 Bylaw to add a permanent alcohol ban area for Riccarton/Ilam. Following the SCP, hearings were held on 1 September 2011. On 27 October 2011 the Council resolved to adopt the proposed Amendment Bylaw and resolved to undertake a non-statutory review of the effectiveness of the permanent alcohol ban in the Riccarton/Ilam area two years after the Amendment Bylaw is adopted. The ban came into force on 1 December 2011 and applies 24 hours per day, seven days per week.

At its meeting of 30 May 2013 Council resolved that staff report to the appropriate Committee in February 2014 with a Section 155 analysis of the Riccarton Ilam Permanent Ban.

**(b) Define the Area**

The current Riccarton/Ilam Permanent Ban Area is the area bounded by the following streets: Blenheim Road, Curletts Road, Peer Street, Waimairi Road, Greers Road, Memorial Avenue, Fendalton Road, Deans Ave and back up to Blenheim Road. **(Attachment 4 to the report).**

**(c) What are the related crime statistics for the Area?**

The Police have provided the following figures for the Riccarton Area<sup>1</sup>.

**Breach of Liquor Ban**

<b>Riccarton (includes Upper Riccarton)</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Sum:</b>
<b>2010/11</b>				1	37	20							<b>58</b>
<b>2011/12</b>	4	39	59	63	23	9	10	33	2	8	5	1	<b>256</b>
<b>2012/13</b>	17	60	44	25	28	26	10	23	26	115	82	97	<b>553</b>

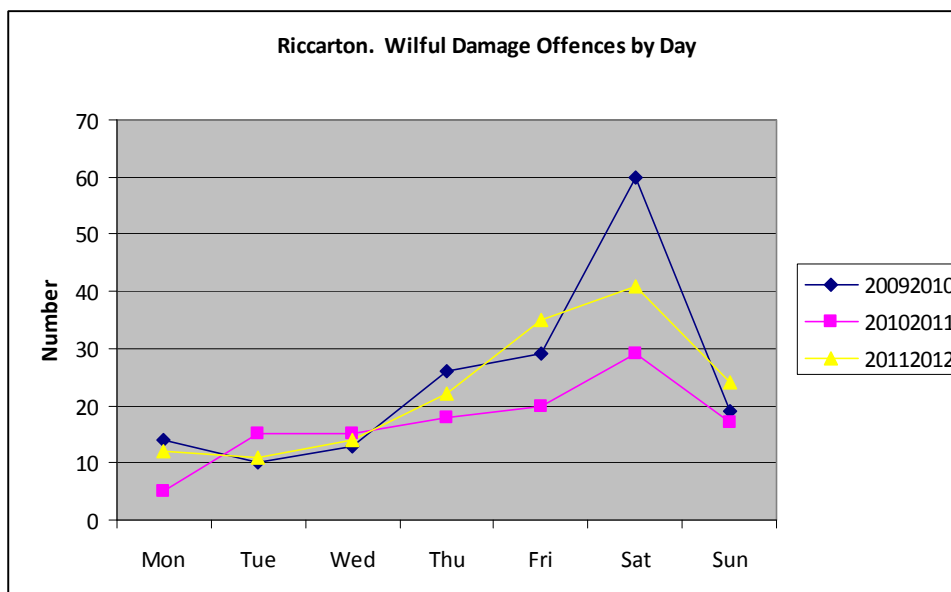
As the table above shows, breaches of the alcohol ban have increased markedly over the last two years – no doubt due to the displacement of patrons from the central city due to the earthquakes.

**Wilful Damage Offences**

The graph below shows the number of wilful damage offences by day for Riccarton. The majority of offences in each year occur on Friday and Saturday nights. There are fewer in the last two years on each day than in the previous year, which is probably due to the alcohol ban.

<sup>1</sup> Note that the Police data provided has been drawn from a dynamic operational database and is subject to change as new information is continually recorded. Data is provisional and should not be compared to official statistics. The data and information provided should therefore be considered as an indicator only.





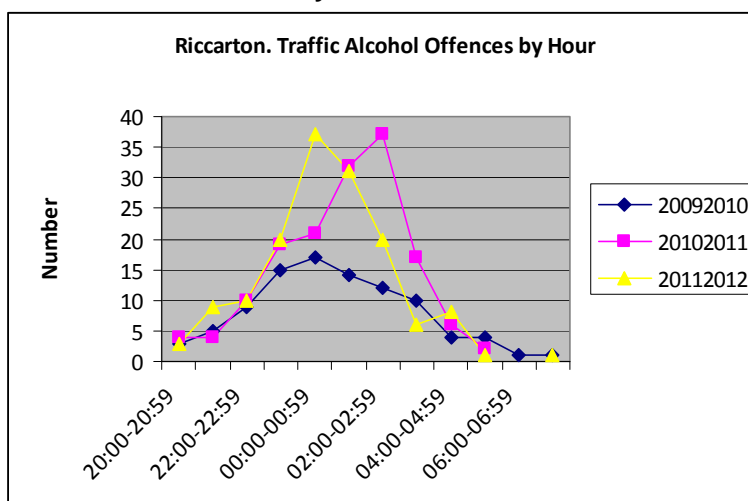
### Traffic Alcohol Offences

Traffic alcohol offences are measured using the traffic precedent codes. These codes address specific transport-related acts, regulations, rules and bylaws. Alcohol-related codes include driving under the influence of drink, excess breath alcohol, aid/permit person to drive while under the influence of drink or drug, and refusing to give blood specimen/breath test.

Traffic offences are most likely to be officer discovered, and are entered formally into the police National Intelligence Application as recorded offences.

Unlike the wilful damage offences, as the graph below shows, there were more traffic alcohol offences in the last two years than the previous year. Police advise they were patrolling the ban area more intensively.

### Traffic Alcohol Offences by Hour

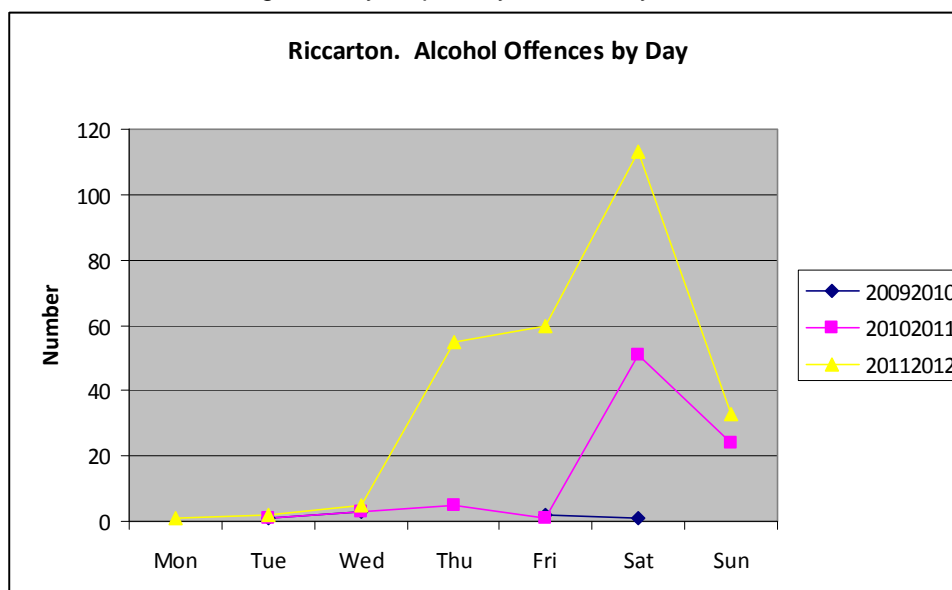


### Alcohol Offences

Alcohol offences are included under the crime category 'drug and anti-social'. Alcohol offences are under the sub-set of 'sale of liquor act 1989', and include closure of licensed premises riot/fighting, licensee/managers liquor offences, offences regarding a minor (including supplying a minor, minor purchases of alcohol, and minor consumes alcohol), sales

by unlicensed persons, unlicensed premises liquor offences, and miscellaneous liquor offences (including breach of liquor ban).

The majority of offences occur between Thursday and Sunday. The number of offences in Riccarton increased significantly, especially in the last year.



### Disorder Offences

Disorder falls under the crime category 'drug and anti-social'. A different measure has been used for disorder, compared to the other datasets. Disorder is measured using 'calls for service', as measured by CARD<sup>2</sup> events to the police communications centre. Disorder events are more often discovered by police, rather than being reported to police stations or other means of reporting.

Additionally, once an officer arrives at a disorder event, the disorder may have dispersed and the event may be cancelled. Once an event is cancelled, it does not then make its way into the police offence database. Disorder is unique in this way, as a higher proportion of disorder events are cancelled (due to the fluid nature of disorder) compared to other offences. Hence, the most accurate way to measure disorder is via CARD events.

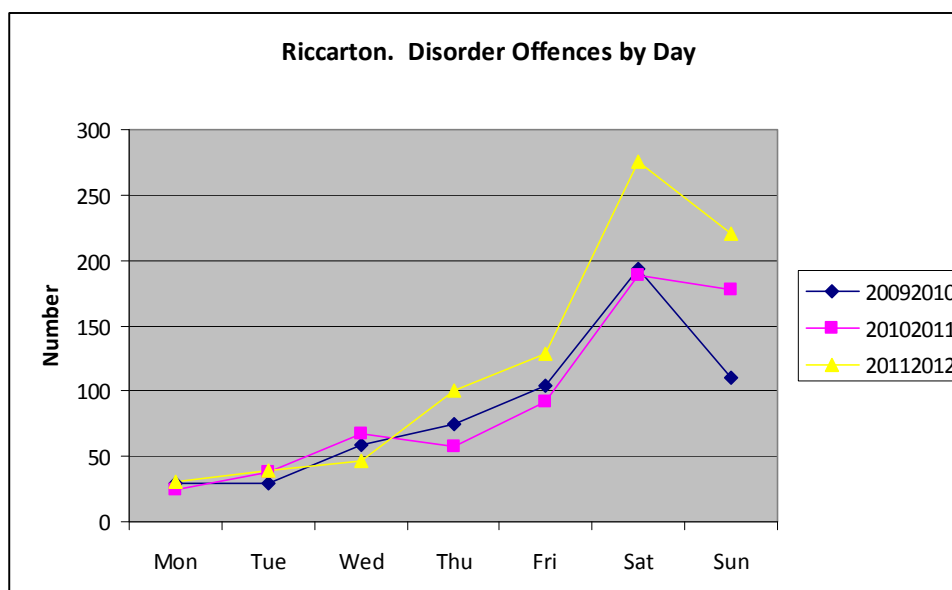
Disorder includes obstructing/hindering/resisting, inciting/encouraging offences, behaviour offences, language offences, and disorderly assembly offences.

- Alcohol consumption is very closely linked with disorder offending.
- Anecdotally it is usual on high risk days and times for disorder offending to be linked to alcohol.

### Disorder Offences by Day of the Week

The graph below shows the number of disorder offences by day of the week for Riccarton. In every year the number increases from Monday and peaks on Saturday. As with alcohol offences, the number of disorder offences in Riccarton is much higher in the last year than in the previous years.

<sup>2</sup> CARD stands for **C**ommunication **A**nd **R**esource **D**eployment system.



### Grievous Assaults

Grievous assaults come under the crime category of 'violence'. Grievous assaults include wounding with intent, injuring with intent, aggravated wounding/injury, disabling/stupefying, dangerous acts with intent, injury if death ensued/manslaughter, use of firearms against law enforcement officers, and assaults with weapons. Many of the offences that fall under grievous assaults involve use of weapons.

- Nationally police estimate about half of all serious violence, which includes grievous assaults, are alcohol-related.
- Anecdotally it is usual for alcohol to be a factor in grievous assaults committed during high risk days/times.

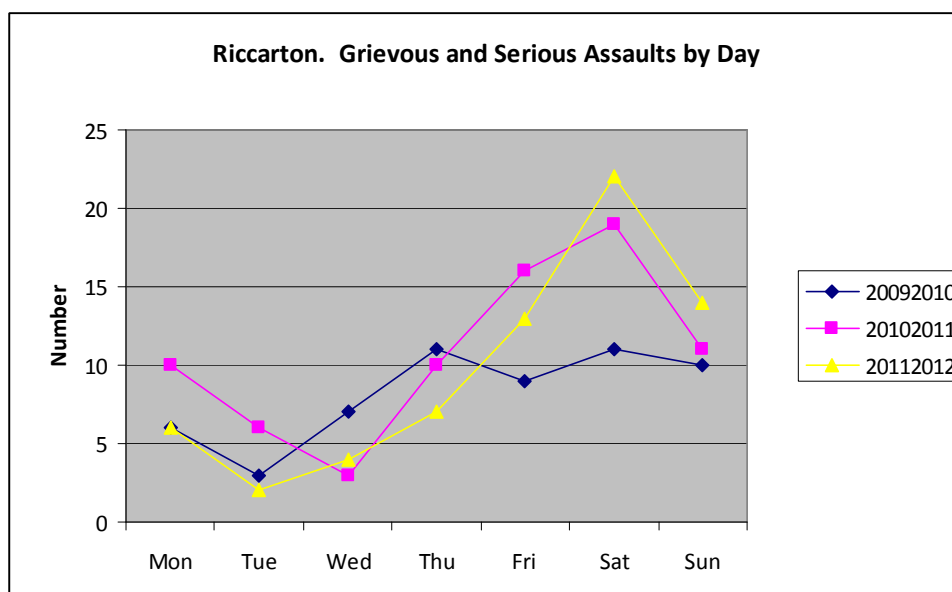
### Serious Assaults

Serious assaults also come under the crime category of 'violence', but are considered slightly less lethal/harmful than grievous assaults. Serious assaults include aggravated assaults, assault with intent to injure, assault on child (under 14 years), assault by male on female, assaults police, and common assault.

- Nationally police estimate about half of all serious violence offences are alcohol-related and again that proportion increases significantly during high risk times and days at a local level.

### Grievous and Serious Assaults by Day of the Week

The graph below shows the number of grievous and serious assaults by day of the week for Riccarton. In general, the number of grievous and serious assaults increases as the week progresses from Monday through to Saturday, and have increased in the last two years.



**(d) Is there any other relevant information?**

Although these statistics show increases in alcohol-related crimes in the last two years, this is not necessarily indicating the alcohol ban is not working. Rather there has been an increase in the numbers of bars and patrons in the area and a corresponding increase in Police presence. Police say bans work well when there is a high Police presence and enforcement, high traffic and preponderance of alcohol.

Police fully support the ban in Riccarton/Ilam and say the ban has reduced street issues, such as drinking on the streets and vandalism, and crime. This view is also held by the area's Liquor Licensing Inspector, the University of Canterbury, the Central Riccarton Residents' Association and the Alcohol Harm Minimisation Committee. All these stakeholders support the continuation of the ban, as do the Riccarton/Wigram and Spreydon/Heathcote Community Boards.

**(e) Summary of problem**

The alcohol-related problems experienced in the area following the migration of patrons from the Central City included drinking in the streets, vandalism and littering. The crime statistics show that prior to the imposition of the alcohol ban the area experienced a high level of crime or disorder that was generally shown to have been caused or made worse by alcohol consumption in the area. The Bylaw is appropriate and proportionate in light of the alcohol-related crime and disorder.

The analysis for the appropriateness of the Bylaw and Bill of Rights Act 1990 implications for both Riccarton/Ilam and Upper Riccarton/Ilam follow the analysis of the Upper Riccarton/Ilam perceived problem below.

## Upper Riccarton/Ilam

### 1. *What is the perceived problem in the Area?*

#### (a) *Define the problem*

At its meeting on 14 March 2013 the Council received a deputation from the Ilam and Upper Riccarton Residents Association and considered a request from the Riccarton Wigram Community Board to declare a Temporary Alcohol Ban covering the area bounded by Peer Street, Waimairi Road, Maidstone Road, Avonhead Road and Yaldhurst Road due to antisocial behaviour by young people living in the area. The alcohol-related problems reported by the Residents' Association included vandalism, young people urinating in gardens, and noise.

The Police considered the issues referred to by the Residents' Association and noted that there had been very few instances of people drinking on the street – most of the noise and disorder was occurring inside the houses and an alcohol ban would have no effect on this. However they did not oppose the ban.

The Council considered the nature and history of alcohol-related problems associated with the area; whether the benefits to local residents and to the city outweighed the restrictions placed on other persons; and information from the Police about the proposed dates and times and whether they supported the Temporary Alcohol Ban Area. After considering all these matters the Council declared a Temporary Alcohol Ban Area in the area bounded by Peer Street, Waimairi Road, Maidstone Road, Avonhead Road and Yaldhurst Road (being the area shown on the attached map), which applied 24 hours per day and seven days per week, and commenced on 10 June 2013 for six months.

This current temporary ban ended on 10 December 2013. This was during the university holidays and typically behaviour in the area is quieter over this time. Lectures for the first semester start on 24 February 2014, preceded by Orientation Day on 21 February 2014. At its meeting of 28 November 2013 Council resolved to declare a further temporary ban to cover the Orientation Festival, which is the week following Orientation Day. This temporary ban began on 1 February 2014 and applies 24 hours per day, seven days per week until 31 August 2014.

#### (b) *Define the Area*

The current Temporary Upper Riccarton/Ilam ban Area is the area bounded by Peer Street, Waimairi Road, Maidstone Road, Avonhead Road and Yaldhurst Road. (**Attachment 4 to the report**)

#### (c) *What are the related crime statistics for the Area?*

The Police have provided the following figures for the Upper Riccarton Area.<sup>3</sup>

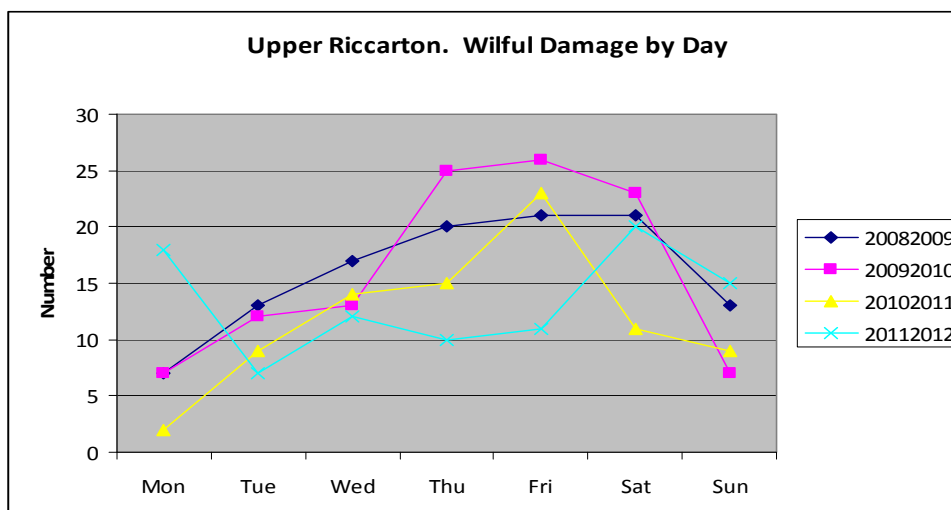
#### **Wilful Damage**

There is no clear pattern to the wilful damage occurring in Upper Riccarton. Numbers of offences in 2011/12 were generally higher than in other years on Saturdays and Mondays.

---

<sup>3</sup> Note that the Police data provided has been drawn from a dynamic operational database and is subject to change as new information is continually recorded. Data is provisional and should not be compared to official statistics. The data and information provided should therefore be considered as an indicator only.



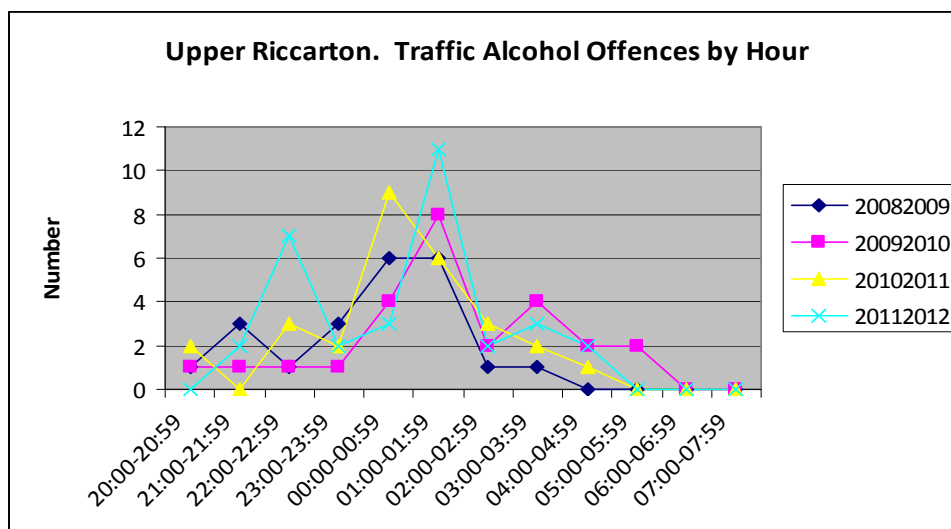


### Traffic Alcohol Offences

Traffic alcohol offences are measured using the traffic precedent codes. These codes address specific transport-related acts, regulations, rules and bylaws. Alcohol-related codes include driving under the influence of drink, excess breath alcohol, aid/permit person to drive while under the influence of drink or drug, and refusing to give blood specimen/breath test.

Traffic offences are most likely to be officer discovered, and are entered formally into the police National Intelligence Application as recorded offences.

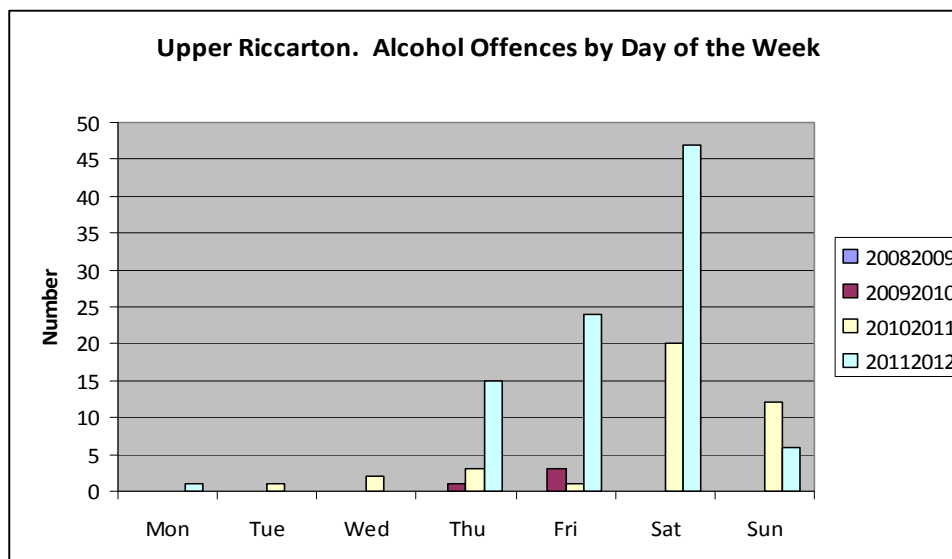
Traffic alcohol offences peak in each year between midnight and 2.00am. In 2011/12 there was an additional peak between 10.00am and midnight.



### Alcohol Offences

Alcohol offences are included under the crime category 'drug and antisocial'. Alcohol offences are under the sub-set of 'sale of liquor act 1989', and include closure of licensed premises riot/fighting, licensee/managers liquor offences, offences regarding a minor (including supplying a minor, minor purchases of alcohol, and minor consumes alcohol), sales by unlicensed persons, unlicensed premises liquor offences, and miscellaneous liquor offences (including breach of liquor ban).

The majority of alcohol offences in Upper Riccarton occur on Thursdays, Fridays and Saturdays. There was a marked increase in 2011/12 from previous years. This may be due to increased policing and a change of habits after the earthquakes.



### Disorder Offences

Disorder falls under the crime category 'drug and anti-social'. A different measure has been used for disorder, compared to the other datasets. Disorder is measured using 'calls for service', as measured by CARD<sup>4</sup> events to the police communications centre. Disorder events are more often discovered by police, rather than being reported to police stations or other means of reporting.

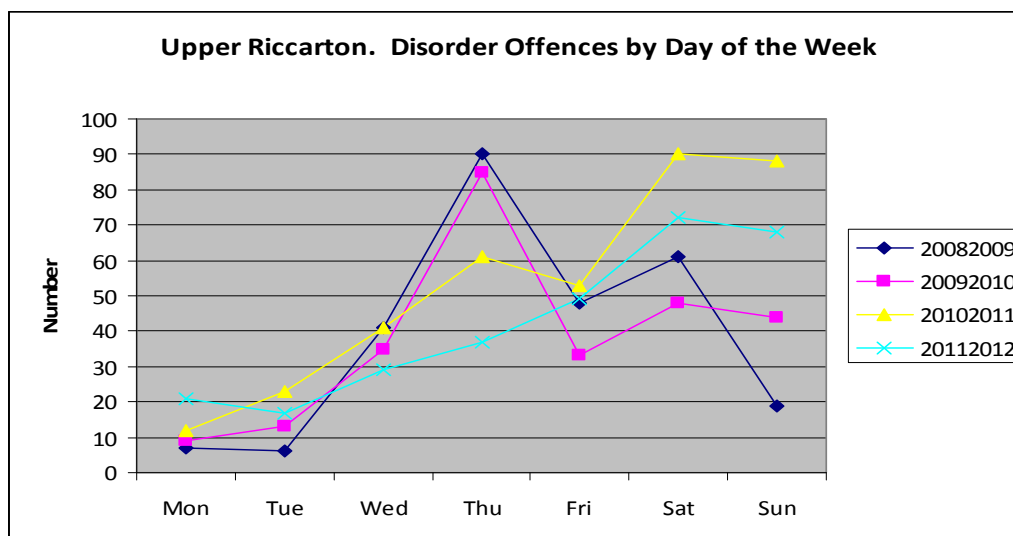
Additionally, once an officer arrives at a disorder event, the disorder may have dispersed and the event may be cancelled. Once an event is cancelled, it does not then make its way into the police offence database. Disorder is unique in this way, as a higher proportion of disorder events are cancelled (due to the fluid nature of disorder) compared to other offences. Hence, the most accurate way to measure disorder is via CARD events.

Disorder includes obstructing/hindering/resisting, inciting/encouraging offences, behaviour offences, language offences, and disorderly assembly offences.

- Alcohol consumption is very closely linked with disorder offending.
- Anecdotally it is usual on high risk days and times for disorder offending to be linked to alcohol.

<sup>4</sup> CARD stands for **C**ommunication **A**nd **R**esource **D**eployment system.

Prior to the earthquakes, the majority of disorder offences in Upper Riccarton occurred on Thursdays and, to a lesser extent, on Saturdays. However, in the last two years, most offences have occurred on Saturdays and Sundays.



### Grievous Assaults

Grievous assaults come under the crime category of 'violence'. Grievous assaults include wounding with intent, injuring with intent, aggravated wounding/injury, disabling/stupefying, dangerous acts with intent, injury if death ensued/manslaughter, use of firearms against law enforcement officers, and assaults with weapons. Many of the offences that fall under grievous assaults involve use of weapons.

- Nationally police estimate about half of all serious violence, which includes grievous assaults, are alcohol-related.
- Anecdotally it is usual for alcohol to be a factor in grievous assaults committed during high risk days/times.

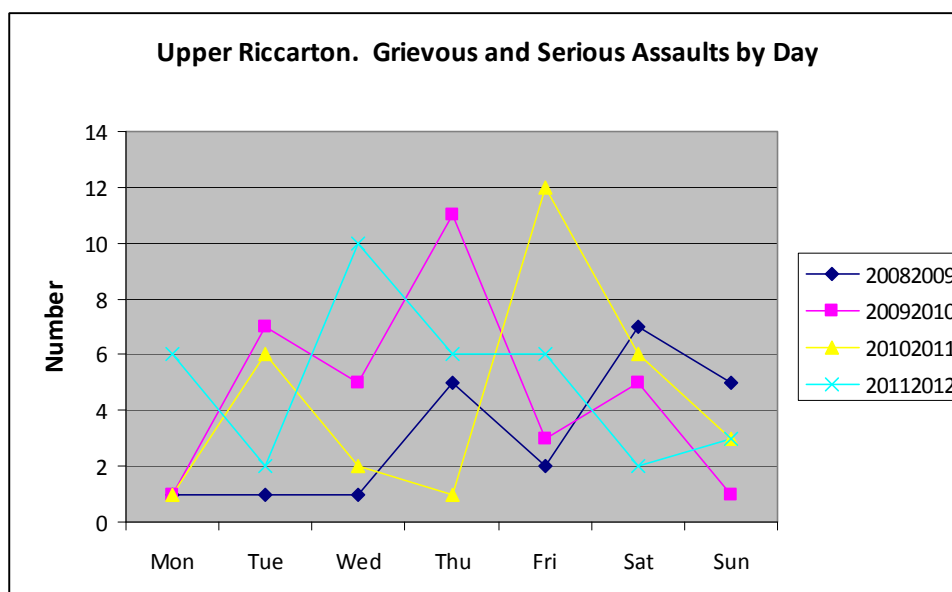
### Serious Assaults

Serious assaults also come under the crime category of 'violence', but are considered slightly less lethal/harmful than grievous assaults. Serious assaults include aggravated assaults, assault with intent to injure, assault on child (under 14 years), assault by male on female, assaults police, and common assault.

- Nationally police estimate about half of all serious violence offences are alcohol-related and again that proportion increases significantly during high risk times and days at a local level.

### Grievous and Serious Assaults by Day of the Week

There is no clear pattern to the number of grievous and serious assaults in Upper Riccarton/Ilam. The majority of assaults occurred on Wednesdays, Thursdays and Fridays.



**(d) *Is there any other relevant information***

The area's Liquor Licensing Inspector, the University of Canterbury, local Residents' Associations, the Riccarton/Ilam and Spreydon/Heathcote Community Boards and local residents support the continuation of the temporary ban and support its being made a permanent ban. They say that since the temporary ban was imposed there has been a significant reduction in alcohol-related problems such as vandalism and antisocial behaviour. The Police do not have any specific comments but they do not oppose the ban becoming part of the permanent ban

**(e) *Summary of problem***

The alcohol-related problems reported by the Residents' Association to Council included vandalism, young people urinating in gardens, and noise. The Council declared a 24 hour per day seven days per week Temporary Alcohol Ban in the area from 10 June 2013 to 10 December 2013. The Council declared a further 24 hour per day seven days per week Temporary Alcohol Ban from 1 February 2014 to 31 August 2014. This was to cover the Orientation Festival and subsequent months during the University year.

The crime statistics show that prior to the imposition of the alcohol ban the area experienced a high level of crime or disorder that was generally shown to have been caused or made worse by alcohol consumption in the area. However, since the ban was imposed this has reduced. The Bylaw is appropriate and proportionate in light of the alcohol-related disorder.

## **Riccarton/Ilam and Upper Riccarton/Ilam**

### **2      *Is amending the Bylaw by extending the Riccarton/Ilam Permanent Ban Area to include the area of the Upper Riccarton/Ilam Temporary Ban on the Schedule of Permanent Ban Areas the most appropriate way of addressing the problem?***

It is considered that amending the Bylaw by extending the Permanent Ban Area to include the area of the Temporary Ban on the Schedule of Permanent Ban Areas is the most appropriate way of addressing the problem with alcohol-related issues in public places.

In looking at this question, the Council has considered whether there are any other tools for addressing alcohol-related problems. Other tools may include:

- Increased compliance monitoring or enforcement under the Sale and Supply of Alcohol Act 2012 (for example, in relation to intoxication, under-age purchases or 'bar-hopping' with drinks);
- Using section 38(3) of the Summary Offences Act 1981 to combat under-age drinking in public places. This allows the Police to issue an infringement notice (instant fine) to those under the age of 18 who possess or consume alcohol in a public place;
- Using Crime Prevention Through Environmental Design (eg crime cameras and lighting);
- Providing more recycling bins for glass bottles or more rubbish bins.

These tools can be used in conjunction with the alcohol ban to reduce alcohol-related harm.

While there is other legislation available to Police to deal with disorder and some alcohol-related offending, alcohol bans provide an opportunity to remove potential offenders and/or victims from a location before incidents escalate. In this sense, alcohol bans can be employed as an effective crime prevention tool.

In this case, staff consider that adding the Upper Riccarton/Ilam Area to the Riccarton/Ilam Permanent Ban Area on the Schedule of Permanent Alcohol Ban Areas will continue to provide an effective early intervention tool.

### **3.      *Is the description of the Area and the times, days, or dates, during which the alcohol restrictions apply the most appropriate form?***

Yes. It is acknowledged that the area covers more than just those public places that are hotspots (for example where licensed premises are situated). It also covers the student residential area where there has been an increase in parties. The Police note that the wider area with clear boundaries is appropriate because it is easier to enforce and it enables greater control over the entry of persons and vehicles into the area where consumption of alcohol in a public place may occur.

The Permanent Alcohol Ban Area will continue to apply 24 hours per day, seven days per week.

### **4.      *Are there any New Zealand Bill of Rights Act 1990 implications?***

Amending the Bylaw by extending the Permanent Ban Area to include the area of the Temporary Ban on the Schedule of Permanent Ban Areas gives rise to some implications in relation to the New Zealand Bill of Rights Act 1990. In particular, the right to freedom of movement (section 18), and possibly freedom from discrimination (section 19). The right to freedom from unreasonable search and seizure (section 21) may be regarded as affected, but although a bylaw may increase the possibility that unreasonable search and seizure could take place, this is a matter within the control of the Police, and the bylaw itself is not necessarily inconsistent with that right. Under the Sale and Supply of Alcohol Act 2012 Police



can now use instant fines (infringement notices) of \$250 for breaches of the ban. This means first time offenders are less likely to be introduced to the criminal system.

Everyone lawfully in New Zealand has the right to freedom of movement and residence in New Zealand. The laws of New Zealand do not make it illegal to consume or possess alcohol in public places (except for those under 18), so a restriction on where people can go and consume or possess alcohol, in public places, will be a partial restriction on freedom of movement. However, a bylaw that does not prohibit this activity completely in every public place in the city, and provides a rationale for why there is a ban in certain places, will be a demonstrably justified limit in a free and democratic society.

It is considered that this proposed Amendment provides demonstrably justifiable limits in a free and democratic society, and is therefore consistent with the New Zealand Bill of Rights Act 1990 and section 147A(1)(a) of the LGA12.

## **5. Conclusion**

That the following area should be included on the Schedule of Permanent Alcohol Ban Areas in the 2009 Bylaw:

<b>Name of Alcohol Ban Area</b>	Riccarton/Ilam
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: Blenheim Road, Curletts Road, Yaldhurst Road, Avonhead Road, Maidstone Road, Peer Street, Waimairi Road, Greers Road, Memorial Avenue, Fendalton Road, Deans Ave and back up to Blenheim Road.
<b>Times, days or dates during which alcohol restrictions apply</b>	At all times (24 hours per day, seven days per week)

## **ATTACHMENT 2**

### **Statement of Proposal for the Proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014**

This statement of proposal is made under sections 83, 83A, 86, 89 and 156 of the Local Government Act 2002.

#### **Summary Of Information**

This proposal is to amend the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009. The Amendment is called the Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 (the Amendment Bylaw).

The proposed Amendment Bylaw extends the permanent alcohol ban area for Riccarton/Ilam, by including the area of the current Upper Riccarton/Ilam temporary alcohol ban area, making the Addington temporary alcohol ban area permanent, and adds a New Year's Eve ban to the Sumner permanent alcohol ban area.

The purpose of the 2009 Bylaw is to reduce alcohol-related harm, damage, disorder and crime and to improve community safety by putting alcohol restrictions in some public places within the Christchurch City Council district. It does this by creating a series of Alcohol Ban Areas where the possession and consumption of alcohol in specified public places and the bringing of alcohol into specified public places is prohibited.

Imposing a Permanent Alcohol Ban Area enables the Council to prohibit the consumption of alcohol in public places and to prohibit people from having open containers of alcohol in public places including in vehicles in public places. A breach of the bylaw is an offence and can result in a criminal conviction. The Police have a range of enforcement powers. They are able to search people's bags and vehicles (in certain situations), impose an instant fine (infringement notice) of \$250, or arrest people found to be breaching the 2009 Bylaw.

A draft Amendment Bylaw is set out at the end of the Statement of Proposal.

#### **Riccarton/Ilam**

The Permanent Alcohol Ban for Riccarton/Ilam will continue to apply 24 hours per day, seven days per week. However, it is proposed to extend the area into Upper Riccarton/Ilam. A map of the ban area is included in the draft Amendment Bylaw.

#### **Sumner**

The Permanent Alcohol Ban for Sumner starts at 7.00 pm each Thursday night and applies until midnight at the end of each Sunday night; and will apply from 7pm on 31 December to 7am 1 January for New Year's Eve. The ban area of the proposed permanent ban for New Year's Eve is the same as the current permanent ban. A map of the ban area is included in the draft Amendment Bylaw.

#### **Addington**

The Permanent Alcohol Ban Area for Addington will be in force from 9am to 10pm on New Zealand Trotting Cup Day, the second Tuesday in November each year. A map of the ban area is included in the draft Amendment Bylaw.

#### **Copies of the Proposal**

Copies of this proposal are available on the Council's website [at \[insert link here\]](#) and can be accessed at all Council Service Centres, Council Libraries and on the Council's website during the consultation period.

#### **Submissions**

Submissions on this proposal can be made either:

- through the Have Your Say website: [www.ccc.govt.nz/HaveYourSay/](http://www.ccc.govt.nz/HaveYourSay/)

- via email to: [xxxx](#)

- in writing to:

Submissions on the proposed Alcohol Restrictions in Public Places Amendment Bylaw  
Christchurch City Council  
PO Box 237  
Christchurch.

Submissions on this proposal may be made to the Council between May and June 2014.

It is envisaged that the Council's Hearings Panel will hear oral submissions on this Proposal during June 2014.

## Statement of Proposal

This proposal is to amend the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009. The Amendment is called the Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 (the Amendment Bylaw).

The proposed Amendment Bylaw extends the permanent alcohol ban area for Riccarton/Ilam, by including the area of the current Upper Riccarton/Ilam temporary alcohol ban area, making the Addington temporary alcohol ban area permanent, and adds a New Year's Eve ban to the Sumner permanent alcohol ban area.

The purpose of the 2009 Bylaw is to reduce alcohol-related harm, damage, disorder and crime and to improve community safety by putting alcohol restrictions in some public places within the Christchurch City Council district. It does this by creating a series of Alcohol Ban Areas where the possession and consumption of alcohol in specified public places and the bringing of alcohol into specified public places is prohibited.

Imposing a Permanent Alcohol Ban Area enables the Council to prohibit the consumption of alcohol in public places and to prohibit people from having open containers of alcohol in public places including in vehicles in public places. A breach of the bylaw is an offence and can result in a criminal conviction. The Police have a range of enforcement powers. They are able to search people's bags and vehicles (in certain situations), impose an instant fine (infringement notice) of \$250, or arrest people found to be breaching the 2009 Bylaw.

A copy of the draft Amendment Bylaw is included at the end of this Statement of Proposal.

## Reasons for the proposal

Section 156 of the Local Government Act 2002 requires the Council to use the special consultative procedure when amending the bylaw. To add new Permanent Alcohol Ban Areas the Council must amend the 2009 Bylaw.

Section 147 of the Local Government Act 2002 enables Councils to make bylaws for alcohol control purposes. Section 147A requires that the Council must be satisfied that the proposed bylaw can be justified as a reasonable limitation on people's rights and freedoms, that there is evidence that the area to which the bylaw is intended to apply has experienced a high level of crime or disorder and that the bylaw is appropriate and proportionate in light of that crime and disorder.

Section 155 of the Local Government Act 2002 requires that the Council must determine whether the bylaw is the most appropriate way of addressing the problem, whether the proposed bylaw is the most appropriate form of the bylaw and whether it gives rise to any implications under the New Zealand Bill of Rights Act 1990.

On 27 October 2011 when Council adopted the Alcohol Restrictions in Public Places Amendment (Riccarteron/Ilam) Bylaw 2011 creating the Riccarton/Ilam ban area, the Council also resolved to undertake a non-statutory review of this ban two years after the Amendment Bylaw was adopted.

This review has been undertaken and a report on the review is included in the section 147A and 155 analyses. The Council also decided to investigate making the temporary alcohol bans in Upper Riccarton/Ilam, Sumner on New Year's Eve and Addington on New Zealand Cup Day into permanent bans.

## Report on section 147A and 155 determinations

The Local Government Act 2002 requires a council, before making or amending a bylaw, to go through an analysis in accordance with section 155. An analysis was undertaken on each individual new area in which the 2009 Bylaw might apply (Riccarteron/Ilam, Upper Riccarton/Ilam Sumner and Addington).

Christchurch, as with any other city in New Zealand, experiences the negative impacts of alcohol. An alcohol control bylaw is not the complete solution to reducing alcohol-related harm but it is part of the response. It provides a local approach to addressing local problems. It has been shown that such a bylaw is most successful when it is part of a wider, multi-level approach to tackling alcohol issues.

The Police indicate that the current 2009 Bylaw provides an effective early intervention tool to manage the potential downstream effects of alcohol consumption in public places. In addition it has been particularly useful for removing potential offenders or victims from hotspot areas, therefore preventing the escalation of alcohol-related problems.

The following are summaries of the section 147A and 155 area assessments for each of the four areas under consideration.

#### **Riccarton/Illam**

There is currently a Permanent Alcohol Ban Area in place for Riccarton/Illam which applies 24 hours per day, seven days per week. When the Council adopted the Alcohol Restrictions in Public Places Amendment (Riccarton/Illam) Bylaw 2011 on 27 October 2011 they resolved to undertake a non-statutory review of this ban two years after the Amendment Bylaw was adopted. The ban came into force on 1 December 2011.

Police fully support the ban in Riccarton/Illam and say the ban has reduced street issues, such as drinking on the streets and vandalism, and crime. This view is also held by the area's Liquor Licensing Inspector, the University of Canterbury and the Central Riccarton Residents' Association. All these stakeholders support the continuation of the ban as do the Riccarton/Illam and Spreydon/Heathcote Community Boards.

The Council has determined that the proposed Amendment Bylaw is the most appropriate tool for addressing the particular issues it covers, and that it is in the most appropriate form. The proposed Amendment Bylaw gives rise to some implications in relation to the New Zealand Bill of Rights Act 1990, in particular, the right to freedom of movement. However, as the proposed Amendment Bylaw does not completely prohibit people with alcohol from being in, or moving about in, all public places, it provides demonstrably justifiable limits in a free and democratic society, and is therefore consistent with the New Zealand Bill of Rights Act 1990.

#### **Upper Riccarton/Illam**

There is currently a Temporary Alcohol Ban Area in place for Upper Riccarton/Illam which applies 24 hours per day, seven days per week until 31 August 2014.

The Liquor Licensing Inspectors, the University of Canterbury, local Residents' Associations, the Riccarton/Illam and Spreydon/Heathcote Community Boards and local residents support the continuation of the temporary ban and support its being made a permanent ban. They say that since the temporary ban was imposed there has been a significant reduction in alcohol-related problems such as vandalism and anti-social behaviour. The Police do not have any specific comments but they do not oppose the area becoming part of the permanent ban.

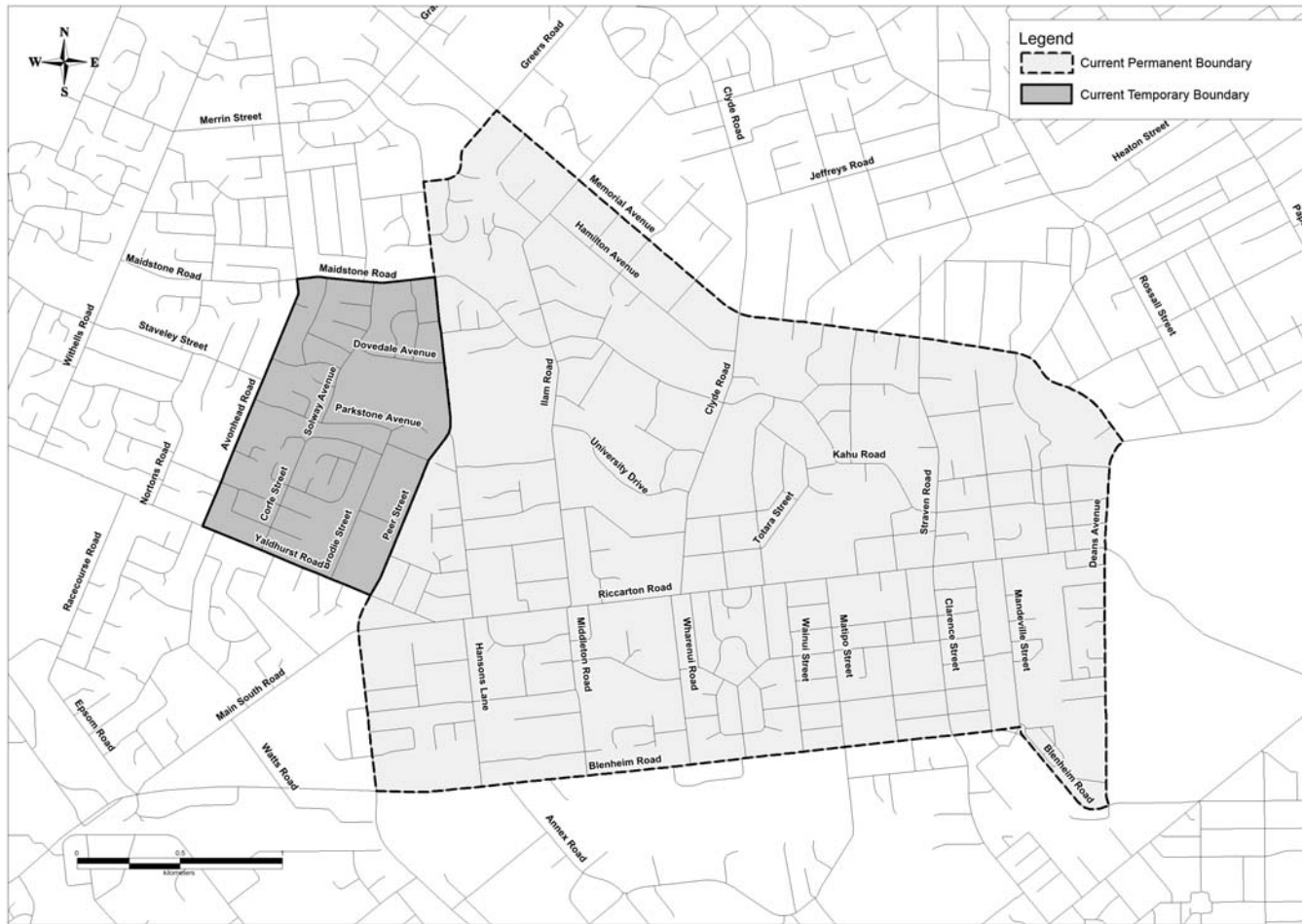
The Council has determined that the proposed Amendment Bylaw is the most appropriate tool for addressing the particular issues it covers, and that it is in the most appropriate form. The proposed Amendment Bylaw gives rise to some implications in relation to the New Zealand Bill of Rights Act 1990, in particular, the right to freedom of movement. However, as the proposed Amendment Bylaw does not completely prohibit people with alcohol from being in, or moving about in, all public places, it provides demonstrably justifiable limits in a free and democratic society, and is therefore consistent with the New Zealand Bill of Rights Act 1990.

#### **The proposed Riccarton/Illam Alcohol Ban area includes:**

The area bounded by the following streets:

Blenheim Road, Curletts Road, Yaldhurst Road, Avonhead Road, Maidstone Road, Peer Street, Waimairi Road, Greens Road, Memorial Avenue, Fendalton Road, Deans Ave and back up to Blenheim Road.





### Sumner

There is currently a Permanent Alcohol Ban Area in place for Sumner. It applies from 7pm on Thursday to midnight on Sunday every week.

There are some years when New Year's Eve falls outside this permanent alcohol ban. In 2012 and 2013, a Temporary Alcohol Ban Area was in place for Sumner on New Year's Eve. It applied from 7pm on 31 December to 7am on 1 January.

Before the permanent alcohol ban, there had been problems at Sumner, with people drinking on the street and leaving bottles and rubbish behind. There is a concern that because of the nature of New Year's Eve celebrations, there may be more problems on the Esplanade in Sumner if there is not an alcohol ban in place on the day. Rather than continuing to declare temporary alcohol bans each year when necessary, it is proposed to make a permanent ban in Sumner for New Year's Eve each year 7pm on 31 December to 7am on 1 January. Police advised that the ban was necessary to avoid potential problems in the area on New Year's Eve. They said that a permanent ban would be effective and help to reduce victimisation.

The Council has determined that the proposed Amendment Bylaw is the most appropriate tool for addressing the particular issues it covers, and that it is in the most appropriate form. The proposed Amendment Bylaw gives rise to some implications in relation to the New Zealand Bill of Rights Act 1990, in particular, the right to freedom of movement. However, as the proposed Amendment Bylaw does not completely prohibit people with alcohol from being in, or moving about in, all public places, it provides demonstrably justifiable limits in a free and democratic society, and is therefore consistent with the New Zealand Bill of Rights Act 1990.

### Addington

In 2013, there was a Temporary Alcohol Ban Area in place for the area surrounding the Addington Events Centre for New Zealand Trotting Cup Day on Tuesday 12 November. It applied from 9am to 10pm on Tuesday 12 November.

The New Zealand Trotting Cup Day on Tuesday has had a long history of alcohol-related problems. Police staff note that, on New Zealand Trotting Cup Day, there is a 22 per cent increase in incident reports over an average Tuesday. Following the 2012 New Zealand Trotting Cup Day, concerns were noted at an inter-agency debrief attended by the Police, Christchurch City Council Liquor Licensing Inspectors, Community and Public Health, the Addington Event Centre and Main Event Security. The concerns related to drinking in public places and included an observable increase in pre-loading drinking in public areas on the way to the event or at boot parties in nearby car-parking. This pre-loading drinking was associated with an influx of alcohol-related misbehaviour at the event late in the afternoon which made it difficult for gate security to monitor "intoxication levels".

Police note that there are problems with car-boot parties in public streets prior and during Cup Day and, in particular, with alcohol-related disorderly and unsafe behaviour including drinking in streets busy with traffic as people leave the event and walk back to cars or to public transport.

The Addington Event Centre has worked, over a number of years, with an inter-agency group to monitor, minimise or mitigate alcohol-related disorderly behaviour within the event venue. This inter-agency group supports a temporary alcohol ban in the local area surrounding the Addington Event Centre to minimise and mitigate alcohol-related disorderly behaviour before people arrive at the event and to contribute to public safety on the roads as people disperse after the event.

Police are of the view that a permanent alcohol ban on New Zealand Trotting Cup Day will assist them each year to manage the alcohol-related disorderly behaviour which occurs amongst the large crowd arriving and/or leaving the event.

Police, Christchurch City Council Liquor Licensing Inspectors, Community and Public Health, the Addington Event Centre and Main Event Security the Riccarton/Ilam and Spreydon/Heathcote Community Boards all support making the ban permanent.

### **Submissions**

Submissions on this proposal can be made either:

- through the Have Your Say website: [www.ccc.govt.nz/HaveYourSay/](http://www.ccc.govt.nz/HaveYourSay/)

- via email to: [xxxx](#)

- in writing to:

Submissions on the proposed Alcohol Restrictions in Public Places Amendment Bylaw  
Christchurch City Council  
PO Box 237  
Christchurch.

Submissions on this proposal may be made to the Council between **May and June 2014**.

It is envisaged that the Council's Hearings Panel will hear oral submissions on this Proposal during June 2014.

## **CHRISTCHURCH CITY COUNCIL**

### **ALCOHOL RESTRICTIONS IN PUBLIC PLACES AMENDMENT BYLAW 2014**

Pursuant to the powers vested in it by section 147 of the Local Government Act 2002, the Christchurch City Council makes this bylaw.

#### **1. SHORT TITLE**

This bylaw is the Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014.

#### **2. COMMENCEMENT**

This bylaw comes into force on **31 July 2014**.

#### **3. PRINCIPAL BYLAW AMENDED**

This bylaw amends the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009, and is to be read as part of the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009.

#### **4. AMENDMENTS ARISING FROM THE ENACTMENT OF THE LOCAL GOVERNMENT (ALCOHOL REFORM) AMENDMENT ACT 2012 AND THE SALE AND SUPPLY OF ALCOHOL ACT 2012**

This clause makes the following amendments to the principal bylaw:

- (a) in clause 3, in the definitions of 'alcohol', 'licensed premises' and 'special licence', the references to the Sale of Liquor Act 1989 are replaced with references to the Sale and Supply of Alcohol Act 2012;
- (b) in clause 3, the definition of 'public place' is substituted as follows:  
'has the same meaning as 'public place' in section 147 of the Local Government Act 2002: a place that is open to or is being used by the public, whether free or on payment of a charge, and whether any owner or occupier of the place is lawfully entitled to exclude or eject any person from it; but does not include licensed premises.'
- (c) in clause 6, the reference to section 147(3) is replaced with a reference to section 147(4);
- (d) in clause 7, the references to the Sale of Liquor Act 1989 are replaced with references to the Sale and Supply of Alcohol Act 2012, and clause 7(1)(e) is substituted as follows:  
'(e) any event held in a public place at which alcohol is served under a caterer's licence obtained under the Sale and Supply of Alcohol Act 2012.'
- (e) clause 10 is substituted as follows:  
'Every person who breaches this bylaw commits an infringement offence under section 239A of the Local Government Act 2002 and may be served with an infringement notice and be liable to pay an infringement fee.'

#### **5. SCHEDULE OF PERMANENT ALCOHOL BAN AREAS**

This clause amends the Schedule of the principal Bylaw setting out the Permanent Liquor Ban Areas as follows:

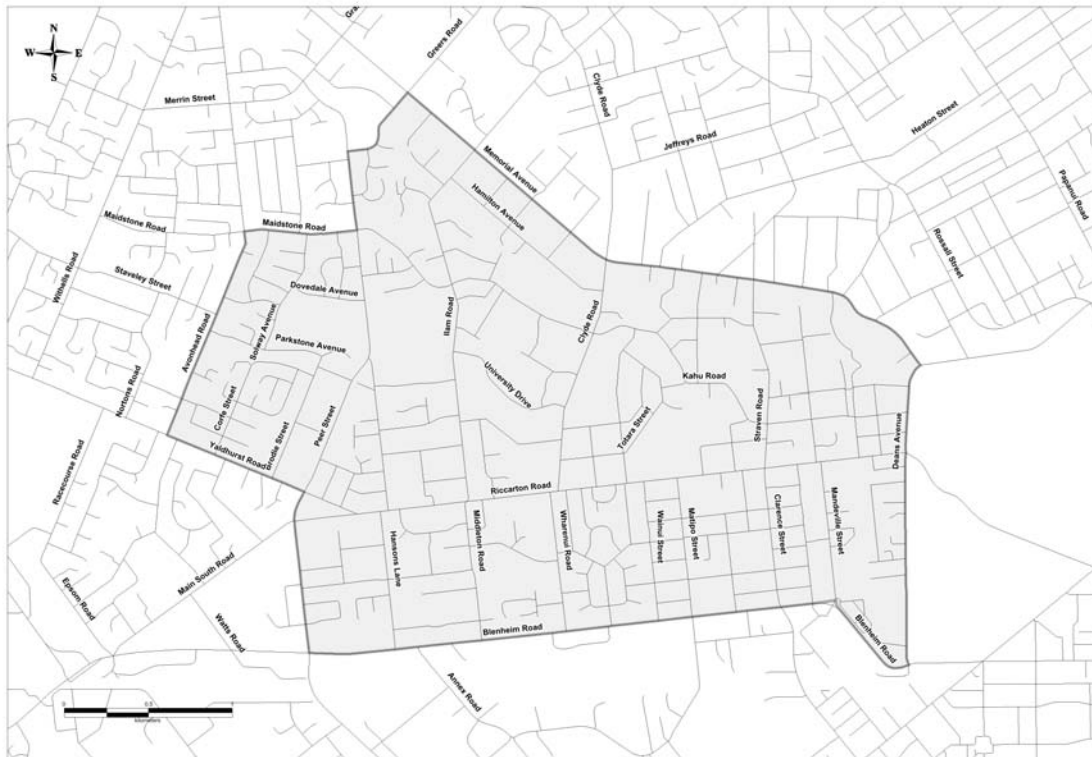
- (a) deleting the words "The twelve permanent Alcohol Ban Areas are" on page 6, and substituting the words "The thirteen permanent Alcohol Ban Areas are":
- (b) adding the bullet point and associated word on page 6: "
  - Addington"

- (c) adding the following table describing the Addington Alcohol Ban Area, the times, days or dates during which alcohol restrictions apply, and the associated maps, as contained in Schedule 1 of this Bylaw:
- (d) replacing the tables describing the Sumner Esplanade Alcohol Ban Area (page 15) and the Riccarton/Ilam Alcohol Ban Area (page 19), the times, days or dates during which alcohol restrictions apply, and the associated maps, as contained in Schedule 1 of this Bylaw.

The initial resolution to make this Bylaw was passed by the Christchurch City Council at an ordinary meeting of the Council held on **xxxx 2014** and was confirmed, following consideration of submissions received during the special consultative procedure by a resolution at a subsequent meeting of the Council on **[insert date]**.

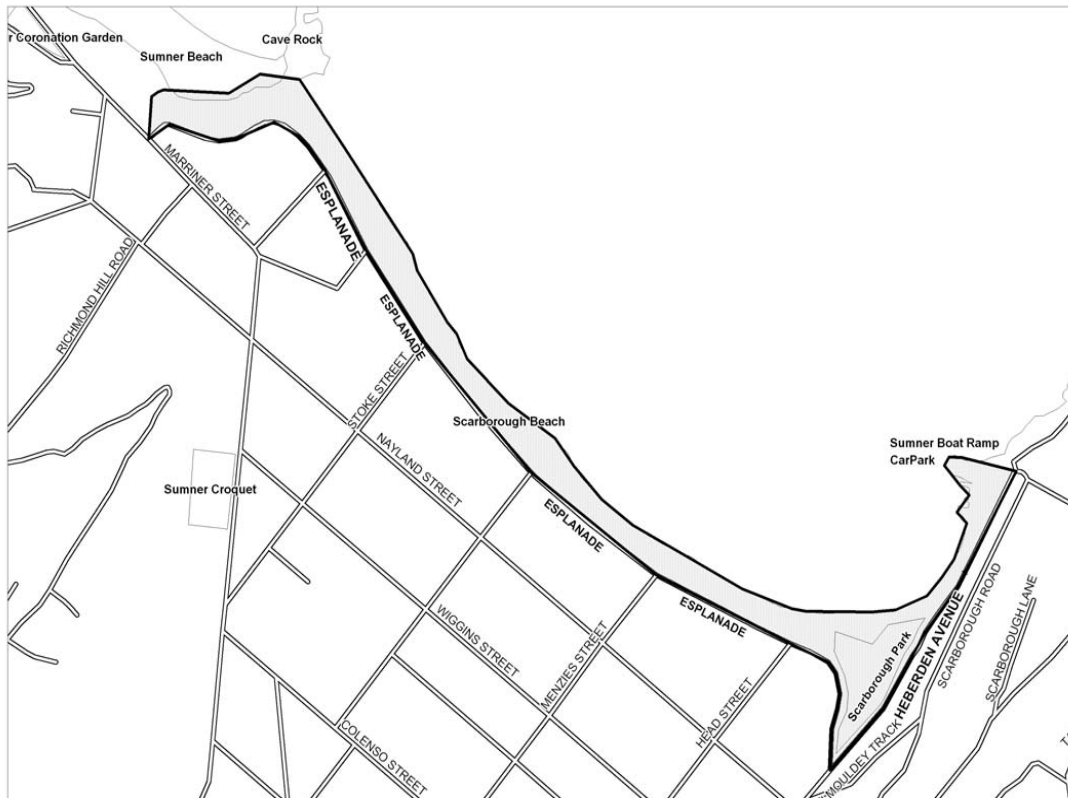
## Schedule 1

<b>Name of Alcohol Ban Area</b>	Riccarton/Ilam
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: Blenheim Road, Curletts Road, Yaldhurst Road, Avonhead Road, Maidstone Road, Waimairi Road, Greers Road, Memorial Avenue, Fendalton Road, Deans Ave and back up to Blenheim Road.
<b>Times, days or dates during which alcohol restrictions apply</b>	At all times (24 hours a day, 7 days a week)





<b>Name of Alcohol Ban Area</b>	Sumner Esplanade
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: The area bounded by and inclusive of the whole of the Esplanade (from Marriner Street to Heberden Avenue) and along Heberden Avenue (from the Esplanade to the Sumner Boat Ramp car park), and including the Sumner Boat Ramp car park, as well as the beach that runs alongside this area (down to the mean low water spring level).
<b>Times, days or dates during which alcohol restrictions apply</b>	Starts at 7.00 pm each Thursday night and applies until midnight at the end of each Sunday night; and From 7pm on 31 December to 7am 1 January for New Year's Eve.



<b>Name of Alcohol Ban Area</b>	Addington
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: Lincoln Road, Moorhouse Avenue, Blenheim Road, Matipo Street and Wrights Road.
<b>Times, days or dates during which alcohol restrictions apply</b>	From 9am to 10pm on New Zealand Trotting Cup Day, the second Tuesday in November each year.



## **ATTACHMENT 3**

### **CHRISTCHURCH CITY COUNCIL**

#### **ALCOHOL RESTRICTIONS IN PUBLIC PLACES AMENDMENT BYLAW 2014**

Pursuant to the powers vested in it by section 147 of the Local Government Act 2002, the Christchurch City Council makes this bylaw.

##### **1. SHORT TITLE**

This bylaw is the Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014.

##### **2. COMMENCEMENT**

This bylaw comes into force on **31 July 2014**.

##### **3. PRINCIPAL BYLAW AMENDED**

This bylaw amends the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009, and is to be read as part of the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009.

##### **4. AMENDMENTS ARISING FROM THE ENACTMENT OF THE LOCAL GOVERNMENT (ALCOHOL REFORM) AMENDMENT ACT 2012 AND THE SALE AND SUPPLY OF ALCOHOL ACT 2012**

This clause makes the following amendments to the principal bylaw:

- (a) in clause 3, in the definitions of 'alcohol', 'licensed premises' and 'special licence', the references to the Sale of Liquor Act 1989 are replaced with references to the Sale and Supply of Alcohol Act 2012;
- (b) in clause 3, the definition of 'public place' is substituted as follows:  
'has the same meaning as 'public place' in section 147 of the Local Government Act 2002: a place that is open to or is being used by the public, whether free or on payment of a charge, and whether any owner or occupier of the place is lawfully entitled to exclude or eject any person from it; but does not include licensed premises.'
- (c) in clause 6, the reference to section 147(3) is replaced with a reference to section 147(4);
- (d) in clause 7, the references to the Sale of Liquor Act 1989 are replaced with references to the Sale and Supply of Alcohol Act 2012, and clause 7(1)(e) is substituted as follows:  
'(e) any event held in a public place at which alcohol is served under a caterer's licence obtained under the Sale and Supply of Alcohol Act 2012.'
- (e) clause 10 is substituted as follows:  
'Every person who breaches this bylaw commits an infringement offence under section 239A of the Local Government Act 2002 and may be served with an infringement notice and be liable to pay an infringement fee.'

##### **5. SCHEDULE OF PERMANENT ALCOHOL BAN AREAS**

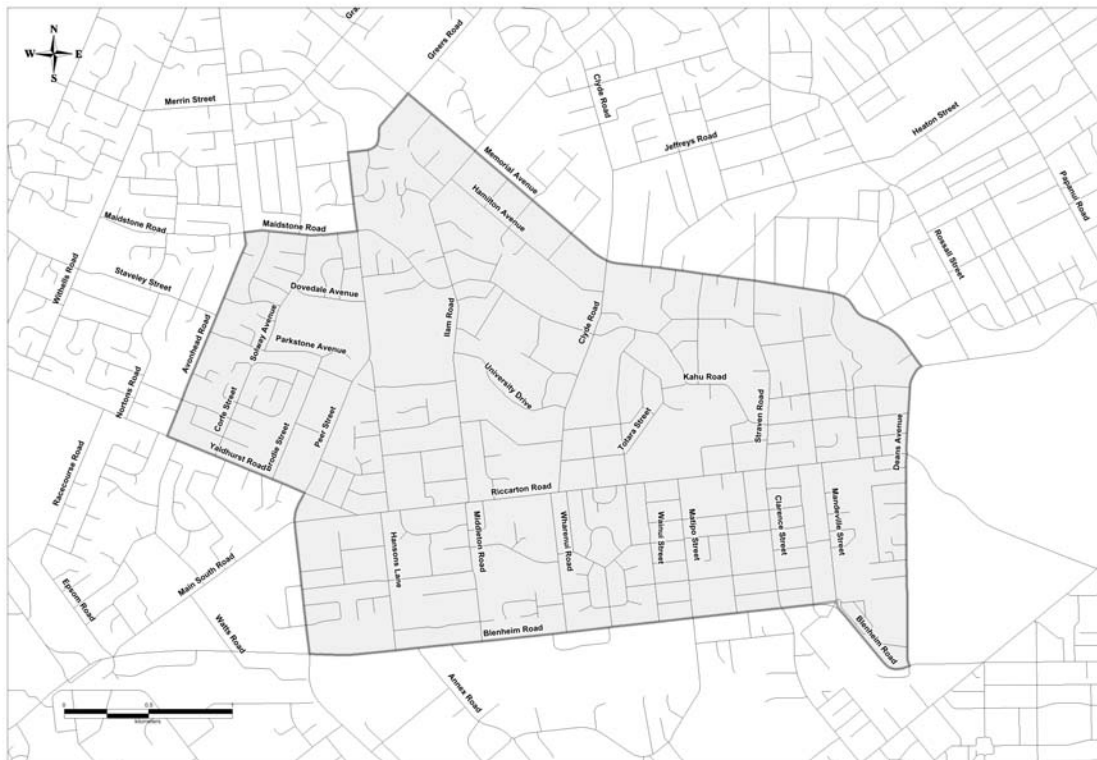
This clause amends the Schedule of the principal Bylaw setting out the Permanent Liquor Ban Areas as follows:

- (a) deleting the words “The twelve permanent Alcohol Ban Areas are” on page 6, and substituting the words “The thirteen permanent Alcohol Ban Areas are”:
- (b) adding the bullet point and associated word on page 6: “
  - Addington”
- (c) adding the following table describing the Addington Alcohol Ban Area, the times, days or dates during which alcohol restrictions apply, and the associated maps, as contained in Schedule 1 of this Bylaw:
- (d) replacing the tables describing the Sumner Esplanade Alcohol Ban Area (page 15) and the Riccarton/Ilam Alcohol Ban Area (page 19), the times, days or dates during which alcohol restrictions apply, and the associated maps, as contained in Schedule 1 of this Bylaw.

The initial resolution to make this Bylaw was passed by the Christchurch City Council at an ordinary meeting of the Council held on **xxxx 2014** and was confirmed, following consideration of submissions received during the special consultative procedure by a resolution at a subsequent meeting of the Council on **[insert date]**.

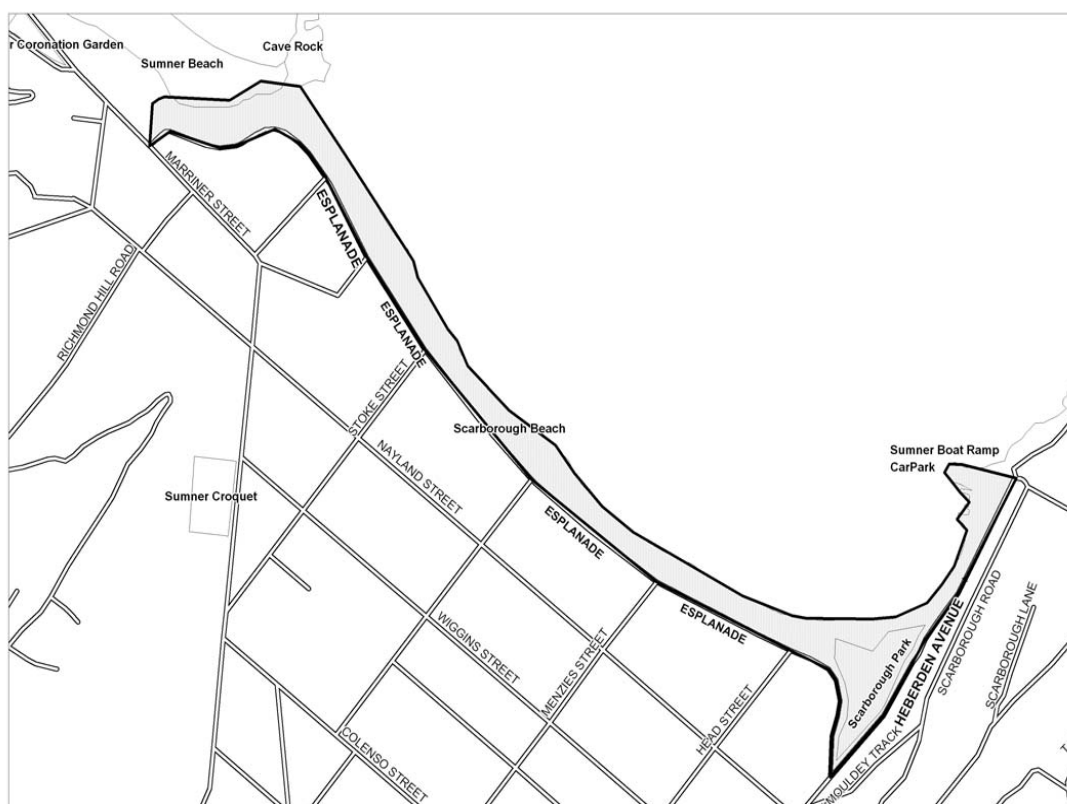
## Schedule 1

<b>Name of Alcohol Ban Area</b>	Riccarton/Illam
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: Blenheim Road, Curletts Road, Yaldhurst Road, Avonhead Road, Maidstone Road, Waimairi Road, Greers Road, Memorial Avenue, Fendalton Road, Deans Ave and back up to Blenheim Road.
<b>Times, days or dates during which alcohol restrictions apply</b>	At all times (24 hours a day, 7 days a week)





<b>Name of Alcohol Ban Area</b>	Sumner Esplanade
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: The area bounded by and inclusive of the whole of the Esplanade (from Marriner Street to Heberden Avenue) and along Heberden Avenue (from the Esplanade to the Sumner Boat Ramp car park), and including the Sumner Boat Ramp car park, as well as the beach that runs alongside this area (down to the mean low water spring level).
<b>Times, days or dates during which alcohol restrictions apply</b>	Starts at 7.00 pm each Thursday night and applies until midnight at the end of each Sunday night; and  From 7pm on 31 December to 7am on 1 January for New Year's Eve.



<b>Name of Alcohol Ban Area</b>	Addington
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: Lincoln Road, Moorhouse Avenue, Blenheim Road, Matipo Street and Wrights Road.
<b>Times, days or dates during which alcohol restrictions apply</b>	From 9am to 10pm on New Zealand Trotting Cup Day, the second Tuesday in November each year.



## ATTACHMENT 1

### Proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014

#### Section 155 and 147A analyses for the Sumner and Addington Alcohol Ban Areas

##### Introduction

In making or amending a bylaw, the Local Government Act 2002 requires the Council to go through an analysis in accordance with section 155. An analysis has been undertaken on each of the Sumner and Addington areas.

A section 155 analysis for a proposed Amendment Bylaw is carried out by answering the following questions for each of the proposed Permanent Alcohol Ban Areas:

1. What is the perceived problem in the Area?
  - (a) Define the problem
  - (b) Define the Area
  - (c) What are the related crime statistics for the Area?
  - (d) Is there any Council 'Request for Service' (RFS) data?
  - (e) Summary of problem
2. Is adding this Area to the Schedule of Permanent Alcohol Areas the most appropriate way of addressing the problem?
3. Is the description of the Area and the times, days, or dates, during which the alcohol restrictions apply the most appropriate form?
4. Are there any New Zealand Bill of Rights Act 1990 implications?
5. Conclusion.

##### Legislation

Section 147 of the Local Government (Alcohol Reform) Amendment Act 2012 enables Councils to make bylaws for alcohol control purposes.

Section 147A(1) provides that before making a bylaw under s147, a territorial authority –

- (a) must be satisfied that it can be justified as a reasonable limitation on people's rights and freedoms; and
- (b) except in the case of a bylaw that will apply temporarily for a large scale event, must also be satisfied that-
  - (i) there is evidence that the area to which the bylaw is intended to apply has experienced a high level of crime or disorder that can be shown to have been caused or made worse by alcohol consumption in the area; and
  - (ii) the bylaw is appropriate and proportionate in the light of that crime or disorder.

It is noted that the requirement in section 147(1)(b) does not apply to bylaws that apply temporarily for a large scale event. Potentially, this exception might apply to the Addington Alcohol Ban Area as this relates to Cup Day.

These section 155 and 147A analyses below satisfy these requirements.

**Sumner****1. What is the perceived problem in the Area?****(a) Define the problem**

There is currently a Permanent Alcohol Ban Area in place for Sumner. It applies from 7pm on Thursday to midnight on Sunday every week.

There are some years when New Year's Eve falls outside this permanent alcohol ban. In 2012 and 2013, a temporary alcohol ban was in place for Sumner on New Year's Eve. It applied from 7pm on 31 December to 7am on 1 January.

Prior to the permanent ban being imposed in Sumner, 'boy racers' and others had caused disorder, often aggravated by the consumption of alcohol. Incidents of fighting, foul language and the smashing of glass were common. The problems tended to occur during the summer, particularly at weekends and especially when the weather was good. The congregation of youths watching boy/girl racers using the Esplanade as part of a circuit was common on the reserve areas of the road. These youths often consumed alcohol in the area, causing disorder problems.

There is a concern that because of the nature of New Year's Eve celebrations, there may be more problems on the Esplanade in Sumner if there is not an alcohol ban in place on the day. Rather than continuing to declare temporary alcohol bans each year when necessary, it is proposed to make a permanent ban in Sumner for New Year's Eve each year 7pm on 31 December to 7am on 1 January. Police advised that the ban was necessary to avoid potential problems in the area on New Year's Eve. They said that a permanent ban would be effective and help to reduce vandalism.

**(b) Define the Area**

The proposed new Sumner Permanent Alcohol Ban Area covers the same area that is subject to the Sumner Temporary Alcohol Ban and the Sumner Permanent Alcohol Ban. This is the area bounded by the following streets: the whole of the Esplanade (from Mariner Street to Heberden Avenue) and along Heberden Avenue (from the Esplanade to the Sumner Boat Ramp car park), and including the Sumner Boat Ramp car park, as well as the beach that runs alongside this area (down to the mean low water spring level), as indicated in the attached map to the report (**Attachment 4**).

**(c) What are the related crime statistics for the Area?**

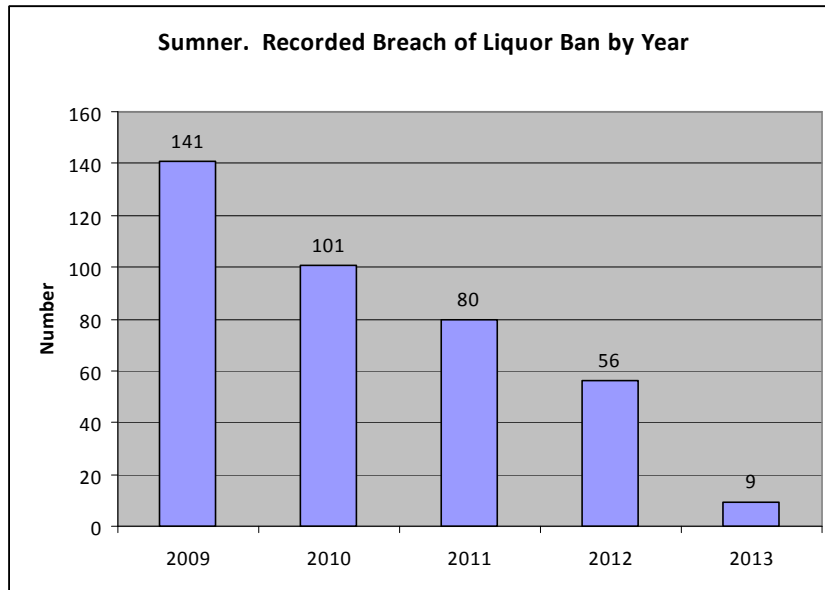
The Police have provided the following figures for the Sumner Area.<sup>1</sup>

**Recorded Breaches of Liquor Ban**

Sumner	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Sum:
2010/11	7	3		6	6	1	2			16	12	27	80
2011/12	1	12	3				5	2	10	1	12	10	56
2012/13							1	8					9

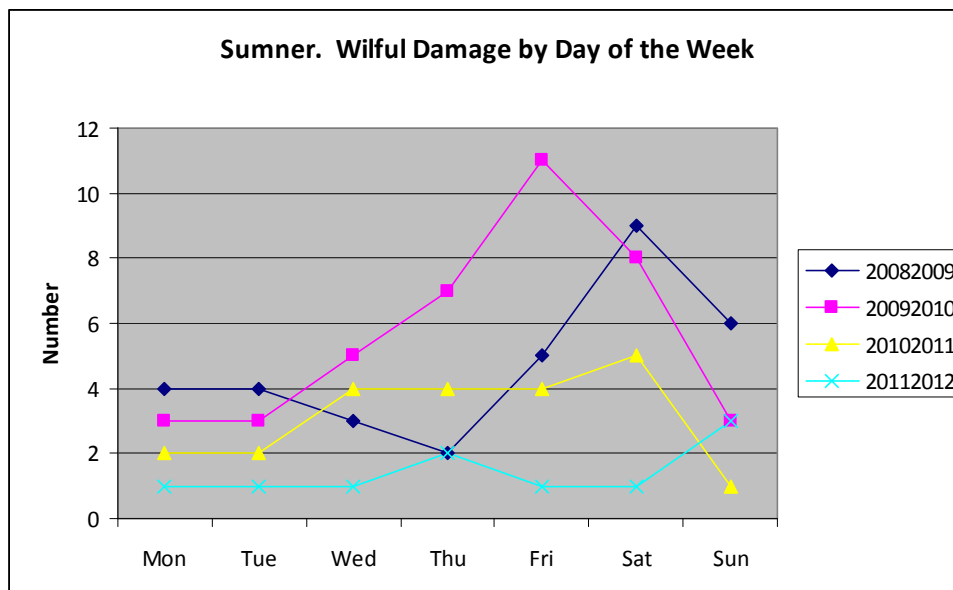
Recorded breaches of the alcohol ban in Sumner have declined steadily from 2009 to August 2013. The Police are of the opinion that Sumner residents and visitors are well aware of the ban and have adjusted their behaviour accordingly.

<sup>1</sup> Note that the Police data provided has been drawn from a dynamic operational database and is subject to change as new information is continually recorded. Data is provisional and should not be compared to official statistics. The data and information provided should therefore be considered as an indicator only. There are no figures available specifically for New Year's Eve.



### Wilful Damage

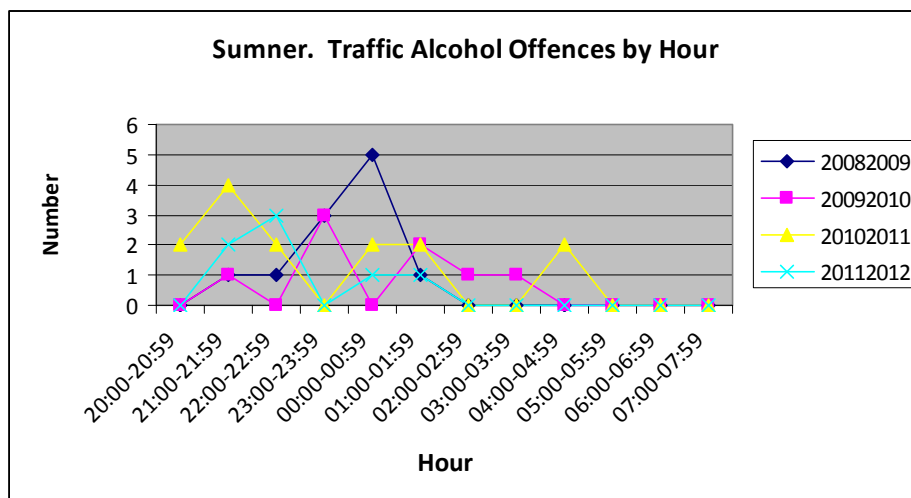
Most of the wilful damage offences in Sumner occurred on Fridays and Saturdays. There has been a noticeable decline in the number of offences in 2010/11 and a further decline in 2011/12. This is most likely due to the introduction of the permanent ban and the New Year's Eve temporary bans.



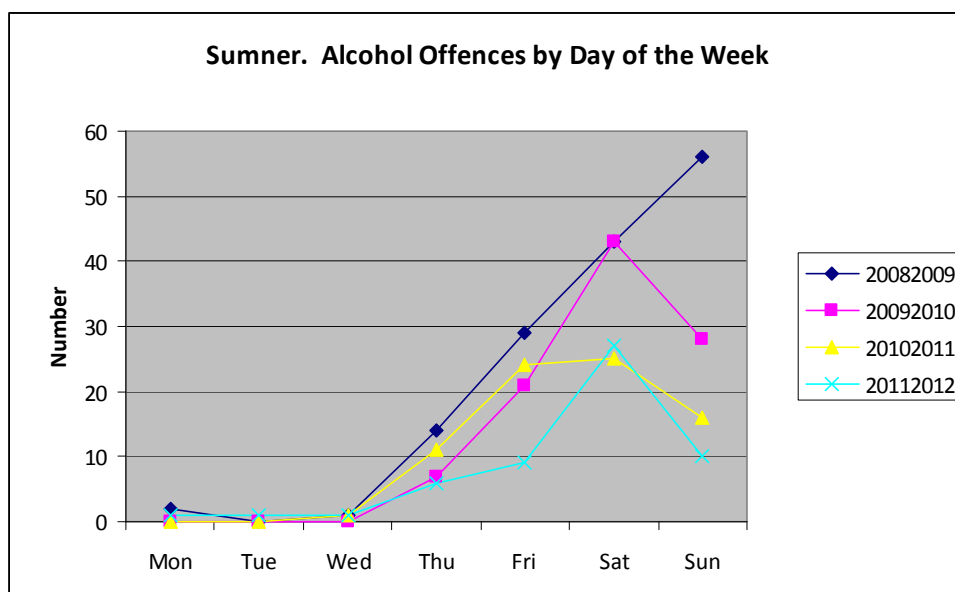


**Traffic Alcohol Offences<sup>2</sup>**

There have been very few traffic offences in Sumner. The number of offences declined in 2011/12 from previous years.

**Alcohol Offences**

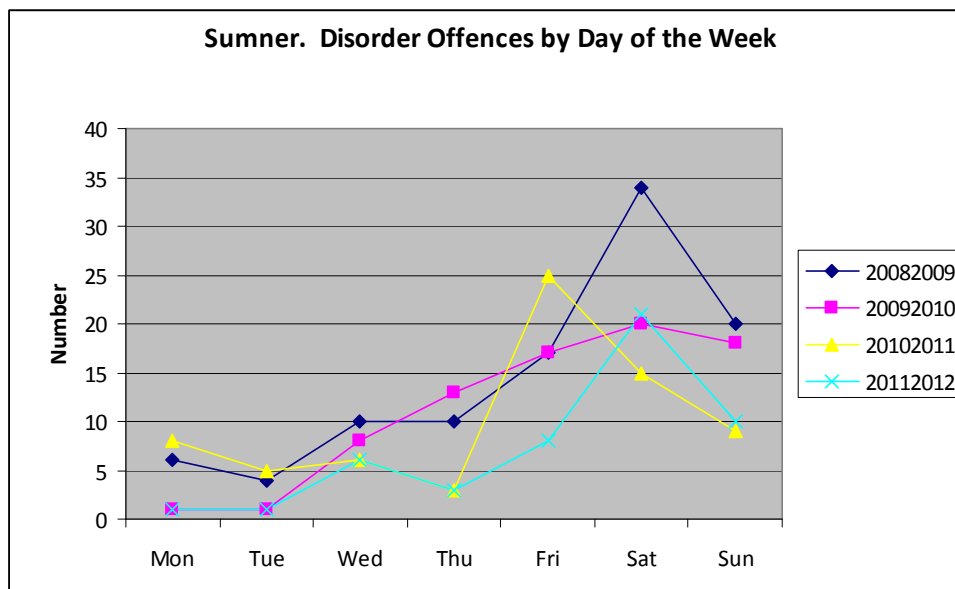
The number of alcohol offences in Sumner declined in 2010/11 and 2011/12 from the two previous years. This is most likely due to the permanent alcohol ban. There was only one offence on Monday in 2011/12 even though that day was New Year's Eve, indicating that the temporary ban was effective.



<sup>2</sup> See the Upper Riccarton/Ilam section for the description of Traffic Alcohol Offences, Alcohol Offences, Disorder Offences, and Grievous and Serious Assaults.

### Disorder Offences

The number of disorder offences in Sumner on Saturdays in 2009/10 were considerably lower than the previous year, probably due to the permanent alcohol ban. In general there were fewer offences in 2011/12, including Monday even though it was New Year's Eve. Again this is likely due to both alcohol bans.



### Grievous and Serious Assaults

There very few grievous and serious assaults in Sumner in any year or any day as shown in Table 1 below.

Table 1

Sumner. Grievous and Serious Assaults by Day of the Week and Year					
	2008/2009	2009/2010	2010/2011	2011/2012	Total
Mon	0	1	0	0	1
Tue	0	0	0	0	0
Wed	0	0	2	1	3
Thu	1	1	1	0	3
Fri	2	0	0	0	2
Sat	0	0	2	1	3
Sun	0	0	0	1	1
Total	3	2	5	3	13

**(d) Is there any other relevant information**

The Alcohol Harm Minimisation Advisory Group, the Sumner Business Group, the City to Sumner Community Watch, the Beach Bar and the Ocean Café are all supportive of the ban.

**(e) Summary of problem**

The Sumner Esplanade is a recreational area adjacent to the beach. It attracts a broad range of people from the local community and greater Christchurch area.

Since the ban has been imposed, Police note there has been little evidence of these kinds of problems. The Police are of the view that the circumstances that gave rise to the creation of the

Sumner alcohol ban are highly likely to be replicated on a New Year's Eve that falls outside the current ban days of operation. 2012 was the first New Year's Eve since 2008 that was not covered by the current ban. A temporary ban was applied to the area for New Year's Eve 2012 and 2013.

The crime statistics show that prior to the imposition of the alcohol ban the area experienced a high level of crime or disorder that was generally shown to have been caused or made worse by alcohol consumption in the area. However, since the ban was imposed this has reduced. The Bylaw is appropriate and proportionate in light of the alcohol-related crime and disorder.

**2. *Is adding this Area to the Schedule of Permanent Alcohol Ban Areas the most appropriate way of addressing the problem?***

It is considered that adding the Sumner area at New Year's Eve to the Schedule of Permanent Alcohol Ban Areas is the most appropriate way of addressing the problem with alcohol-related issues in public places.

In looking at this question, the Council has considered whether there are any other tools for addressing alcohol-related problems. Other tools may include:

- Increased compliance monitoring or enforcement under the Sale of Liquor Act 1989 (e.g. in relation to intoxication, under-age purchases or 'bar-hopping' with drinks);
- Using section 38(3) of the Summary Offences Act 1981 to combat under-age drinking in public places. This allows the Police to issue an infringement notice (instant fine) to those under the age of 18 who possess or consume alcohol in a public place;
- Using Crime Prevention Through Environmental Design (e.g. crime cameras and lighting);
- Providing more recycling bins for glass bottles or more rubbish bins.

These tools can be used in conjunction with the alcohol ban to reduce alcohol-related harm.

While there is other legislation available to Police to deal with disorder and some alcohol-related offending, alcohol bans provide an opportunity to remove potential offenders and/or victims from a location before incidents escalate. In this sense, alcohol bans can be employed as an effective crime prevention tool.

In this case, it is considered that adding the Sumner area to the Schedule of Permanent Alcohol Ban Areas will provide an effective early intervention tool to manage the potential downstream effects of alcohol consumption in public places in Sumner.

**3. *Is the description of the Area and the times, days, or dates, during which the alcohol restrictions apply the most appropriate form?***

Yes. The ban covers the path alongside the beach, and the grass verge next to the road. A ban covering this area would allow a greater control over the entry of persons and vehicles into the area where consumption of alcohol in a public place may occur.

The Permanent Alcohol Ban Area will apply on New Year's Eve from 7pm 31 December to 7am 1 January. This is considered to be appropriate given that the temporary alcohol ban at New Year's Eve in 2012 and 2013 also was in place for the same hours and this is the time that New Year's Eve celebrations are likely to be carried out over.

**4. *Are there any New Zealand Bill of Rights Act 1990 implications?***

Keeping the Sumner Permanent Alcohol Ban Area on the Schedule of Permanent Alcohol Ban Areas with extended days and hours, gives rise to some implications in relation to the New Zealand Bill of Rights Act 1990. In particular, the right to freedom of movement (section 18), and possibly freedom from discrimination (section 19). The right to freedom from unreasonable search and seizure (section 21) may be regarded as affected, but although a bylaw may increase the possibility that unreasonable search and seizure could take place, this is a matter within the control of the Police, and the bylaw itself is not necessarily inconsistent with that right. Under amendments to the Local Government Act 2002, that came into force on 18 December 2013, Police can now use instant fines (infringement notices) of \$250 for breaches of the ban. This means first time offenders are less likely to be introduced to the criminal system.

Everyone lawfully in New Zealand has the right to freedom of movement and residence in New Zealand. The laws of New Zealand do not make it illegal to consume or possess alcohol in public places (except for those under 18), so a restriction on where people can go and consume or possess alcohol, in public places, will be a partial restriction on freedom of movement. However, a bylaw that does not prohibit this activity completely in every public place in the city, and provides a rationale for why there is a ban in certain places, will be a demonstrably justified limit in a free and democratic society and is a reasonable limitation on people's rights and freedom.

It is considered that this proposed Amendment provides demonstrably justifiable limits in a free and democratic society, and is therefore consistent with the New Zealand Bill of Rights Act 1990 and section 147A(1)(a) of the LGA12.

## 5. Conclusion

Retain the following area on the Schedule of Permanent Alcohol Ban Areas in the 2009 Bylaw and extend the days and times it applies:

<b>Name of Alcohol Ban Area</b>	Sumner
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: The area bounded by and inclusive of the whole of the Esplanade (from Marriner Street to Heberden Avenue) and along Heberden Avenue (from the Esplanade to the Sumner Boat Ramp car park), and including the Sumner Boat Ramp car park, as well as the beach that runs alongside this area (down to the mean low water spring level).
<b>Times, days or dates during which alcohol restrictions apply</b>	Starts at 7.00 pm each Thursday night and applies until midnight at the end of each Sunday night; and From 7pm on 31 December to 7am 1 January for New Year's Eve.

## Addington

### 1. What is the perceived problem in the Area?

#### (a) Define the problem

In 2013, there was a Temporary Alcohol Ban Area in place for the area surrounding the Addington Events Centre for New Zealand Trotting Cup Day on Tuesday 12 November. It applied from 9am to 10pm on Tuesday 12 November.

The New Zealand Trotting Cup Day on Tuesday has had a long history of alcohol-related problems. Police staff note that, on New Zealand Trotting Cup Day, there is a 22 per cent increase in incident reports over an average Tuesday. Following the 2012 New Zealand Trotting Cup Day, concerns were noted at an inter-agency debrief attended by the Police, Christchurch City Council Liquor Licensing Inspectors, Community and Public Health, the Addington Event Centre and Main Event Security. The concerns related to drinking in public places and included an observable increase in pre-loading drinking in public areas on the way to the event or at boot parties in nearby car-parking. This pre-loading drinking was associated with an influx of alcohol-related misbehaviour at the event late in the afternoon which made it difficult for gate security to monitor "intoxication levels".

Police note that there are problems with car-boot parties in public streets prior and during Cup Day and, in particular, with alcohol-related disorderly and unsafe behaviour including drinking in streets busy with traffic as people leave the event and walk back to cars or to public transport.

**(b) Define the Area**

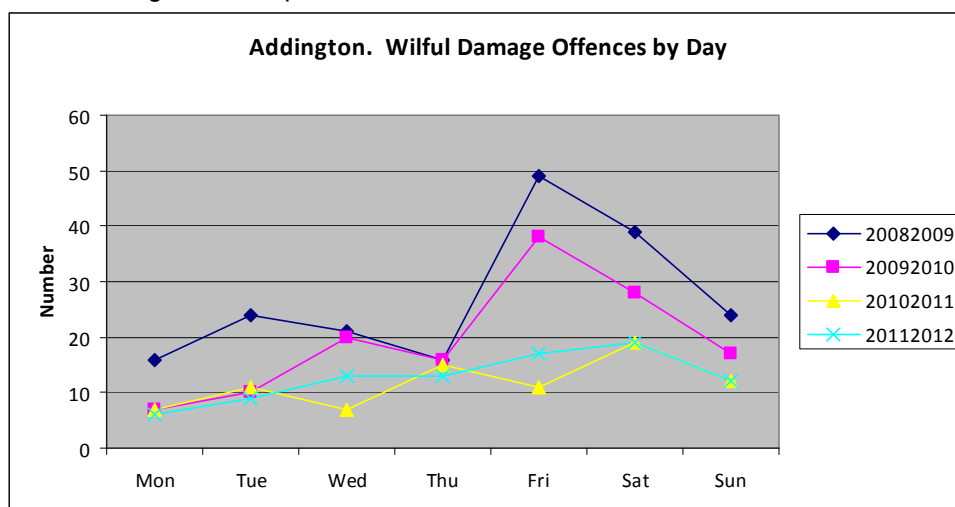
The proposed new Addington Area covers the same area that was subject to the Addington Temporary Alcohol Ban. This is the area bounded by the following streets: Blenheim Road, Moorhouse Avenue, Lincoln Road, Wrights Road and Matipo Street back to Blenheim Road. (**Attachment 5** to the report).

**(c) What are the related crime statistics for the Area?**

The Police have provided the following figures for Addington.<sup>3</sup>

**Wilful Damage**

The number of Wilful Damage Offences in Addington on Fridays and Saturdays declined markedly in 2010/11 and 2011/12 from the previous two years. This could be due to an increased presence of Police and Safe City Officers as Addington has become an entertainment area following the earthquakes.

**Alcohol Offences**

There were no alcohol offences in any year on any Monday, Tuesday or Wednesday, and none or very few in any year on the other days of the week.

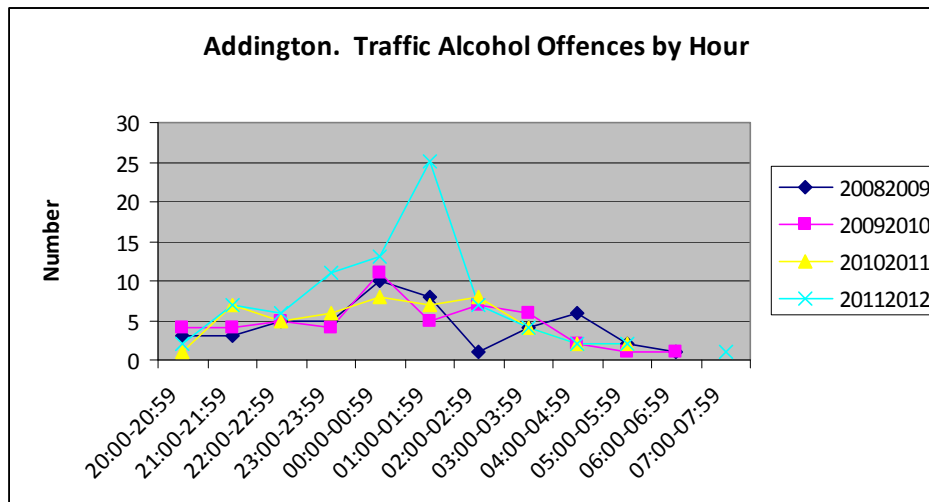
Addington. Alcohol Offences by Day of the Week					
	20082009	20092010	20102011	20112012	Total
Thu	0	0	0	1	1
Fri	0	0	3	0	3
Sat	4	0	0	2	6
Sun	1	1	0	2	4
Total	5	1	3	5	14

<sup>3</sup> Note that the Police data provided has been drawn from a dynamic operational database and is subject to change as new information is continually recorded. Data is provisional and should not be compared to official statistics. The data and information provided should therefore be considered as an indicator only. There are no figures available specifically for New Zealand Trotting Cup Day.

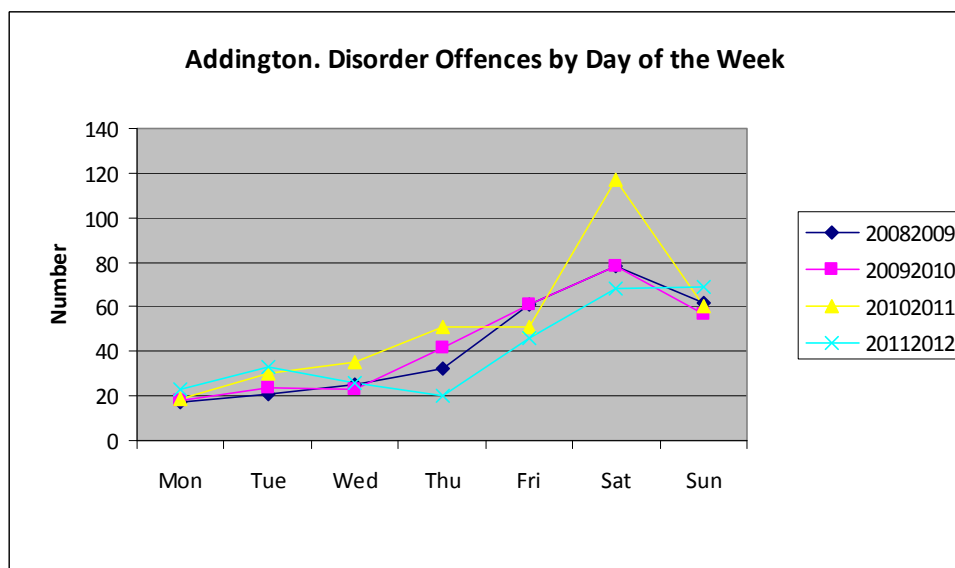


**Traffic Alcohol Offences<sup>4</sup>**

Traffic alcohol offences increased in 2011/12 compared with the three previous years. This is probably because Addington has become an entertainment area following the earthquakes with an increase in the number of bars.

**Disorder Offences**

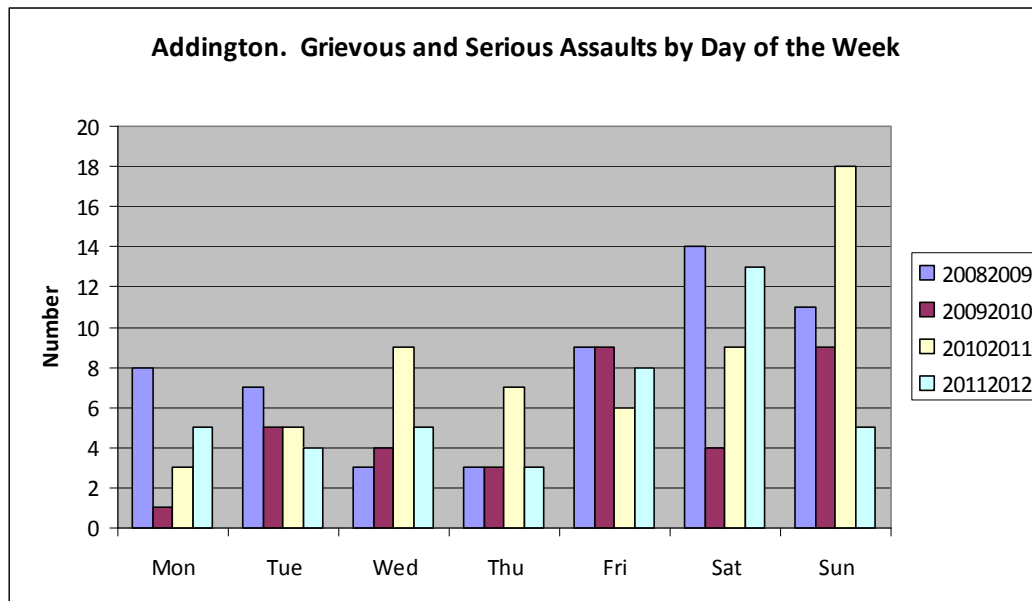
Disorder offences in Addington in 2010/11 were generally higher than in previous years, with a significant peak on Saturdays. However, in 2011/12 the number of offences were generally lower than in other years.



<sup>4</sup> See the Upper Riccarton/Ilam section for the description of Traffic Alcohol Offences, Alcohol Offences, Disorder Offences, and Grievous and Serious Assaults.

### Grievous and Serious Assaults

Most grievous and serious assaults occur on Saturdays and Sundays. Apart from this it is difficult to see a pattern over the years.



### Recorded Breaches of Liquor Ban

Police staff note that compliance with the ban was high with only one breach of the ban being detected by Police between 10am and 12 noon.

#### (d) *Is there any other relevant information?*

The Addington Event Centre has worked, over a number of years, with an inter-agency group to monitor, minimise or mitigate alcohol-related disorderly behaviour within the event venue. This inter-agency group supports a temporary alcohol ban in the local area surrounding the Addington Event Centre to minimise and mitigate alcohol-related disorderly behaviour before people arrive at the event and to contribute to public safety on the roads as people disperse after the event

Police are of the view that a permanent alcohol ban on New Zealand Trotting Cup Day will assist them each year to manage the alcohol-related disorderly behaviour which occurs amongst the large crowd arriving and/or leaving the event.

#### (e) *Summary of problem*

A large number of people attend the New Zealand Trotting Cup Day at Addington. In the past, there have been significant problems with intoxication and alcohol-related issues of some of those attending the event. Police have noted that there is a large increase in alcohol-related offences on that day.

In this respect it could be argued that prior to the imposition of the alcohol ban the area experience a high level of crime or disorder that was generally shown to have been caused or made worse by alcohol consumption in the area (whether or not the exception in section 147(A)(1)(b) applies).

The Temporary Alcohol Ban in Addington in 2013 reduced the number alcohol-related problems in the area – this year the majority of people were very well behaved. Police, the Riccarton/Ilam and Spreydon/Heathcote Community Boards, the Liquor Licensing Inspectors, Community and Public Health, the Addington Event Centre and Main Event Security and local businesses support the ban being made permanent.

**2. *Is adding this Area to the Schedule of Permanent Alcohol Ban Areas the most appropriate way of addressing the problem?***

It is considered that adding the Addington area to the Schedule of Permanent Alcohol Ban Areas is the most appropriate way of addressing the problem with alcohol-related issues in public places.

In looking at this question, the Council has considered whether there are any other tools for addressing alcohol-related problems. Other tools may include:

- Increased compliance monitoring or enforcement under the Sale and Supply of Alcohol Act 2012 (e.g. in relation to intoxication, under-age purchases or 'bar-hopping' with drinks);
- Using section 38(3) of the Summary Offences Act 1981 to combat under-age drinking in public places. This allows the Police to issue an infringement notice (instant fine) to those under the age of 18 who possess or consume alcohol in a public place;
- Using Crime Prevention Through Environmental Design (e.g. crime cameras and lighting);
- Providing more recycling bins for glass bottles or more rubbish bins.

These tools can be used in conjunction with the alcohol ban to reduce alcohol-related harm.

While there is other legislation available to Police to deal with disorder and some alcohol-related offending, alcohol bans provide an opportunity to remove potential offenders and/or victims from a location before incidents escalate. In this sense, alcohol bans can be employed as an effective crime prevention tool.

In this case, it is considered that adding the Addington area to the Schedule of Permanent Alcohol Ban Areas will provide an effective early intervention tool in Addington.

**3. *Is the description of the Area and the times, days, or dates, during which the alcohol restrictions apply the most appropriate form?***

Yes. It is acknowledged that the area covers the public places surrounding the Addington Events Centre where the New Zealand Trotting Cup Day occurs. It also covers Lincoln Road where there are bars that those leaving the event are likely to go to. The ban also meets the Riccarton/Ilam Alcohol Ban Area so that those walking to the event from the Riccarton/Ilam area will not be able to drink on the way to the event.

The Ban area is appropriate as it covers the areas where cars have parked for previous events and there have been problems with people drinking next to or from their cars.

The Permanent Alcohol Ban Area will apply from 9am to 10pm on the day of the New Zealand Trotting Cup each year. This is considered to be appropriate given that those attending the event start arriving by 9am and have generally all left by 10pm. This means that the ban will cover the times that the event is operating and during which previous problems have occurred.

**4. *Are there any New Zealand Bill of Rights Act 1990 implications?***

See section 4 in the Sumner section of this report as similar considerations apply .

## 5. Conclusion

That the following area should be added to the Schedule of Permanent Alcohol Ban Areas in the 2009 Bylaw:

<b>Name of Alcohol Ban Area</b>	Addington for New Zealand Trotting Cup Day
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: Lincoln Road, Moorhouse Avenue, Blenheim Road, Matipo Street and Wrights Road.
<b>Times, days or dates during which alcohol restrictions apply</b>	From 9am to 10pm on New Zealand Trotting Cup Day, the second Tuesday in November each year.

## **ATTACHMENT 2**

### **Statement of Proposal for the Proposed Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014**

This statement of proposal is made under sections 83, 83A, 86, 89 and 156 of the Local Government Act 2002.

#### **Summary Of Information**

This proposal is to amend the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009. The Amendment is called the Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 (the Amendment Bylaw).

The proposed Amendment Bylaw extends the permanent alcohol ban area for Riccarton/Ilam, by including the area of the current Upper Riccarton/Ilam temporary alcohol ban area, making the Addington temporary alcohol ban area permanent, and adds a New Year's Eve ban to the Sumner permanent alcohol ban area.

The purpose of the 2009 Bylaw is to reduce alcohol-related harm, damage, disorder and crime and to improve community safety by putting alcohol restrictions in some public places within the Christchurch City Council district. It does this by creating a series of Alcohol Ban Areas where the possession and consumption of alcohol in specified public places and the bringing of alcohol into specified public places is prohibited.

Imposing a Permanent Alcohol Ban Area enables the Council to prohibit the consumption of alcohol in public places and to prohibit people from having open containers of alcohol in public places including in vehicles in public places. A breach of the bylaw is an offence and can result in a criminal conviction. The Police have a range of enforcement powers. They are able to search people's bags and vehicles (in certain situations), impose an instant fine (infringement notice) of \$250, or arrest people found to be breaching the 2009 Bylaw.

A draft Amendment Bylaw is set out at the end of the Statement of Proposal.

#### **Riccarton/Ilam**

The Permanent Alcohol Ban for Riccarton/Ilam will continue to apply 24 hours per day, seven days per week. However, it is proposed to extend the area into Upper Riccarton/Ilam. A map of the ban area is included in the draft Amendment Bylaw.

#### **Sumner**

The Permanent Alcohol Ban for Sumner starts at 7.00 pm each Thursday night and applies until midnight at the end of each Sunday night; and will apply from 7pm on 31 December to 7am 1 January for New Year's Eve. The ban area of the proposed permanent ban for New Year's Eve is the same as the current permanent ban. A map of the ban area is included in the draft Amendment Bylaw.

#### **Addington**

The Permanent Alcohol Ban Area for Addington will be in force from 9am to 10pm on New Zealand Trotting Cup Day, the second Tuesday in November each year. A map of the ban area is included in the draft Amendment Bylaw.

#### **Copies of the Proposal**

Copies of this proposal are available on the Council's website [at \[insert link here\]](#) and can be accessed at all Council Service Centres, Council Libraries and on the Council's website during the consultation period.

#### **Submissions**

Submissions on this proposal can be made either:

- through the Have Your Say website: [www.ccc.govt.nz/HaveYourSay/](http://www.ccc.govt.nz/HaveYourSay/)

- via email to: [xxxx](#)

- in writing to:

Submissions on the proposed Alcohol Restrictions in Public Places Amendment Bylaw  
Christchurch City Council  
PO Box 237  
Christchurch.

Submissions on this proposal may be made to the Council between May and June 2014.

It is envisaged that the Council's Hearings Panel will hear oral submissions on this Proposal during June 2014.



## **Statement of Proposal**

This proposal is to amend the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009. The Amendment is called the Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014 (the Amendment Bylaw).

The proposed Amendment Bylaw extends the permanent alcohol ban area for Riccarton/Ilam, by including the area of the current Upper Riccarton/Ilam temporary alcohol ban area, making the Addington temporary alcohol ban area permanent, and adds a New Year's Eve ban to the Sumner permanent alcohol ban area.

The purpose of the 2009 Bylaw is to reduce alcohol-related harm, damage, disorder and crime and to improve community safety by putting alcohol restrictions in some public places within the Christchurch City Council district. It does this by creating a series of Alcohol Ban Areas where the possession and consumption of alcohol in specified public places and the bringing of alcohol into specified public places is prohibited.

Imposing a Permanent Alcohol Ban Area enables the Council to prohibit the consumption of alcohol in public places and to prohibit people from having open containers of alcohol in public places including in vehicles in public places. A breach of the bylaw is an offence and can result in a criminal conviction. The Police have a range of enforcement powers. They are able to search people's bags and vehicles (in certain situations), impose an instant fine (infringement notice) of \$250, or arrest people found to be breaching the 2009 Bylaw.

A copy of the draft Amendment Bylaw is included at the end of this Statement of Proposal.

## **Reasons for the proposal**

Section 156 of the Local Government Act 2002 requires the Council to use the special consultative procedure when amending the bylaw. To add new Permanent Alcohol Ban Areas the Council must amend the 2009 Bylaw.

Section 147 of the Local Government Act 2002 enables Councils to make bylaws for alcohol control purposes. Section 147A requires that the Council must be satisfied that the proposed bylaw can be justified as a reasonable limitation on people's rights and freedoms, that there is evidence that the area to which the bylaw is intended to apply has experienced a high level of crime or disorder and that the bylaw is appropriate and proportionate in light of that crime and disorder.

Section 155 of the Local Government Act 2002 requires that the Council must determine whether the bylaw is the most appropriate way of addressing the problem, whether the proposed bylaw is the most appropriate form of the bylaw and whether it gives rise to any implications under the New Zealand Bill of Rights Act 1990.

On 27 October 2011 when Council adopted the Alcohol Restrictions in Public Places Amendment (Riccarteron/Ilam) Bylaw 2011 creating the Riccarton/Ilam ban area, the Council also resolved to undertake a non-statutory review of this ban two years after the Amendment Bylaw was adopted.

This review has been undertaken and a report on the review is included in the section 147A and 155 analyses. The Council also decided to investigate making the temporary alcohol bans in Upper Riccarton/Ilam, Sumner on New Year's Eve and Addington on New Zealand Cup Day into permanent bans.

## **Report on section 147A and 155 determinations**

The Local Government Act 2002 requires a council, before making or amending a bylaw, to go through an analysis in accordance with section 155. An analysis was undertaken on each individual new area in which the 2009 Bylaw might apply (Riccarteron/Ilam, Upper Riccarton/Ilam Sumner and Addington).

Christchurch, as with any other city in New Zealand, experiences the negative impacts of alcohol. An alcohol control bylaw is not the complete solution to reducing alcohol-related harm but it is part of the response. It provides a local approach to addressing local problems. It has been shown that such a bylaw is most successful when it is part of a wider, multi-level approach to tackling alcohol issues.

The Police indicate that the current 2009 Bylaw provides an effective early intervention tool to manage the potential downstream effects of alcohol consumption in public places. In addition it has been particularly useful for removing potential offenders or victims from hotspot areas, therefore preventing the escalation of alcohol-related problems.

The following are summaries of the section 147A and 155 area assessments for each of the four areas under consideration.

#### **Riccarton/Ilam**

There is currently a Permanent Alcohol Ban Area in place for Riccarton/Ilam which applies 24 hours per day, seven days per week. When the Council adopted the Alcohol Restrictions in Public Places Amendment (Riccarton/Ilam) Bylaw 2011 on 27 October 2011 they resolved to undertake a non-statutory review of this ban two years after the Amendment Bylaw was adopted. The ban came into force on 1 December 2011.

Police fully support the ban in Riccarton/Ilam and say the ban has reduced street issues, such as drinking on the streets and vandalism, and crime. This view is also held by the area's Liquor Licensing Inspector, the University of Canterbury and the Central Riccarton Residents' Association. All these stakeholders support the continuation of the ban as do the Riccarton/Ilam and Spreydon/Heathcote Community Boards.

The Council has determined that the proposed Amendment Bylaw is the most appropriate tool for addressing the particular issues it covers, and that it is in the most appropriate form. The proposed Amendment Bylaw gives rise to some implications in relation to the New Zealand Bill of Rights Act 1990, in particular, the right to freedom of movement. However, as the proposed Amendment Bylaw does not completely prohibit people with alcohol from being in, or moving about in, all public places, it provides demonstrably justifiable limits in a free and democratic society, and is therefore consistent with the New Zealand Bill of Rights Act 1990.

#### **Upper Riccarton/Ilam**

There is currently a Temporary Alcohol Ban Area in place for Upper Riccarton/Ilam which applies 24 hours per day, seven days per week until 31 August 2014.

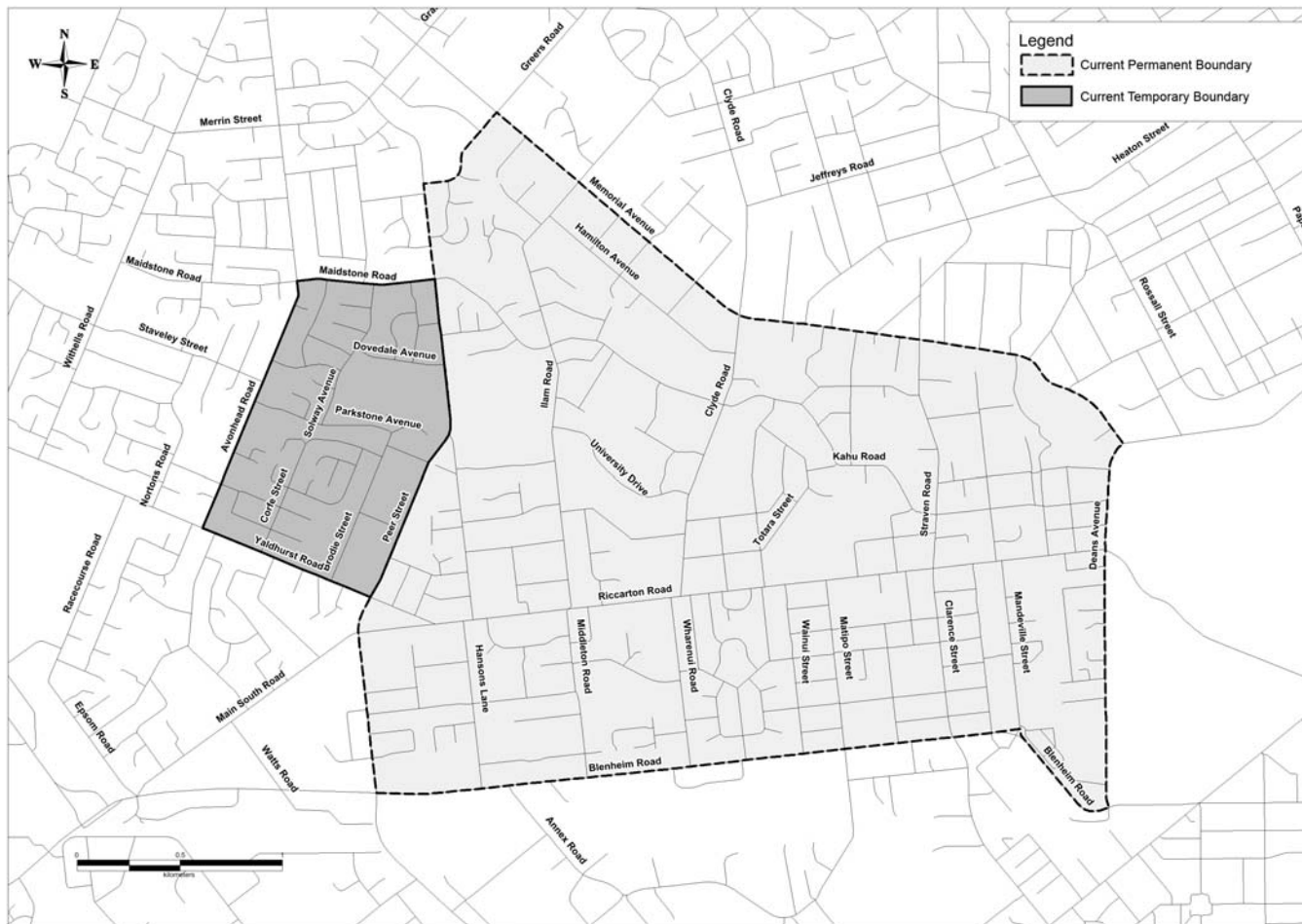
The Liquor Licensing Inspectors, the University of Canterbury, local Residents' Associations, the Riccarton/Ilam and Spreydon/Heathcote Community Boards and local residents support the continuation of the temporary ban and support its being made a permanent ban. They say that since the temporary ban was imposed there has been a significant reduction in alcohol-related problems such as vandalism and anti-social behaviour. The Police do not have any specific comments but they do not oppose the area becoming part of the permanent ban.

The Council has determined that the proposed Amendment Bylaw is the most appropriate tool for addressing the particular issues it covers, and that it is in the most appropriate form. The proposed Amendment Bylaw gives rise to some implications in relation to the New Zealand Bill of Rights Act 1990, in particular, the right to freedom of movement. However, as the proposed Amendment Bylaw does not completely prohibit people with alcohol from being in, or moving about in, all public places, it provides demonstrably justifiable limits in a free and democratic society, and is therefore consistent with the New Zealand Bill of Rights Act 1990.

#### **The proposed Riccarton/Ilam Alcohol Ban area includes:**

The area bounded by the following streets:

Blenheim Road, Curletts Road, Yaldhurst Road, Avonhead Road, Maidstone Road, Peer Street, Waimairi Road, Greens Road, Memorial Avenue, Fendalton Road, Deans Ave and back up to Blenheim Road.



### Sumner

There is currently a Permanent Alcohol Ban Area in place for Sumner. It applies from 7pm on Thursday to midnight on Sunday every week.

There are some years when New Year's Eve falls outside this permanent alcohol ban. In 2012 and 2013, a Temporary Alcohol Ban Area was in place for Sumner on New Year's Eve. It applied from 7pm on 31 December to 7am on 1 January.

Before the permanent alcohol ban, there had been problems at Sumner, with people drinking on the street and leaving bottles and rubbish behind. There is a concern that because of the nature of New Year's Eve celebrations, there may be more problems on the Esplanade in Sumner if there is not an alcohol ban in place on the day. Rather than continuing to declare temporary alcohol bans each year when necessary, it is proposed to make a permanent ban in Sumner for New Year's Eve each year 7pm on 31 December to 7am on 1 January. Police advised that the ban was necessary to avoid potential problems in the area on New Year's Eve. They said that a permanent ban would be effective and help to reduce victimisation.

The Council has determined that the proposed Amendment Bylaw is the most appropriate tool for addressing the particular issues it covers, and that it is in the most appropriate form. The proposed Amendment Bylaw gives rise to some implications in relation to the New Zealand Bill of Rights Act 1990, in particular, the right to freedom of movement. However, as the proposed Amendment Bylaw does not completely prohibit people with alcohol from being in, or moving about in, all public places, it provides demonstrably justifiable limits in a free and democratic society, and is therefore consistent with the New Zealand Bill of Rights Act 1990.

### Addington

In 2013, there was a Temporary Alcohol Ban Area in place for the area surrounding the Addington Events Centre for New Zealand Trotting Cup Day on Tuesday 12 November. It applied from 9am to 10pm on Tuesday 12 November.

The New Zealand Trotting Cup Day on Tuesday has had a long history of alcohol-related problems. Police staff note that, on New Zealand Trotting Cup Day, there is a 22 per cent increase in incident reports over an average Tuesday. Following the 2012 New Zealand Trotting Cup Day, concerns were noted at an inter-agency debrief attended by the Police, Christchurch City Council Liquor Licensing Inspectors, Community and Public Health, the Addington Event Centre and Main Event Security. The concerns related to drinking in public places and included an observable increase in pre-loading drinking in public areas on the way to the event or at boot parties in nearby car-parking. This pre-loading drinking was associated with an influx of alcohol-related misbehaviour at the event late in the afternoon which made it difficult for gate security to monitor "intoxication levels".

Police note that there are problems with car-boot parties in public streets prior and during Cup Day and, in particular, with alcohol-related disorderly and unsafe behaviour including drinking in streets busy with traffic as people leave the event and walk back to cars or to public transport.

The Addington Event Centre has worked, over a number of years, with an inter-agency group to monitor, minimise or mitigate alcohol-related disorderly behaviour within the event venue. This inter-agency group supports a temporary alcohol ban in the local area surrounding the Addington Event Centre to minimise and mitigate alcohol-related disorderly behaviour before people arrive at the event and to contribute to public safety on the roads as people disperse after the event.

Police are of the view that a permanent alcohol ban on New Zealand Trotting Cup Day will assist them each year to manage the alcohol-related disorderly behaviour which occurs amongst the large crowd arriving and/or leaving the event.

Police, Christchurch City Council Liquor Licensing Inspectors, Community and Public Health, the Addington Event Centre and Main Event Security the Riccarton/Ilam and Spreydon/Heathcote Community Boards all support making the ban permanent.

### **Submissions**

Submissions on this proposal can be made either:

- through the Have Your Say website: [www.ccc.govt.nz/HaveYourSay/](http://www.ccc.govt.nz/HaveYourSay/)

- via email to: [xxxx](#)

- in writing to:

Submissions on the proposed Alcohol Restrictions in Public Places Amendment Bylaw  
Christchurch City Council  
PO Box 237  
Christchurch.

Submissions on this proposal may be made to the Council between **May and June 2014**.

It is envisaged that the Council's Hearings Panel will hear oral submissions on this Proposal during June 2014.

## **CHRISTCHURCH CITY COUNCIL**

### **ALCOHOL RESTRICTIONS IN PUBLIC PLACES AMENDMENT BYLAW 2014**

Pursuant to the powers vested in it by section 147 of the Local Government Act 2002, the Christchurch City Council makes this bylaw.

#### **1. SHORT TITLE**

This bylaw is the Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014.

#### **2. COMMENCEMENT**

This bylaw comes into force on **31 July 2014**.

#### **3. PRINCIPAL BYLAW AMENDED**

This bylaw amends the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009, and is to be read as part of the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009.

#### **4. AMENDMENTS ARISING FROM THE ENACTMENT OF THE LOCAL GOVERNMENT (ALCOHOL REFORM) AMENDMENT ACT 2012 AND THE SALE AND SUPPLY OF ALCOHOL ACT 2012**

This clause makes the following amendments to the principal bylaw:

- (a) in clause 3, in the definitions of 'alcohol', 'licensed premises' and 'special licence', the references to the Sale of Liquor Act 1989 are replaced with references to the Sale and Supply of Alcohol Act 2012;
- (b) in clause 3, the definition of 'public place' is substituted as follows:  
'has the same meaning as 'public place' in section 147 of the Local Government Act 2002: a place that is open to or is being used by the public, whether free or on payment of a charge, and whether any owner or occupier of the place is lawfully entitled to exclude or eject any person from it; but does not include licensed premises.'
- (c) in clause 6, the reference to section 147(3) is replaced with a reference to section 147(4);
- (d) in clause 7, the references to the Sale of Liquor Act 1989 are replaced with references to the Sale and Supply of Alcohol Act 2012, and clause 7(1)(e) is substituted as follows:  
'(e) any event held in a public place at which alcohol is served under a caterer's licence obtained under the Sale and Supply of Alcohol Act 2012.'
- (e) clause 10 is substituted as follows:  
'Every person who breaches this bylaw commits an infringement offence under section 239A of the Local Government Act 2002 and may be served with an infringement notice and be liable to pay an infringement fee.'

#### **5. SCHEDULE OF PERMANENT ALCOHOL BAN AREAS**

This clause amends the Schedule of the principal Bylaw setting out the Permanent Liquor Ban Areas as follows:

- (a) deleting the words "The twelve permanent Alcohol Ban Areas are" on page 6, and substituting the words "The thirteen permanent Alcohol Ban Areas are":
- (b) adding the bullet point and associated word on page 6: "
  - Addington"

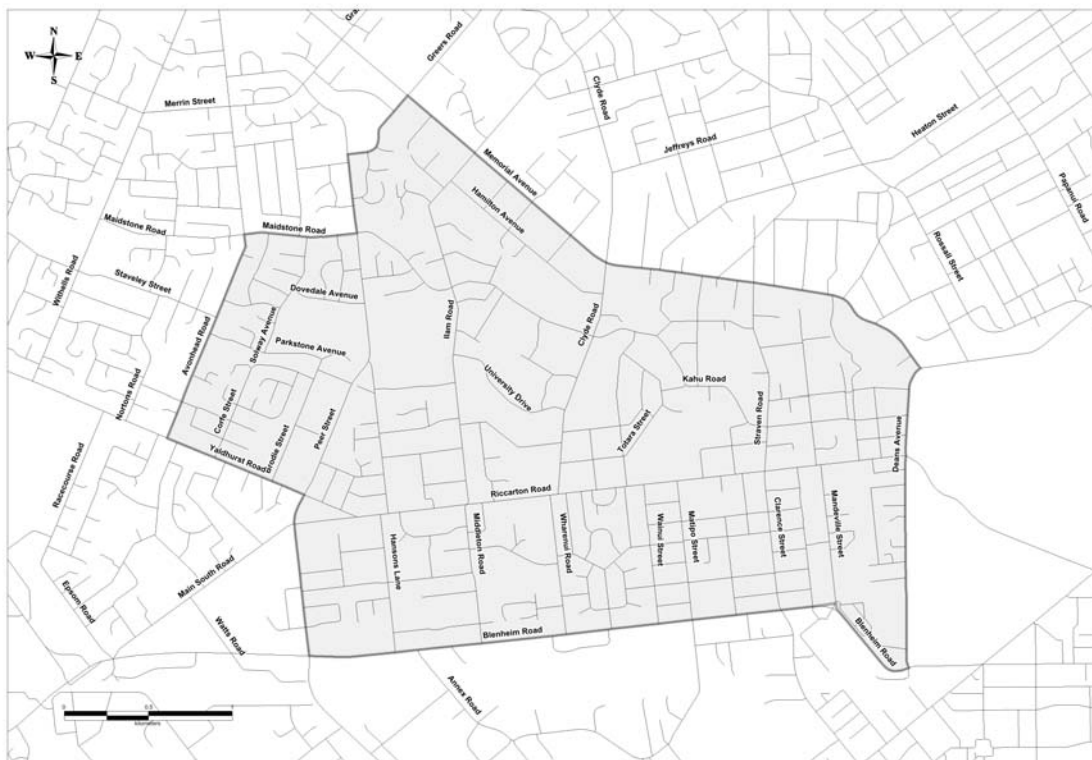
- (c) adding the following table describing the Addington Alcohol Ban Area, the times, days or dates during which alcohol restrictions apply, and the associated maps, as contained in Schedule 1 of this Bylaw:
- (d) replacing the tables describing the Sumner Esplanade Alcohol Ban Area (page 15) and the Riccarton/Ilam Alcohol Ban Area (page 19), the times, days or dates during which alcohol restrictions apply, and the associated maps, as contained in Schedule 1 of this Bylaw.

The initial resolution to make this Bylaw was passed by the Christchurch City Council at an ordinary meeting of the Council held on **xxxx 2014** and was confirmed, following consideration of submissions received during the special consultative procedure by a resolution at a subsequent meeting of the Council on **[insert date]**.

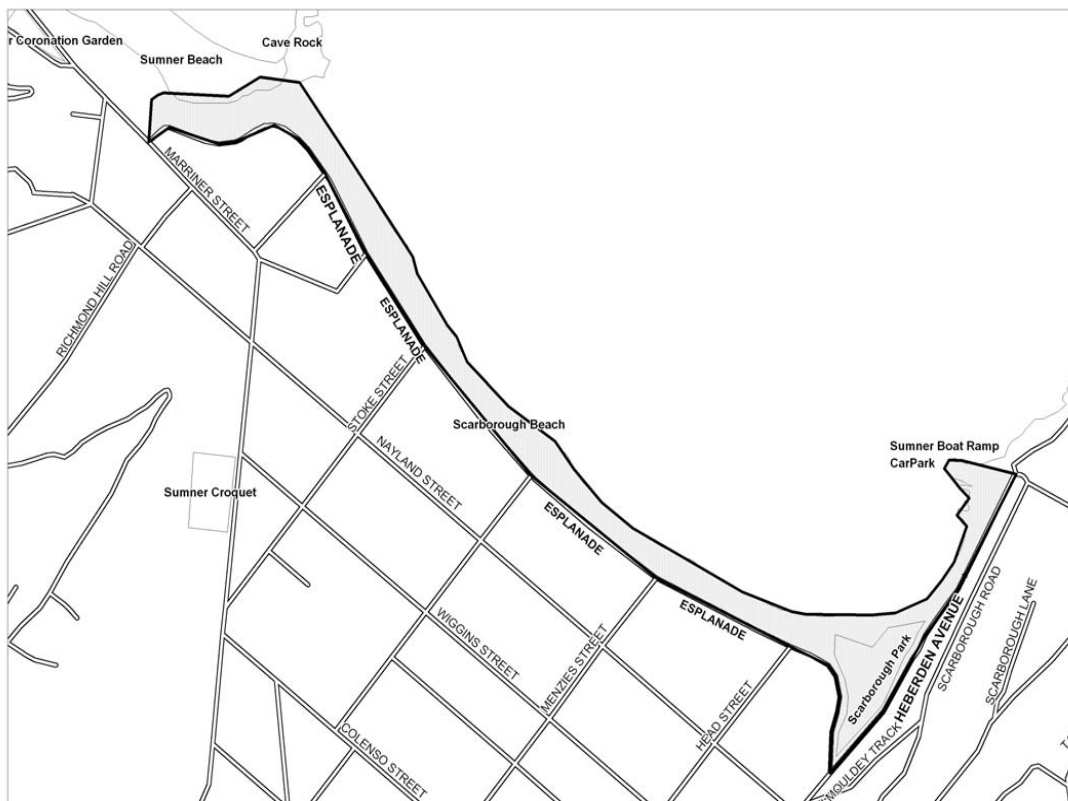


## Schedule 1

<b>Name of Alcohol Ban Area</b>	Riccarton/Ilam
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: Blenheim Road, Curletts Road, Yaldhurst Road, Avonhead Road, Maidstone Road, Waimairi Road, Greers Road, Memorial Avenue, Fendalton Road, Deans Ave and back up to Blenheim Road.
<b>Times, days or dates during which alcohol restrictions apply</b>	At all times (24 hours a day, 7 days a week)



<b>Name of Alcohol Ban Area</b>	Sumner Esplanade
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: The area bounded by and inclusive of the whole of the Esplanade (from Marriner Street to Heberden Avenue) and along Heberden Avenue (from the Esplanade to the Sumner Boat Ramp car park), and including the Sumner Boat Ramp car park, as well as the beach that runs alongside this area (down to the mean low water spring level).
<b>Times, days or dates during which alcohol restrictions apply</b>	Starts at 7.00 pm each Thursday night and applies until midnight at the end of each Sunday night; and From 7pm on 31 December to 7am 1 January for New Year's Eve.



<b>Name of Alcohol Ban Area</b>	Addington
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: Lincoln Road, Moorhouse Avenue, Blenheim Road, Matipo Street and Wrights Road.
<b>Times, days or dates during which alcohol restrictions apply</b>	From 9am to 10pm on New Zealand Trotting Cup Day, the second Tuesday in November each year.



## **ATTACHMENT 3**

### **CHRISTCHURCH CITY COUNCIL**

#### **ALCOHOL RESTRICTIONS IN PUBLIC PLACES AMENDMENT BYLAW 2014**

Pursuant to the powers vested in it by section 147 of the Local Government Act 2002, the Christchurch City Council makes this bylaw.

##### **1. SHORT TITLE**

This bylaw is the Christchurch City Council Alcohol Restrictions in Public Places Amendment Bylaw 2014.

##### **2. COMMENCEMENT**

This bylaw comes into force on **31 July 2014**.

##### **3. PRINCIPAL BYLAW AMENDED**

This bylaw amends the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009, and is to be read as part of the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009.

##### **4. AMENDMENTS ARISING FROM THE ENACTMENT OF THE LOCAL GOVERNMENT (ALCOHOL REFORM) AMENDMENT ACT 2012 AND THE SALE AND SUPPLY OF ALCOHOL ACT 2012**

This clause makes the following amendments to the principal bylaw:

- (a) in clause 3, in the definitions of 'alcohol', 'licensed premises' and 'special licence', the references to the Sale of Liquor Act 1989 are replaced with references to the Sale and Supply of Alcohol Act 2012;
- (b) in clause 3, the definition of 'public place' is substituted as follows:  
'has the same meaning as 'public place' in section 147 of the Local Government Act 2002: a place that is open to or is being used by the public, whether free or on payment of a charge, and whether any owner or occupier of the place is lawfully entitled to exclude or eject any person from it; but does not include licensed premises.'
- (c) in clause 6, the reference to section 147(3) is replaced with a reference to section 147(4);
- (d) in clause 7, the references to the Sale of Liquor Act 1989 are replaced with references to the Sale and Supply of Alcohol Act 2012, and clause 7(1)(e) is substituted as follows:  
'(e) any event held in a public place at which alcohol is served under a caterer's licence obtained under the Sale and Supply of Alcohol Act 2012.'
- (e) clause 10 is substituted as follows:  
'Every person who breaches this bylaw commits an infringement offence under section 239A of the Local Government Act 2002 and may be served with an infringement notice and be liable to pay an infringement fee.'

##### **5. SCHEDULE OF PERMANENT ALCOHOL BAN AREAS**

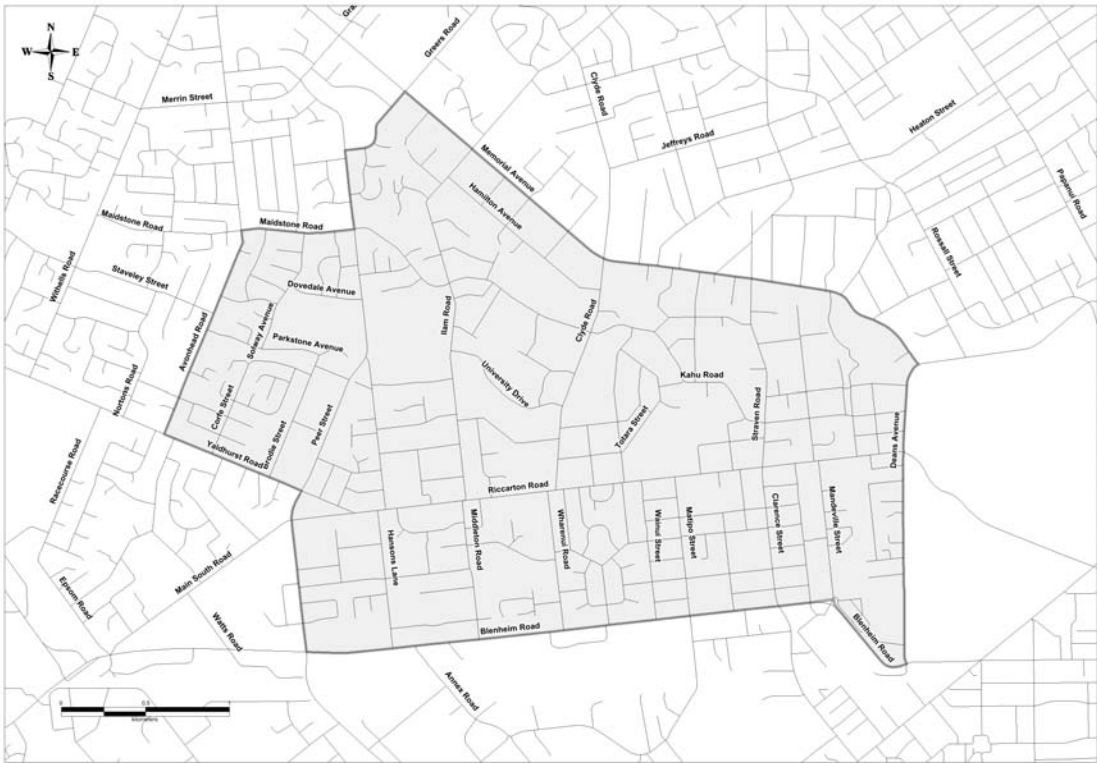
This clause amends the Schedule of the principal Bylaw setting out the Permanent Liquor Ban Areas as follows:

- (a) deleting the words "The twelve permanent Alcohol Ban Areas are" on page 6, and substituting the words "The thirteen permanent Alcohol Ban Areas are":
- (b) adding the bullet point and associated word on page 6: "
  - Addington"
- (c) adding the following table describing the Addington Alcohol Ban Area, the times, days or dates during which alcohol restrictions apply, and the associated maps, as contained in Schedule 1 of this Bylaw:
- (d) replacing the tables describing the Sumner Esplanade Alcohol Ban Area (page 15) and the Riccarton/Ilam Alcohol Ban Area (page 19), the times, days or dates during which alcohol restrictions apply, and the associated maps, as contained in Schedule 1 of this Bylaw.

The initial resolution to make this Bylaw was passed by the Christchurch City Council at an ordinary meeting of the Council held on **xxxx 2014** and was confirmed, following consideration of submissions received during the special consultative procedure by a resolution at a subsequent meeting of the Council on **[insert date]**.

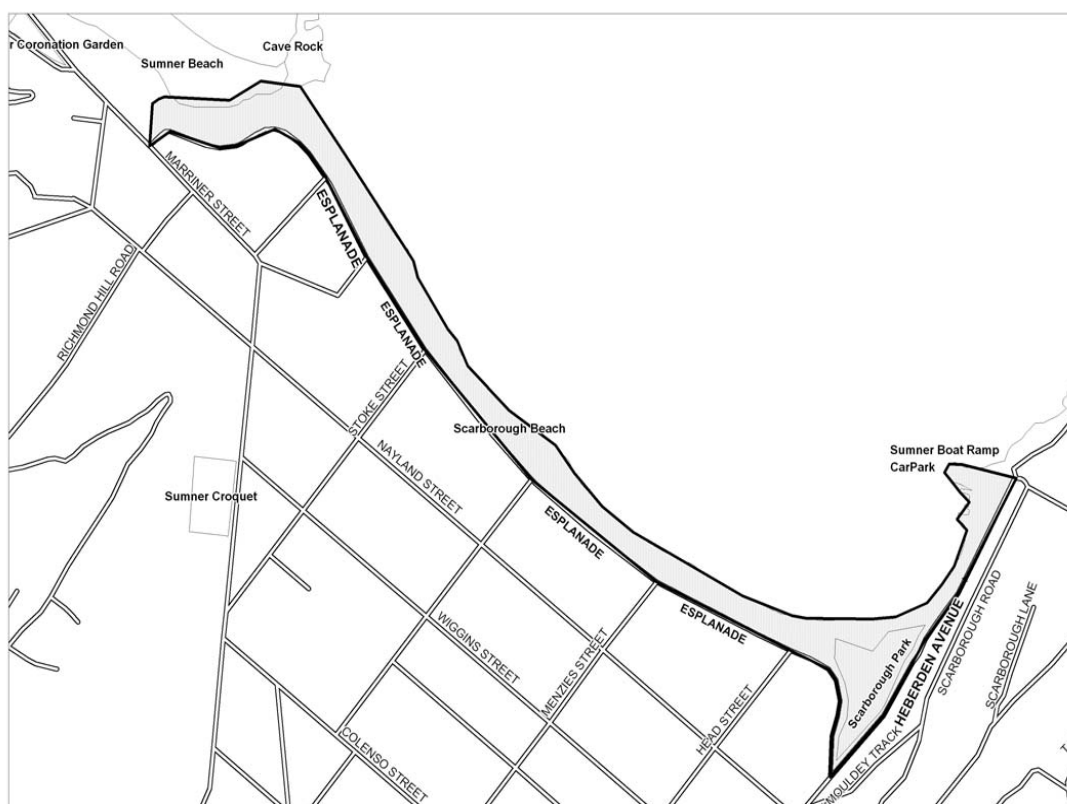
# Schedule 1

<b>Name of Alcohol Ban Area</b>	Riccarton/Illam
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: Blenheim Road, Curletts Road, Yaldhurst Road, Avonhead Road, Maidstone Road, Waimairi Road, Greers Road, Memorial Avenue, Fendalton Road, Deans Ave and back up to Blenheim Road.
<b>Times, days or dates during which alcohol restrictions apply</b>	At all times (24 hours a day, 7 days a week)





<b>Name of Alcohol Ban Area</b>	Sumner Esplanade
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: The area bounded by and inclusive of the whole of the Esplanade (from Marriner Street to Heberden Avenue) and along Heberden Avenue (from the Esplanade to the Sumner Boat Ramp car park), and including the Sumner Boat Ramp car park, as well as the beach that runs alongside this area (down to the mean low water spring level).
<b>Times, days or dates during which alcohol restrictions apply</b>	Starts at 7.00 pm each Thursday night and applies until midnight at the end of each Sunday night; and  From 7pm on 31 December to 7am on 1 January for New Year's Eve.



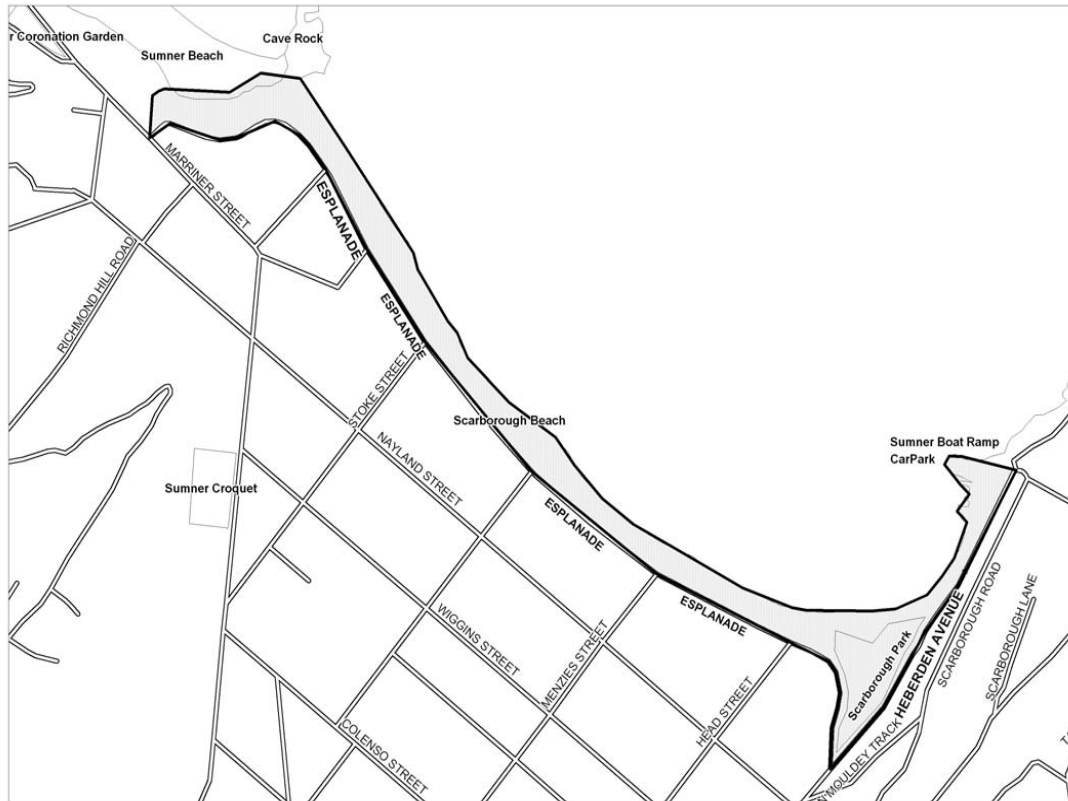
<b>Name of Alcohol Ban Area</b>	Addington
<b>Description of Alcohol Ban Area</b>	The area bounded by the following streets: Lincoln Road, Moorhouse Avenue, Blenheim Road, Matipo Street and Wrights Road.
<b>Times, days or dates during which alcohol restrictions apply</b>	From 9am to 10pm on New Zealand Trotting Cup Day, the second Tuesday in November each year.



## ATTACHMENT 4

### Sumner Alcohol Ban Area – shaded area

The area bounded by and inclusive of the whole of the Esplanade (from Marriner Street to Heberden Avenue) and along Heberden Avenue (from the Esplanade to the Sumner Boat Ramp car park), and including the Sumner Boat Ramp car park, as well as the beach that runs alongside this area (down to the mean low water spring level), as indicated in the map below.



## ATTACHMENT 5

### NZ Trotting Cup Day Permanent Alcohol Ban Area, extended area – shaded area

The area bounded by and inclusive of Blenheim Road, Moorhouse Avenue, Lincoln Road, Wrights Road and Matipo Street, as indicated in the map below.



## Progress Report of the Crown Manager

March 2014

### Purpose

1. This progress report provides an update on the Crown Manager's programme of work for the period to March 2014. The last update was provided on 12 December 2013.

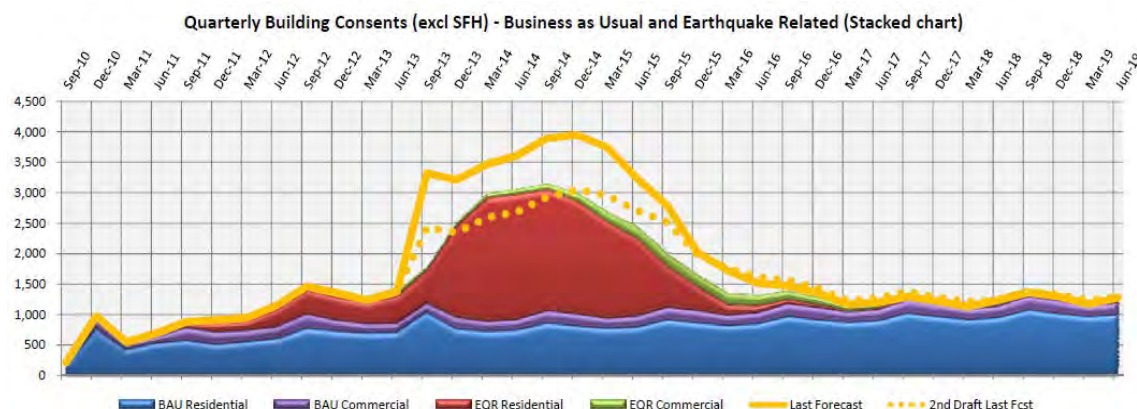
### Background

2. On 15 July 2013, Doug Martin was appointed Crown Manager to the Christchurch City Council (the Council) following International Accreditation New Zealand (IANZ) withdrawing the Council's accreditation as a Building Consent Authority (BCA).
3. As required by the Crown Manager's terms of reference, an Action Plan was provided to the Minister for Canterbury Earthquake Recovery, Minister for Building and Construction and the Minister of Local Government on 15 August 2013. The Action Plan sets out a programme of work for ensuring the Council has the correct systems and processes in place to enable it to regain accreditation as a BCA.
4. This report reflects the outcomes, goals and milestones of the Action Plan.
5. The Crown Manager is required to provide progress reports to the Minister for Canterbury Earthquake Recovery, Minister for Building and Construction and the Minister of Local Government. These are provided on a quarterly basis (as approved by these Ministers).

### Immediate actions

#### Improve the Council's demand forecasting systems and resources

6. A demand forecasting system for the Council is now in place. The first forecast was prepared for the period June 2013 to June 2019. This was then updated to reflect demand data for September 2013. See figure below: Quarterly Building Consents (excl. SFH) – Business as Usual and Earthquake Related (Stacked chart).



7. The results of this forecast indicated a significant increase in the demand for building consent services with a greater volume expected in 2013/2014 financial year and less volume next financial year.
8. A piece of work to transition responsibility for maintaining the forecast model back into the Council is being scoped. It is intended this model will be used to plan workflows and inform expected resourcing requirements to meet the workload.
9. Work has been completed to identify and analyse interventions for mitigating the impact of increased demand for building consenting services. A number of these initiatives, including additional recruitment, improving the quality of applications received and streamlining processes, form projects as part of a wider programme plan to facilitate and monitor progress towards accreditation.
10. The initiatives are supported by the Customer Advisory Group.

### **Increase building consent processing capacity and clear backlog**

11. As improvements are made to reporting systems, better information is available on the volume of building consents and the number of 'backlog' consents<sup>1</sup>.
12. A focus has been placed on reducing the number of building consents in the system over statutory timeframes. The proportion of all building consents granted (including applications for Solid Fuel Heaters) within statutory timeframes has increased from 39 percent in November 2013, to 62 percent in February 2014.
13. As part of the operational delivery programme, initiatives are being progressed to reduce processing days and the backlog of consents.

---

<sup>1</sup> Consents over the 20 working day timeframe



## **Initiatives**

### ***External processing of consents***

14. A total of 23 BCA's have registered their interest in supporting the Council's building consenting function. 14 of these are now processing consents for the Council and a further three are awaiting training.
15. Wellington City and Auckland Councils have both completed training. Auckland Council and City Certifiers have also completed training in more complex applications in TC3 and Flood Management Areas (FMA), increasing the number of consents able to be contracted out. Wellington City Council will undertake this further training after their new staff have completed induction. TC3 training is scheduled for March, with training in commercial applications scheduled for April.
16. Wellington City and Auckland Councils have both established building consent teams within their respective Councils with a focus on the processing of consents for the Christchurch City Council.
17. By the end of 2013 it had been expected to have contracted out up to 100 consents per week, with a target of 150 – 200 consents by the end of Quarter 1 2014. Over the December/January period, actual consents issued to external BCAs decreased. This was largely due to BCAs being unable to take on new processing work and they are therefore falling short of contracted volumes. Actions have been initiated to address this capacity issue with the result that between 27 January 2014 and 28 February 2014, consents contracted to external contractors increased from 41 per week to 84 per week.
18. To date, the total contracted capacity of building consents able to be processed by external BCAs is 220 consents per week (if all BCAs took on the total number discussed during contract negotiations).

### ***Recruitment***

19. Recruitment of additional building consent officers and building inspectors is being undertaken to meet the increased demand for building consent services. To date an additional 11 new recruits have started at the Council. An additional 11 (predominantly building inspectors) will be commencing before 28 July 2014.
20. Further recruitment is being undertaken for building control officers. Nine candidates are being interviewed during the week commencing 3 March 2014.
21. New recruits are largely coming from overseas; from Canada, United Kingdom and Australia. There have also been some national appointments.
22. Recruitment is also underway to fill vacancies required to support the new structure of the Building Control and City Rebuild Group (the Building Control Group).

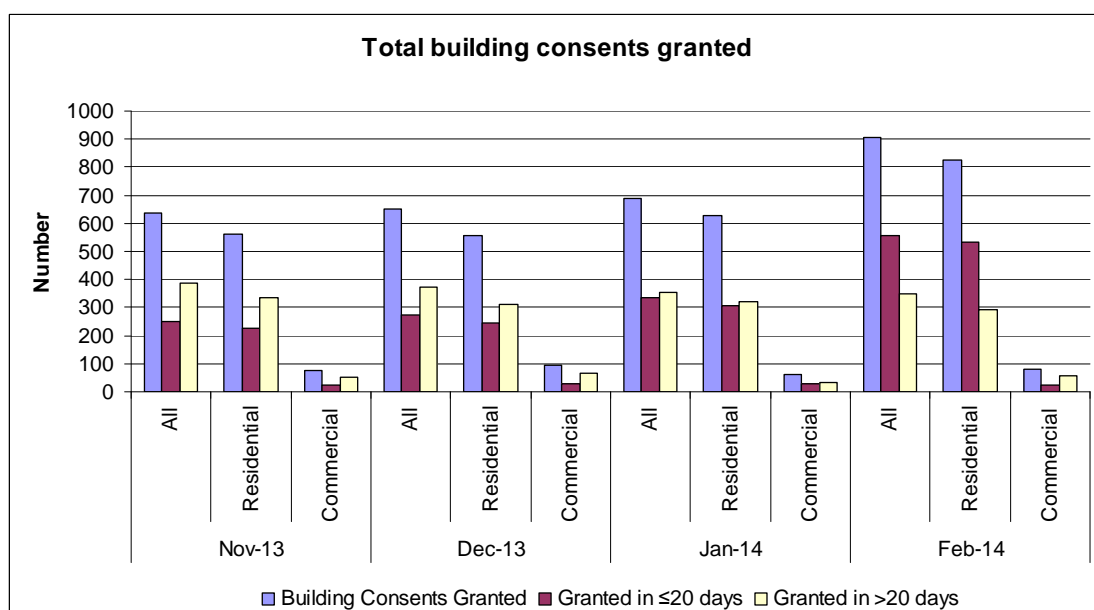
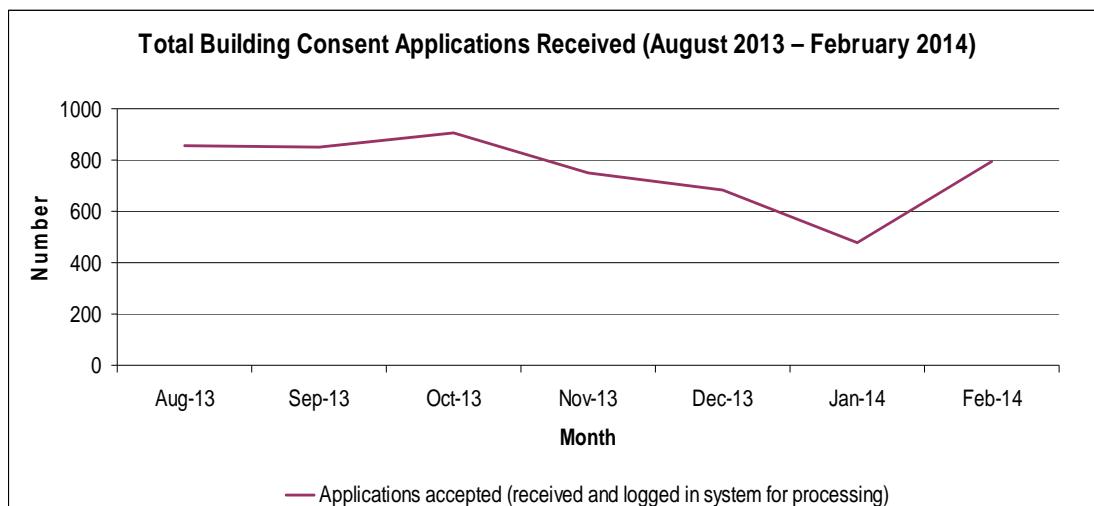
### ***Review of Requests for Further Information***

23. An analysis has been undertaken to identify elements of commonality for which Requests for Further Information (RFIs) are generated from the perspective of both an applicant and internal consenting considerations. The intent of this work is to identify trends to help develop guidance and assistance to the sector on improving application quality and consistency and to remove unnecessary RFIs. From this analysis it has also been identified that work is required on processing standards.

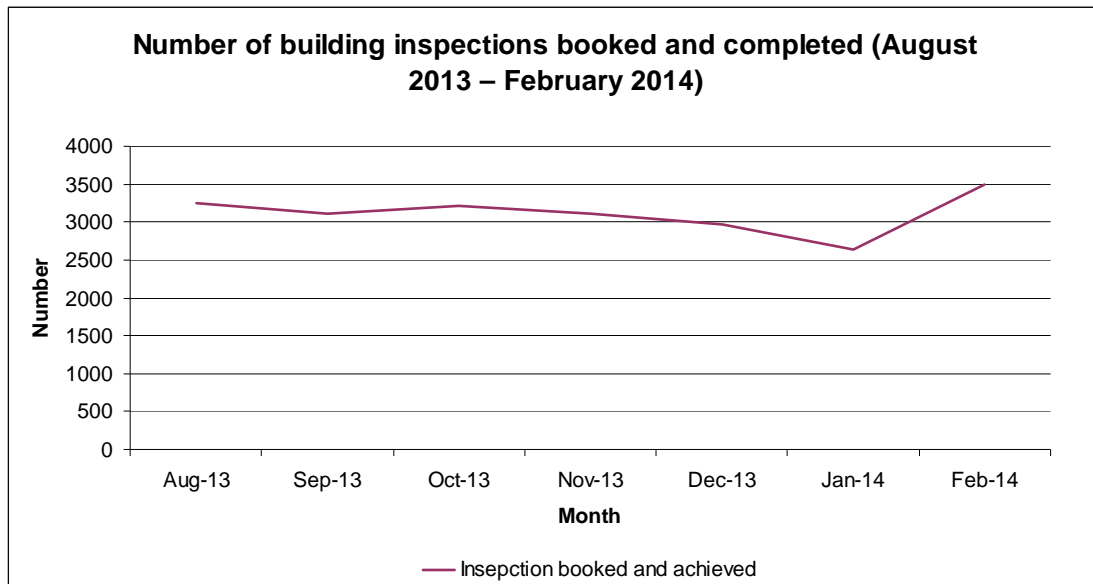
### **Trends**

24. The following graphs summarise the number of building consents received and granted, building inspections completed, and Code Compliance Certificates issued from August to February 2014.
25. Full building consent numeric's are attached as Appendix 1 to this report.

### **Building Consents**

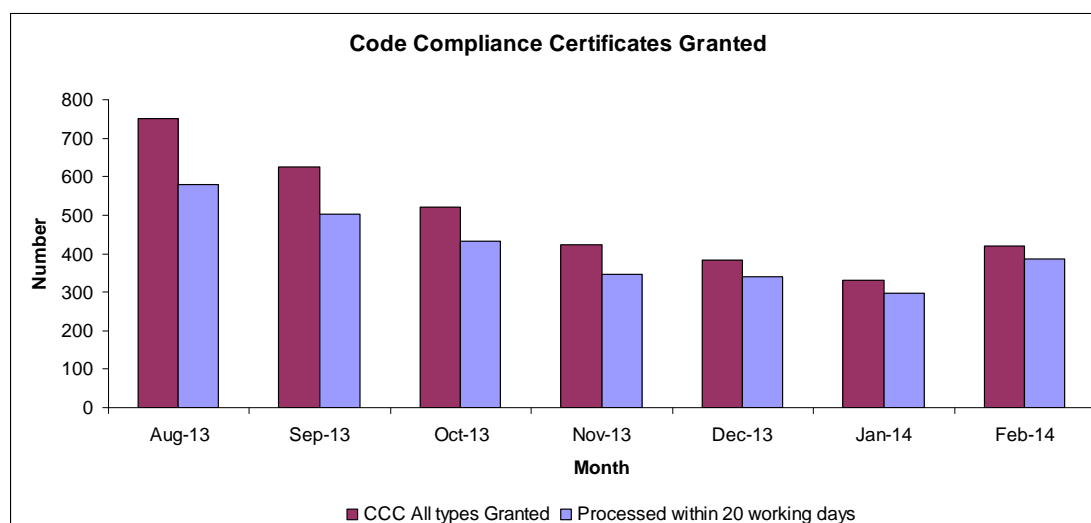


### Building Inspections



26. The number of booking requests for inspections has been increasing rapidly. Currently, the timeframe between an inspection being booked and achieved is on average 4 days. It is recognised that these timeframes need improvement. A number of initiatives are being undertaken to address this including:

- rationalising the number of inspections required;
- recruiting for more inspectors
- raising the competency of inspectors so more inspectors can perform a wider range of inspections;
- introducing a new scheduling and booking system; and
- introduction of mobile devices that integrate with back-end systems to pull and push information.

Code Compliance Certificates**Ensure all technical staff are assessed against the National Competency Assessment framework**

27. Holmes Farsight is progressing with a programme to provide competency assessment services. This includes competency assessment for current staff, new recruits and for staff progressing to higher competency levels. Competency assessment is also being provided by the Council.
28. Significant progress has been made with the majority of staff now assessed against the National Competency Assessment framework.

**Undertake a technical audit of building consents to ensure consents are compliant with the Building Act 2004**

29. The Ministry of Business, Innovation and Employment (MBIE) has completed a random audit of 104 building consents (82 residential and 22 commercial applications) issued prior to July 2013. This included a further technical audit, requested by Ministers, to ensure building consents that had been issued complied with the requirements of the Building Act 2004 and with the Building Code.
30. In all cases the decisions were found to be sound and present no safety problems. However, some procedural inaccuracies were observed. Where procedural or legislative inaccuracies have been observed in the issuing of building consents, these are being addressed through the programme of work set out in the Crown Manager's Action Plan.
31. In addition to the random audit of building consents undertaken by MBIE, structural concerns were raised by practitioners to MBIE's Chief Engineer on a further seven buildings.
32. In an audit of these consents undertaken by MBIE between 30 September 2013 to 1 October 2013 some deficient structural design details were not picked up by competent (Chartered Professional Engineer (CPEng) registered) engineers in the peer review process. MBIE has asked IPENZ to undertake an investigation as to whether

these details should have been picked up, either by the Design Engineer or by the peer reviewer.

33. A media release was made on 27 February 2014 by the Minister for Building and Construction indicating that IANZ has agreed to review the adequacy of the design work done in four of the buildings concerned.

***Implement an audit regime that complements the requirement of the BCA Accreditation regulations for competency assessment***

34. The work programme being undertaken by Holmes Farsight to provide competency assessment services includes provision of forward focused technical audits of consent processing and inspections. This work is progressing.
35. Staff from the Christchurch City Council visited the Auckland Council in December 2013 to review their audit regime. The intention of this visit was to consider the suitability of the Auckland audit regime for implementation at the Christchurch City Council.
36. Systems are currently being reviewed to enable processes to be developed on how a new audit regime for the Council can be implemented.

***By the end of 2013***

**Implement reporting processes that align with the Council's Performance Framework**

37. Work to implement reporting processes against performance targets and budgets is progressing.
38. A project for improving reporting requirements for management is underway. Three new reports went live in February covering Requests for Further Information (RFIs), inspection trends, and processing days.
39. Three additional reports are currently under development covering administration statistics, activity duration and a revenue cost report. The activity duration and revenue cost reports are due to go live mid-March.
40. The information generated from these new reporting functions is being used for reporting against performance targets and budgets.

**Review the operating model, systems and processes adopted by the BCA and develop and implement, where appropriate, streamlined policies, processes and systems**

41. A programme plan has been prepared to provide a strategic overview of system and process improvements. The programme of work is well underway with projects allocated in residential and commercial streams to reflect the new operating model of the Building Control and City Rebuild Group.

***Risk-based consenting***

42. The implementation of risk-based consenting processes is progressing with both residential and commercial projects being undertaken.

43. Commercial projects include the Justice Precinct and the Burwood Hospital redevelopment. A building consent application was received on 18 October 2013 by Council for the Burwood Hospital. Due to programme changes, including further information being required from the applicant, and the application being too well progressed before discussions commenced with Council and an application lodged, this application has deviated from a full risk-based approach.
44. Stage 1 and 2 have been approved, with applications for stages 3 and 4 received by Council for processing. Consenting officers have been maintaining regular contact with the designers.
45. A trial of risk-based consenting for residential work is being undertaken with an application from Generation Homes. This process utilises MBIE's Multiproof process but has been modified to allow greater variation for Group Home Builders.
46. The first pilot exercise is complete following the issue of a Multiproof approval to Generation Homes and subsequent issue of a building consent by the Council for a house using the Multiproof. Minor modifications are being made to Council processing procedures before a final building consent will be put through the streamlined process.
47. A project to streamline the inspection regime for residential work has also begun. The new regime will mean fewer council inspections for certain low risk houses by approved Group Home Builders. A document providing an overview of the proposals was prepared for consultation with the Customer Advisory Group.

#### **Trial a regional digital, online building consent application, processing and inspection system**

48. A decision has been made to implement the web-based digital building consent application, processing and inspection system, Alpha, for the processing of online residential consents by Council staff. Limited functionality is scheduled to be delivered by 31 March 2014.
49. The role out to externally contracted BCA's will be programmed over the following months.

#### **Ensure the implementation of the 'GoGet' electronic inspection system**

50. The GoGet field technology "stand alone" solution project was implemented on 3 December 2013. GoGets provides an electronic connection to the Council's operating system enabling building inspectors to access consent information on-site allowing for quicker inspection turn-around. GoGets has significantly reduced inspector time spent on documentation.
51. This system provides the customer with real-time information on the consent documentation required to expedite the issuing of Code Compliance Certificates.



52. The next initiative is to relocate the inspection booking system back in-house to a dedicated inspection booking service. This is due to be in operation by early April 2014.

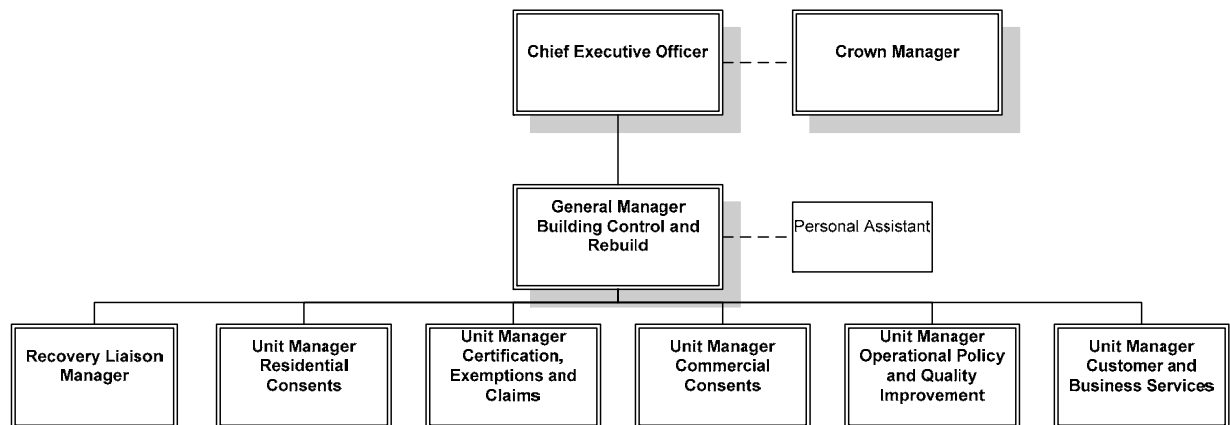
### Ensure the prioritisation of building control related information technology projects

53. Weekly meetings are held with the Council's Chief Information Officer to ensure prioritised projects are on track and that risks are raised and mitigated early.

### Review the organisational structure of the Building Consent Unit

54. The review of the structure of the Council's building control function is now complete. The new structure organises consenting functions around separate commercial and residential streams to deliver a streamlined end-to-end process for building control functions resulting in a better service to the customer (see diagram below).

#### Confirmed management structure of the Building Control Group:



55. The new management team is now all in place and consists of:
- Peter Sparrow – Director, Building Control and City Rebuild;
  - Sharon Threadwell – Unit Manager, Rebuild Liaison;
  - Leonie Ray – Unit Manager, Commercial Consents;
  - Mark Ulrich – Unit Manager, Residential Consents;
  - Robert Wright – Unit Manager, Operational Policy and Quality Improvement;
  - Sam Hay – Unit Manager, Certifications, Exemptions and Claims; and
  - Tracey Weston – Unit Manager, Customer and Business Services.
56. With the new management team in place, the Crown Manager and his team have been transitioning towards 'normalisation'. The management team are taking responsibility for progressing the programme of work required to secure accreditation, with the Crown Manager providing support, or direction, as and when needed.

57. Recruitment is underway to fill vacancies required to support the new structure of the Group and to meet the projected levels of demand for building consent services.
58. A Building Control Framework for the Future has been developed. The purpose of this work is to encourage greater integration of processes into the future operation of the BCA; providing a long term vision of the direction of the Group. A communications plan is currently being developed to promote this Framework to both internal and external stakeholders.

### **Customer Advisory Group**

59. The Customer Advisory Group (CAG) continues to meet on a regular basis providing a valuable opportunity to discuss and resolve issues with representatives from across the construction industry.
60. Work is progressing on the six top action points, identified and agreed by the CAG, which have been incorporated as projects to the Building Control and City Rebuild Group's programme of work. Progress on each of the actions is regularly communicated to the CAG. These action points include:
  - a) application improvement programme: supporting customers to improve the quality of their applications to support an efficient and effective consenting process;
  - b) Key Account Managers for high volume residential customers: system where designers/developers/builders have a consistent contact person for issues
  - c) introduce Case Managers for large commercial customers: the Case Manager would assist in streamlining the consent process by working with the client and following the application throughout the full process;
  - d) Request for Further Information (RFI) improvements: reduce the duration and cost of consent processing by improving RFI processes;
  - e) inspection surety: introduce a reliable and concise inspection booking system to provide the customer with accurate allocation time slots for inspections; and
  - f) faster Code Compliance Certificates (CCC): improve processes for issuing CCCs enabling a reduction in elapsed days between the final inspection and the issuing of the CCC.
61. As these projects are completed and feedback on progress reported to the CAG, additional projects will be identified by the CAG and added to the programme of work. This process provides useful intelligence to the Council on where process improvements are needed and enables direct sector involvement.
62. At the 27 November 2013 meeting of the CAG, concerns were raised by the Group regarding Council's resource consenting processes. These

concerns have been raised with the Council's resource consent unit. Management from the resource consent unit will attend the next meeting of the CAG (5 March 2014) to answer any questions and to address concerns directly.

### **IANZ accreditation**

63. The Council will be applying for accreditation in April. IANZ are scheduled to commence the Council's Building Consent Authority accreditation audit on 8 July 2014. A team of 10 will be assessing the Group over a two week period. Following which any corrective actions identified will be remediated by the Group and submitted back to IANZ for consideration for the granting of accreditation.

**Appendix 1 – Numeric's****BUILDING CONSENTS****All Consents**

Month	Building Applications Received	Building Consents Granted	Building Consent Value Granted
September	852	804	\$166,419,534
October	906	670	\$168,682,438
November	752	638	\$156,709,582
December	686	650	\$254,674,200
January	479	690	\$168,271,440
February	794	904	\$219,287,612

**Building Consents – Requests for Information (RFI)**

Month	Build Granted	No RFI Required	RFI 5 days or less	RFI more than 5 days	RFI (days to first suspend) after 20 days or more
September	804	N/A	N/A	N/A	N/A
October	670	N/A	N/A	N/A	N/A
November	638	268 42%	93 15%	277 43%	247 39%
December	650	267 41%	91 14%	292 45%	244 38%
January	690	302 44%	116 17%	272 39%	240 35%
February	904	423 47%	74 8%	407 45%	285 32%

## All Building Consents

Month	Type	Building Consents Granted	Granted in ≤20 days	Granted in >20 days
September	All	N/A	N/A	N/A
	Residential	N/A	N/A	N/A
	Commercial	N/A	N/A	N/A
October	All	N/A	N/A	N/A
	Residential	N/A	N/A	N/A
	Commercial	N/A	N/A	N/A
November	All	638	251 39%	387 61%
	Residential	562	226 40%	336 60%
	Commercial	76	25 33%	51 67%
December	All	650	275 42%	375 58%
	Residential	555	245 44%	310 56%
	Commercial	95	30 32%	65 68%
January	All	690	336 49%	354 51%
	Residential	628	307 49%	321 51%
	Commercial	62	29 47%	33 53%
February	All	904	557 62%	347 38%
	Residential	824	533 65%	291 35%
	Commercial	80	24 30%	56 70%

## Building Consents Received per TC Zone

Month	Type	TC1	of received, % that are New Builds	TC2	of received, % that are New Builds	TC3	of received, % that are New Builds
September	Residential	36	8%	235	29%	135	41%
	Commercial	1	0%	8	25%	2	0%
October	Residential	1	6%	207	23%	176	47%
	Commercial	33	0%	7	29%	2	50%
November	Residential	24	21%	195	4%	150	53%
	Commercial	0	0%	8	50%	4	50%
December	Residential	31	16%	197	36%	133	52%
	Commercial	0	0%	5	80%	3	33%
January	Residential	21	14%	123	28%	93	57%
	Commercial	0	0%	3	0%	3	33%
February	Residential	87	0%	235	22%	186	47%
	Commercial	2	0%	5	40%	5	100%

### Building Consents Granted per TC Land Zone

Month	Type	TC1	of granted, % that are New Builds	TC2	Of granted, % that are New Builds	TC3	Of granted, % that are New Builds
September	Residential	33	15%	230	31%	88	26%
	Commercial	0	0%	5	40%	2	0%
October	Residential	24	46%	196	35%	69	33%
	Commercial	1	0%	7	43%	3	33%
November	Residential	26	8%	161	35%	97	40%
	Commercial	0	0%	7	14%	0	0%
December	Residential	30	20%	164	27%	108	58%
	Commercial	1	0%	9	22%	1	0%
January	Residential	26	8%	201	23%	140	58%
	Commercial	2	0%	6	33%	1	100%
February	Residential	85	4%	260	23%	169	53%
	Commercial	0	0%	3	67%	0	0%

### Building Consents Pre-application/Concept Stage Meetings

Month	Total Consents Received	Meetings Booked
September	852	26
October	906	28
November	752	35
December	686	26
January	479	8
February	794	15



## All Building Inspections

Month	Inspections Booked and Achieved	EQ Inspections Booked and Achieved	Target	% Achievement
September	3114	1006	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.
October	3219	985	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.
November	3117	906	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.
December	2973	949	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.
January	2629	794	3 w/days	Inspections are not being achieved within 3 days but we are unable to report exact results.
February	3492	1043	3 w/days	Inspections are not being achieved within 3 days. Currently achieved within 4 days.

## Code Compliance Certificates Issued

Month	Target	CCC All Types Granted	EQ CCC Applications Granted	EQ CCC Applications Processed within 20 working days	CCC % Achievement for all
September	20 / wd	640	161	125 78%	81%
October	20 / wd	531	134	113 84%	83%
November	20 / wd	428	146	116 79%	82%
December	20 / wd	383	122	109 89%	89%

January	20 / wd	330	110	94	85%	90%
February	20 / wd	419	99	94	95%	92%

### Building Consents: Results by values and total elapsed time

Description	Performance Standard <i>excluding</i> Suspension time		Performance standard <i>including</i> suspension time	Number of Consents	Total Value of Consents
Consents where proposed building work is <b>less than \$150,000</b> (GST inclusive)					
	Sept	N/A	N/A	N/A	N/A
	Oct	Average is 24 working days	Average is 41 working days	263	\$8,702,656
	Nov	Average is 31 working days	Average is 45 working days	270	\$8,839,797
	Dec	Average is 27 working days	Average is 43 working days	259	\$9,173,640
	Jan	Average is 24 working days	Average is 37 working days	308	\$11,537,309
	Feb	Average is 13 working days	Average is 23 working days	424	\$9,459,562
Consents where proposed building work value is <b>\$150,000 or greater, but less than \$500,00</b> (GST inclusive)					
	Sept	N/A	N/A	N/A	N/A
	Oct	Average is 27 working days	Average is 49 working days	239	\$68,312,202
	Nov	Average is 33 working days	Average is 50 working days	198	\$58,229,456
	Dec	Average is 33 working days	Average is 49 working days	240	\$68,986,256
	Jan	Average is 28 working days	Average is 40 working days	237	\$71,039,451
	Feb	Average is 27 working days	Average is 43 working days	278	\$82,702,447

Description	Performance Standard <i>excluding</i> Suspension time		Performance standard <i>including</i> suspension time	Number of Consents	Total Value of Consents
Consents where proposed building work value is <b>\$500,000 or greater, but less than \$1,000,000</b> (GST inclusive)					
	Sept	N/A	N/A	N/A	N/A
	Oct	Average is 38 working days	Average is 74 working days	49	\$33,561,256
	Nov	Average is 39 working days	Average is 63 working days	52	\$34,059,833
	Dec	Average is 40 working days	Average is 66 working days	46	\$30,854,720
	Jan	Average is 33 working days	Average is 53 working days	62	\$41,317,385
	Feb	Average is 32 working days	Average is 60 working days	90	\$56,886,730
Consents where proposed building work value is <b>greater than \$1,000,000</b> (GST inclusive)					
	Sept	N/A	N/A	N/A	N/A
	Oct	Average is 42 working days	Average is 76 working days	20	\$58,125,174
	Nov	Average is 42 working days	Average is 76 working days	31	\$55,183,996
	Dec	Average is 44 working days	Average is 81 working days	34	\$145,257,198
	Jan	Average is 44 working days	Average is 72 working days	19	\$39,798,820
	Feb	Average is 39 working days	Average is 62 working days	30	\$70,180,873

## ***Attachment 1 - Monthly Report on Resource Consents***

### **February 2014**

This report provides the Christchurch City Council Regulatory & Consenting Committee with information on the delivery of resource consent functions.

#### **Application numbers**

In February the numbers increased as expected from 191 (in January) to 257 applications received. 241 applications were issued which is a jump from 187 (in January). Numbers have returned to pre-Christmas levels.

Application numbers in the Central City increased from 7 in January to 15. This follows a similar trend as above and brings numbers back to pre-Christmas levels.

The Hagley Ferrymead and Riccarton Wigram wards continue to experience the greatest development related activity. That is not surprising given the earthquake damage and urban growth experienced in these areas.

#### **Performance**

In February 99% (land use) and 100% (subdivision) of applications were processed within the statutory timeframe of 20 working days for non-notified applications and 70 working days for notified applications. This is a very good result and a continuation of excellent results achieved for this financial year.

Also noteworthy in February is that no requests for further information (RFI's) were made for 61-69% of applications and 89-97% of RFI's are being made in the first 10 working days of processing. What this means is that for the vast majority of applications either no information, or any further information required is being identified early in the process. This ultimately leads to the potentially faster processing of consents with respect to total elapsed days. Elapsed days are the total days from when the application is received until the day the application is granted and includes those days where the application is suspended for further information.

#### **Ministry for the Environment Review of Resource Management Planning and Consenting Delivery**

A further update on progress on the action plan will be provided verbally at the March Committee meeting. Staff are meeting again with the Ministry for the Environment on the 12<sup>th</sup> March to report progress which predates the preparation of this report.

#### **Temporary accommodation**

At the February meeting, the Committee requested information about temporary accommodation approvals. This information is contained in Attachments 2 and 2a. The table sets out approvals and information about the approvals such as type of activity relocating and location. Also included is a map showing the spatial distribution of approvals across the city.

#### **Urban Design Panel**

The Committee also asked for information relating to the role and process of the Urban Design Panel and whether it is impacting on the speed of consenting.

The Urban Design Panel is an advisory body which was set up by Council several years ago to provide free advice for developments to assist in improving urban design. The Panel has no decision making powers and can only provide advice. Following a meeting involving the developer and Council staff, the Panel provide a report recommending matters to be addressed. This then feeds in to the consenting process as information.

In short the Urban Design Panel are not impacting on the speed of consenting. They meet fortnightly and they usually consider developments at the pre-application stage (before consents are lodged).

It can however involve time to address the recommendations and make any necessary design modifications. This can involve further discussions with Council staff and there may be areas where there is not total agreement. While this is encouraged to take place prior to an application being lodged with Council, it does add to the overall development timeline.

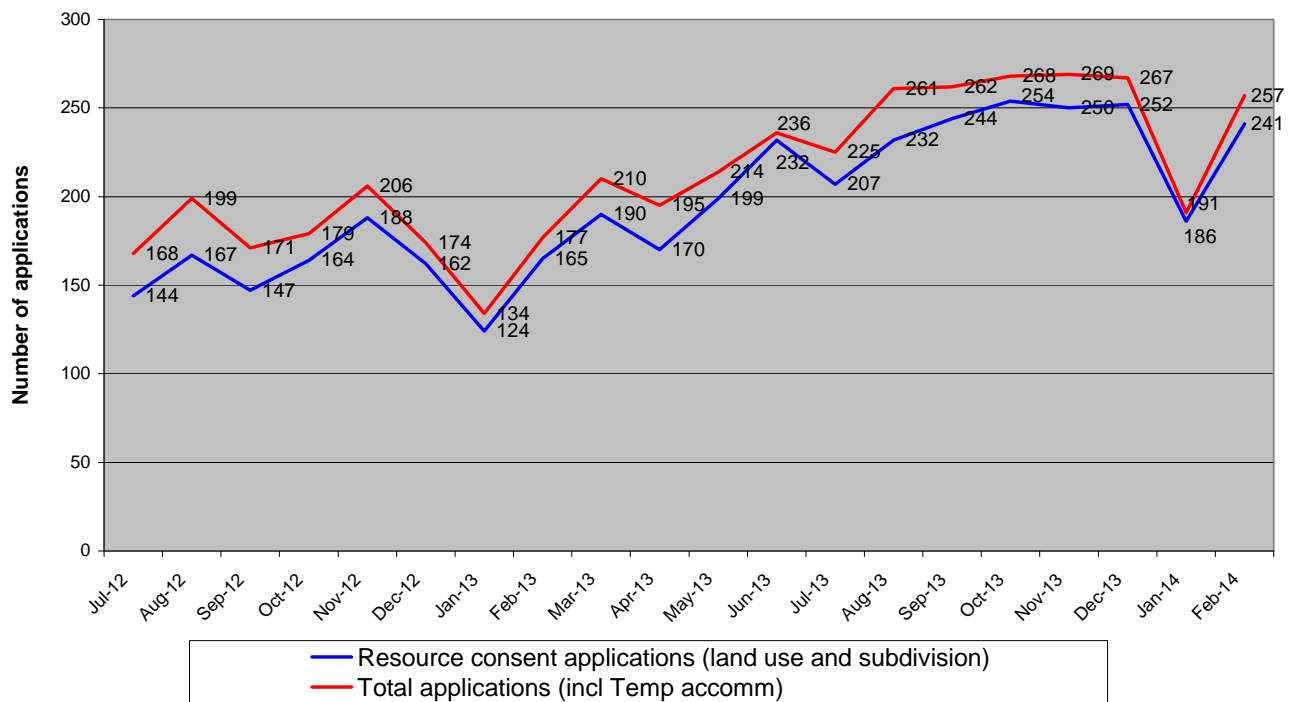
This is not a dissimilar situation to other areas of consenting such as transport or noise. If the experts are generally in agreement, the timelines are likely short. Where there are areas of disagreement, this can lengthen timelines. It is not necessary to get agreement and the process allows for an independent decision maker to evaluate proposal and make a decision. Whether there is ongoing discussion or an application proceeds to a decision is usually in the hands of the applicant.

## Application numbers

### *Resource Management Applications total*

Month	RMA applications received (incl temporary accommodation)	RMA applications issued
July	225	226
August	261	214
September	262	225
October	268	252
November	269	229
December	267	194
January	191	187
February	257	241

### *Resource Management applications received*

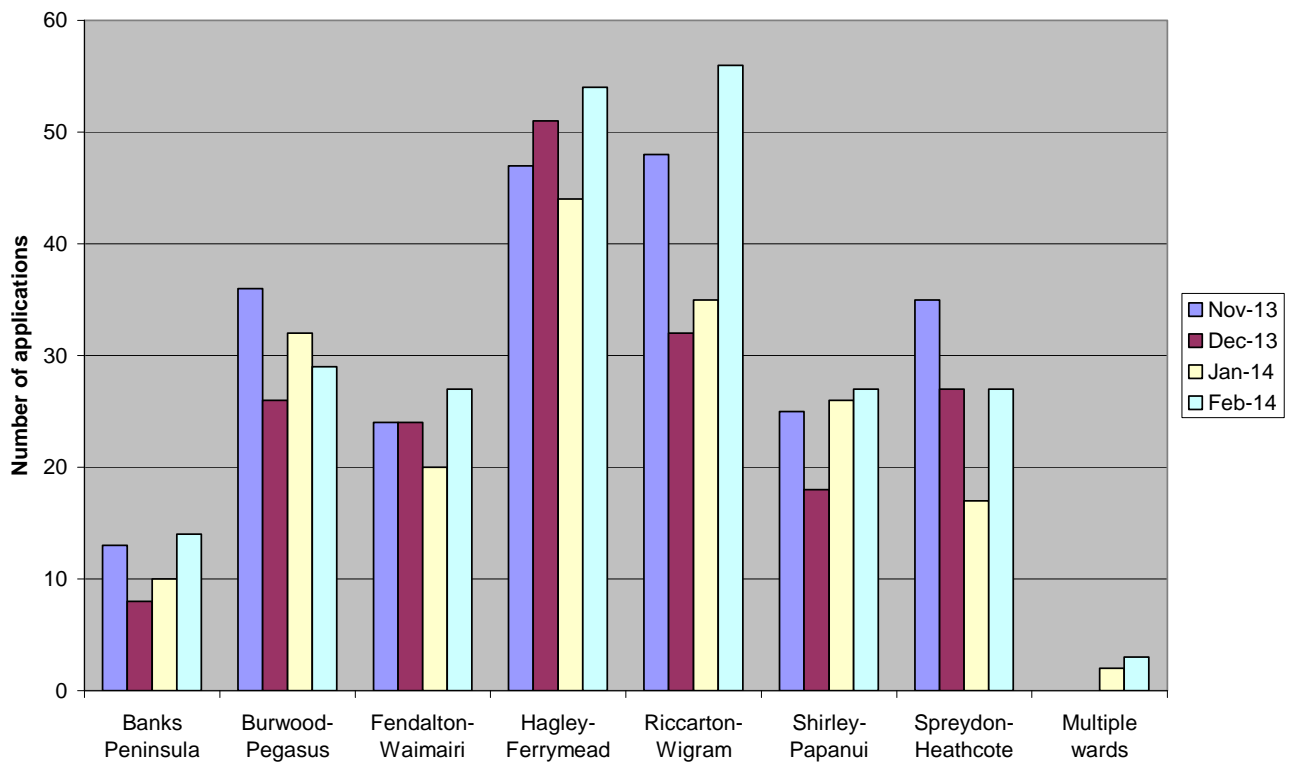


### *Application Types received*

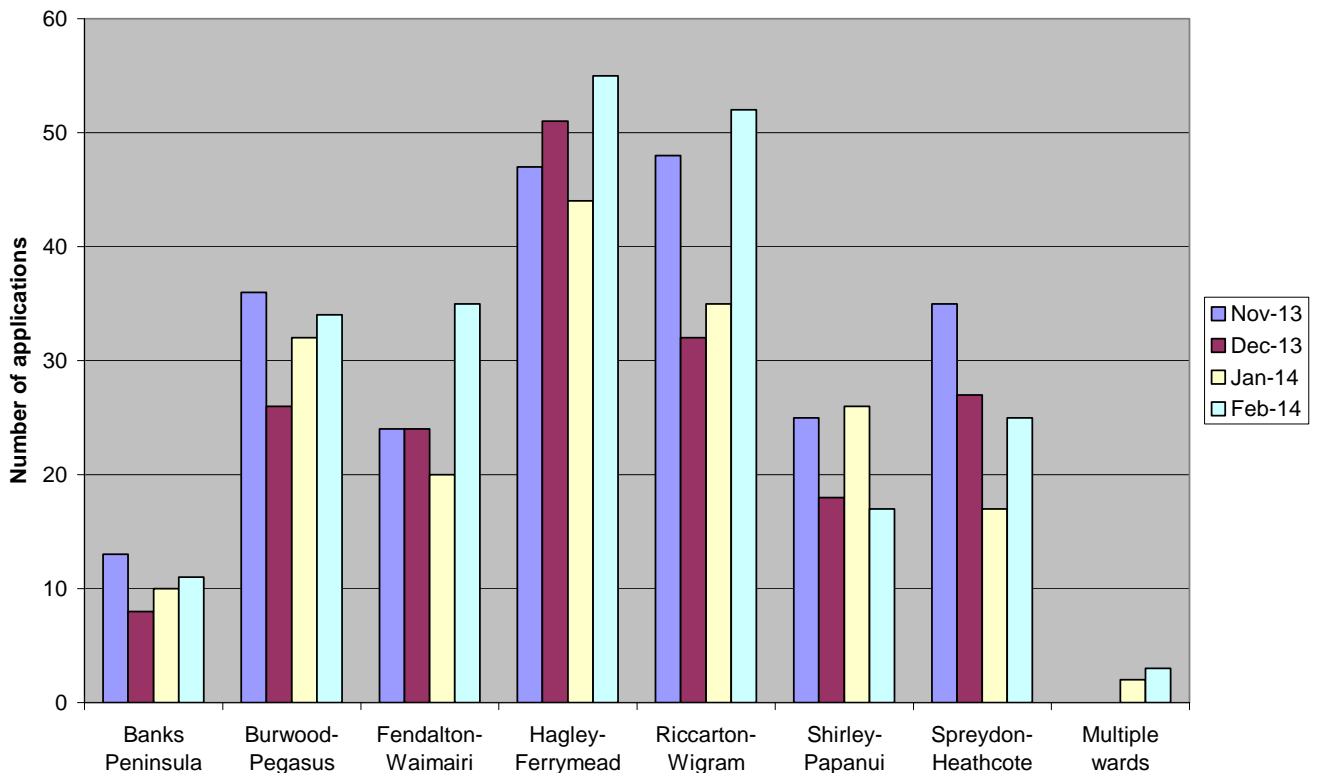
Month	Land Use	Subdivision	Temporary accommodation
July	182	25	18
August	204	28	29
September	216	28	18
October	213	41	14
November	214	36	19
December	214	38	15
January	162	24	5
February	199	42	16



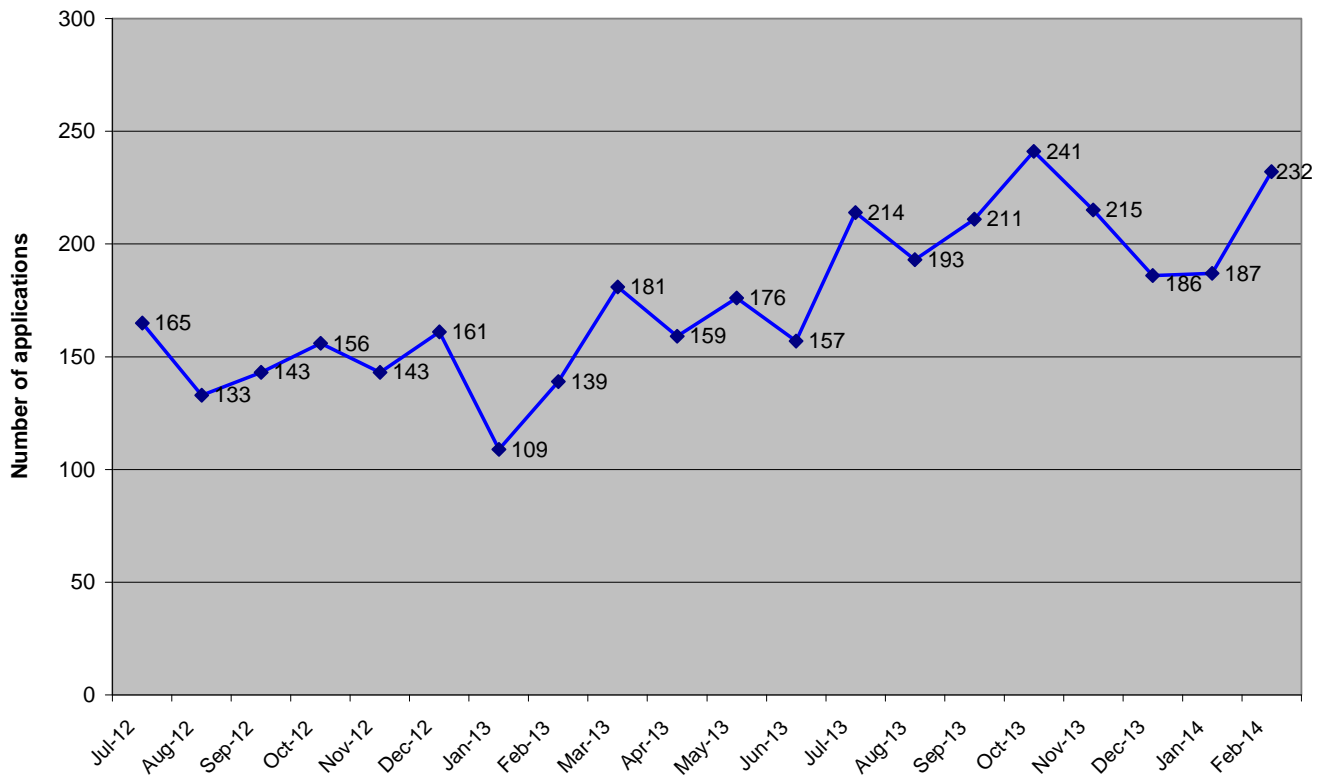
***Resource consent applications received by Ward***



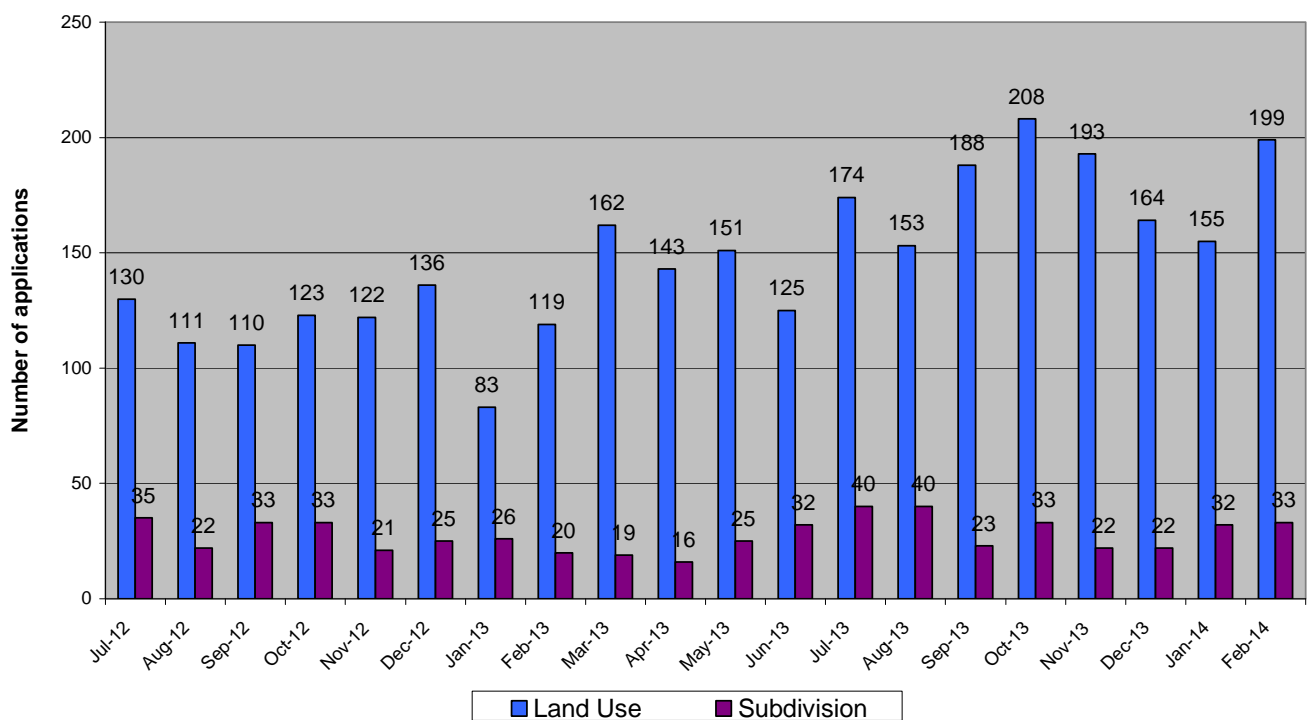
***Resource consents issued by Ward***



***Total number of resource consent applications issued***

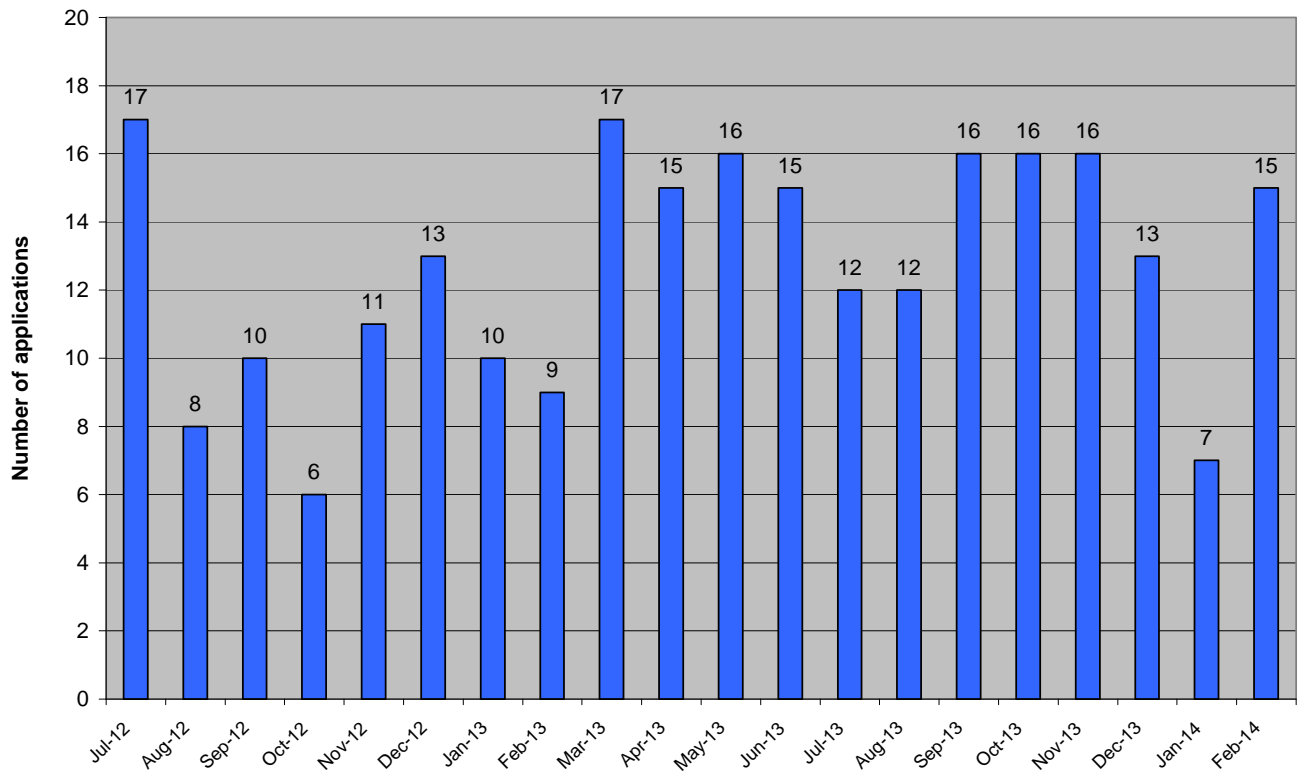


***Land Use and Subdivision consent applications issued***

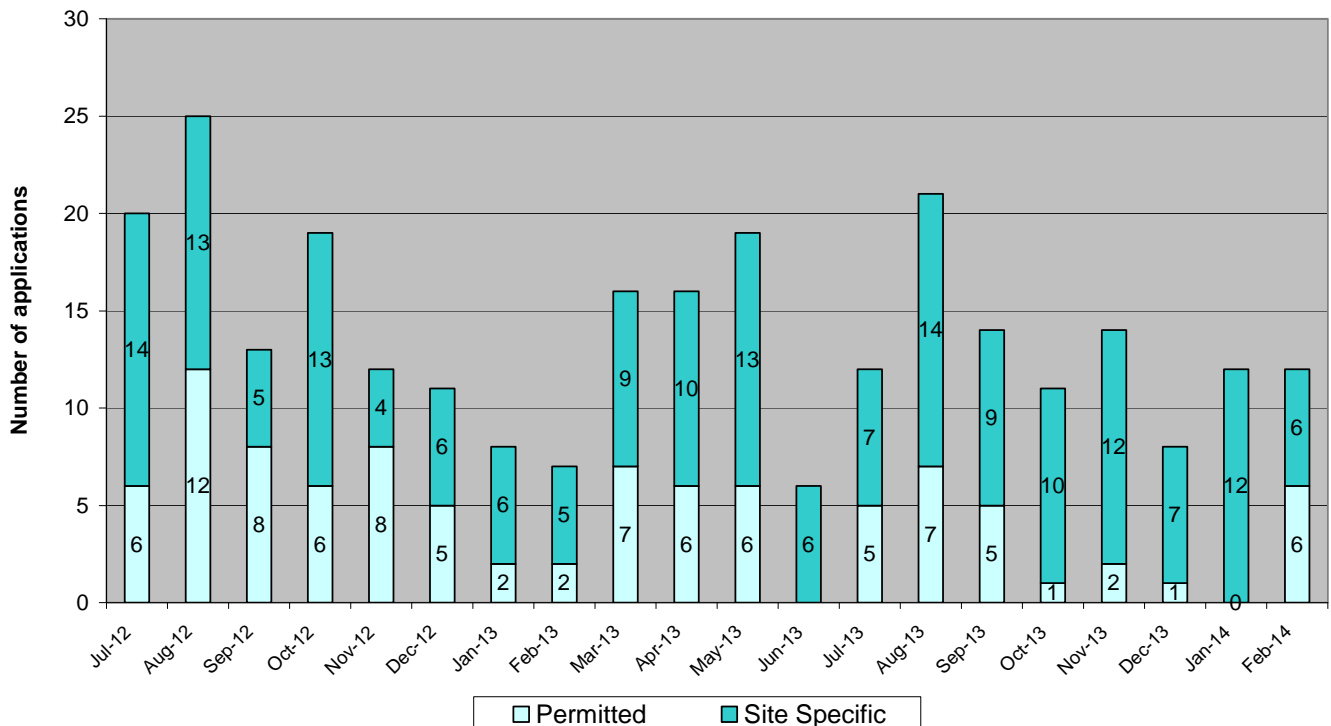


### ***Central City resource consent applications issued***

15 out of 199 land use consents issued this month were within the Central City area.



### ***Temporary Accommodation applications issued***



## Performance against timeframes

### *Compliance with statutory timeframes under the RMA*

20 working days for non-notified applications

70 working days for notified applications

Month	Land Use consents			Subdivision consents		
	% within time	Total no. of applns	No. over time	% within time	Total no. of applns	No. over time
July	99%	174	1	98%	40	1
August	100%	153	-	100%	40	-
September	100%	188	-	100%	23	-
October	99%	208	1	97%	33	1
November	100%	193	-	100%	22	-
December	99%	164	1	100%	22	-
January	100%	155	-	100%	32	-
February	99%	199	2	100%	33	-

### *Compliance with internal timeframe for “simple consents”*

10 working days

Month	Land Use consents			Subdivision consents		
	% within time	Total no. of applns	No. over time	% within time	Total no. of applns	No. over time
July	100%	21	-	67%	3	1
August	100%	16	-	100%	1	-
September	100%	32	-	100%	1	-
October	90%	21	2	100%	1	-
November	100%	20	-	-	-	-
December	100%	16	-	-	-	-
January	95%	20	1	100%	2	-
February	100%	20	-	100%	1	-

## Requests for further information (RFI)

Month	Land Use consents			Subdivision consents		
	No RFI needed	RFI 0-9 working days	RFI ≥10 working days	No RFI needed	RFI 0-9 working days	RFI ≥10 working days
July	71%	22%	7%	59%	34%	7%
August	63%	28%	8%	73%	18%	10%
September	67%	20%	13%	78%	13%	9%
October	70%	22%	8%	73%	15%	12%
November	68%	22%	10%	77%	18%	5%
December	60%	27%	13%	82%	14%	5%
January	72%	21%	7%	63%	28%	9%
February	69%	20%	11%	61%	36%	3%

## Total elapsed days for resource consent applications

Total number of working days from date application received to the date the decision was issued

Application Type	Total elapsed days (February)						
	0-5	6-10	11-20	21-30	31-50	51-100	100+
Land use	27	43	43	49	23	12	2
Subdivision	1	4	12	6	7	1	2
Total	<b>28</b>	<b>47</b>	<b>55</b>	<b>55</b>	<b>30</b>	<b>13</b>	<b>4</b>
Percentage	<b>12%</b>	<b>20%</b>	<b>24%</b>	<b>24%</b>	<b>13%</b>	<b>6%</b>	<b>2%</b>

## Appeals

No appeals to resource consent decisions were received this month.

## Pre-application meetings for resource consents

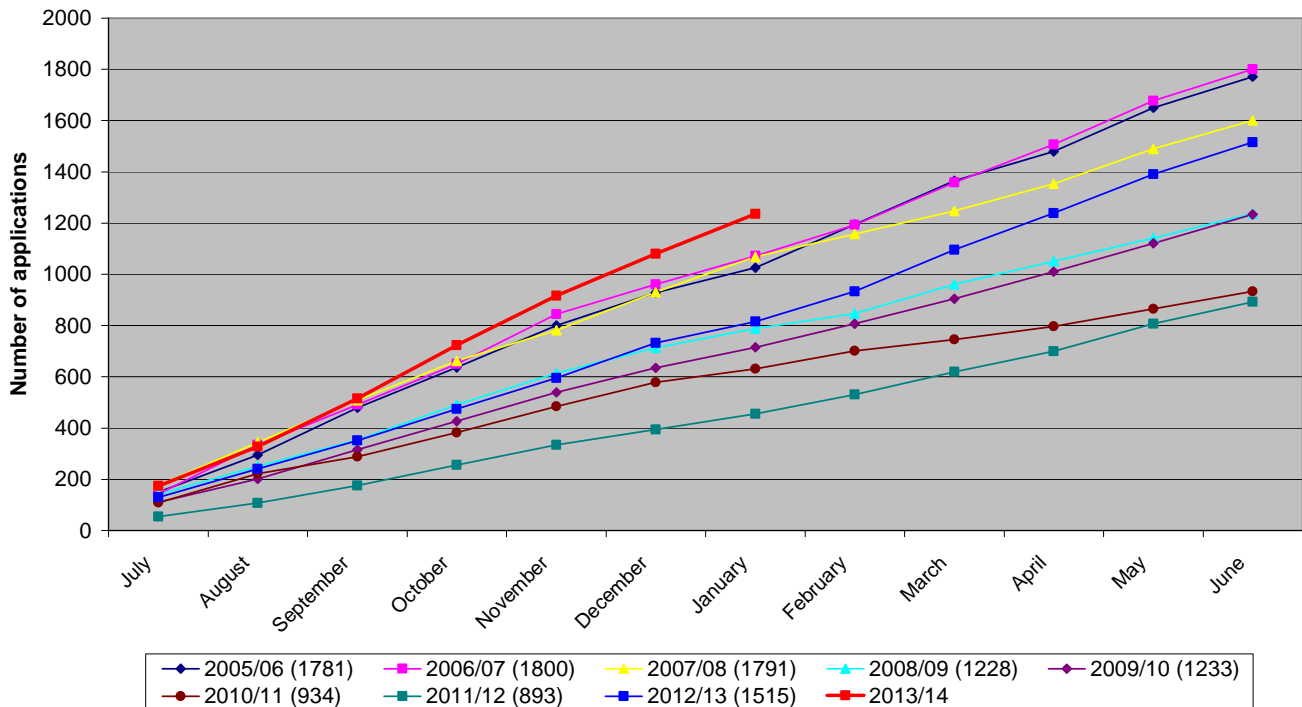
Month	Meetings held
July	66
August	58
September	53
October	43
November	54
December	57
January	39
February	51

## General planning advice - Duty Planner phone/inbox

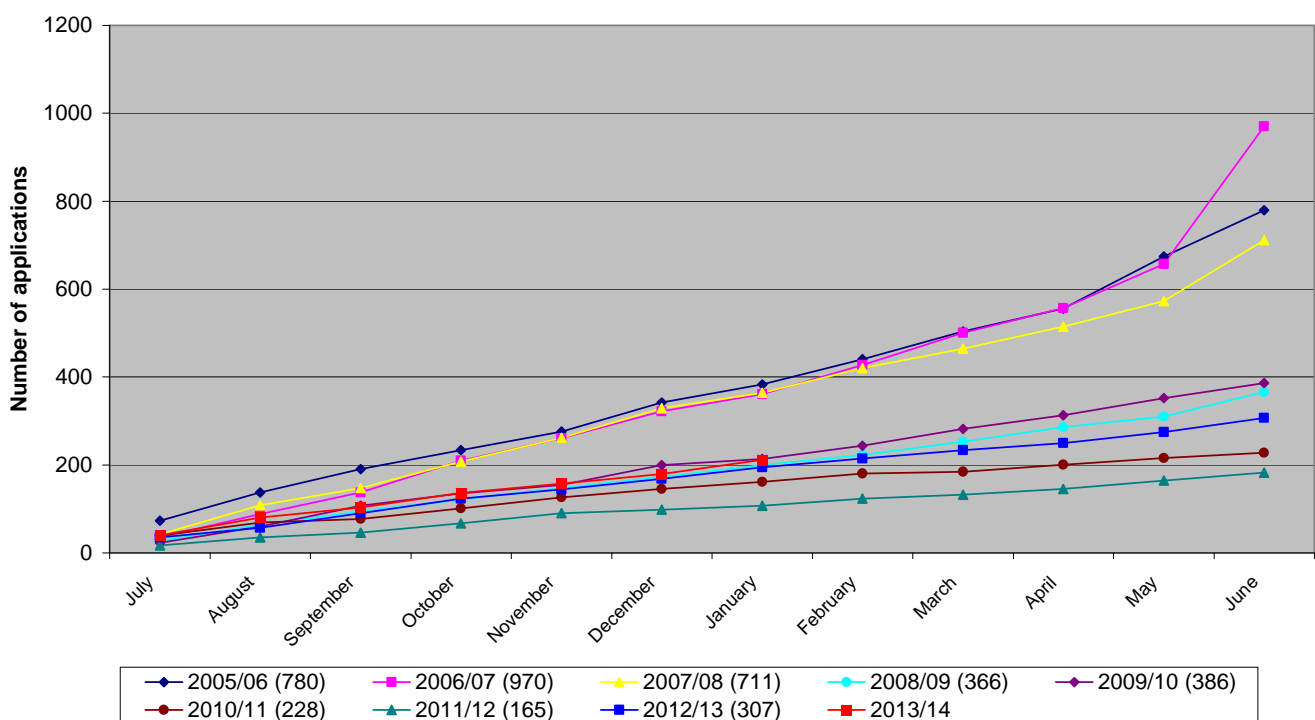
Month	Calls to Duty Planner phone	Emails to Duty Planner inbox
July	764	603
August	741	Information not available
September	748	650
October	739	417
November	660	745
December	419	Information not available
January	594	506
February	Not yet available	Not yet available

## Trends in resource consent application numbers

### Land Use applications processed: 2005 - 2014



### Subdivision applications processed 2005-14





<b>Temporary Accommodation - RESIDENTIAL ACCOMMODATION</b>				
<b>RMA#</b>	<b>Status</b>	<b>Date issued</b>	<b>Type of accommodation</b>	<b>Address</b>
92020607	Permitted	14/08/2012	Temporary Residential	10 Garden Road
92020706	Permitted	29/08/2012	Temporary Residential	75 Wattle Drive
92021898	Permitted	04/03/2013	Temporary Residential	91 Beckford Road
92017884	Permitted	19/04/2011	Family Flat	38 Lake Terrace Rd
92017906	Permitted	20/04/2011	Temporary residential	495 Lower Styx Rd
92018031	Permitted	04/07/2011	Temporary residential village	86 Aldwins Rd
92018054	Permitted	17/05/2011	Temporary residential	81 Avoca Valley Rd
92018194	Permitted	08/06/2011	Temporary residential	40 & 42 Rookwood Av
92018201	Permitted	06/09/2011	Temporary residential village	100 Shaw Ave (Rawhiti Domain)
92018308	Permitted	28/06/2011	Temporary residential	233 Styx Mill Road
92018336	Permitted	01/07/2011	Temporary residential Unit	31 Glenelg Spur
92018365	Permitted	07/07/2011	Temporary residential unit	11 Balmoral Lane
92018427	Permitted	19/07/2011	Temporary residential	119 Old Tai Tapu Road
92018487	Permitted	22/07/2011	Temporary Residential	35 Crofton Road
92018495	Permitted	26/07/2011	Temporary Residential	4 Aston Drive
92018503	Permitted	23/08/2011	Temporary Residential	442 Armagh Steet
92018631	Permitted	23/08/2011	Temporary Residential	97 Office Road
92018615	Permitted	25/08/2011	Temporary Residential	46 Doreen Street
92018689	Permitted	09/09/2011	Temporary Residential	42 Gilby Street
92018717	Permitted	05/09/2011	Temporary Residential	147 Kainga Road
92018702	Permitted	08/09/2011	Portacabins	Various - global approval
92018746	Permitted	21/09/2011	Temporary Residential	1/2 Marylands Place
92018749	Permitted	14/09/2011	Temporary Residential	42 Major Hornbrook Road
92017953	Permitted	27/04/2011	Temporary Residential	169B Richmond Hill Rd
92018859	Permitted	07/10/2011	Temporary Residential	40 Brenchely Road
92018985	Permitted	26/10/2011	Temporary Residential	30 Avoca Valley Road
92019521	Permitted	10/02/2012	Family Flat	900A Lower Styx Road
92019768	Permitted	03/04/2012	Temporary Residential	38 Longhurst Terrarce
92019923	Permitted	04/05/2012	Temporary Residential	737 Main North Rd
92019995	Permitted	16/05/2012	Temporary Residential	31 Norwood St
92020267	Permitted	13/08/2012	Temporary Residential	44 Tilford Street
92020714	Permitted	30/08/2012	Temporary Residential	455 Avonhead Road
92020959	Permitted	02/10/2012	Temporary Residential	137 Puriri Street
92020962	Permitted	03/10/2012	Temporary Residential	217 Johns Road
92021143	Permitted	11/12/2012	Temporary Residential	7 Port Hill Place
92021609	Permitted	21/01/2013	Temporary Residential	7 Bampton Street
92022305	Permitted	30/04/2013	Temporary Residential	53 Flemington Ave
92022818	Permitted	01/07/2013	Temporary Residential	83 Rowan Avenue
92024373	Permitted	05/12/2013	Temporary Residential	220 Brouham St
92018258	Site Specific	27/06/2011	Temporary residential Unit	82 Stanleys Road
92018607	Site Specific	29/08/2011	Temporary Residential	214 Kainga Road
92019047	Site Specific	09/11/2011	Temporary Residential	484 Johns Road
92019151	Site Specific	01/12/2011	Temporary Residential	11 Mays Road
92019390	Site Specific	31/01/2012	Temporary Residential	214 Kainga Road
92019565	Site Specific	22/02/2012	Temporary Residential	29 Cambridge Terrace
92019496	Site Specific	29/02/2012	Temporary Residential	220 Brougham Street
92020021	Site Specific	25/05/2012	Temporary Residential	167 Idris Road
92021815	Site Specific	08/03/2013	Temporary Residential	19 Main South Road
92022569	Site Specific	14/06/2013	Temporary Residential	405 Old West Coast Road
92024619	Site Specific	15/01/2014	Temporary Residential	60 McBeath Avenue

COUNCIL 27. 3. 2014

**STRATEGY AND PLANNING COMMITTEE  
21 MARCH 2014**

**A meeting of the Strategy and Planning Committee  
was held in the Council Chambers  
on 4 March 2014 at 10.30am.**

**PRESENT:** Councillor Phil Clearwater (Chairperson)  
Councillors Jimmy Chen (Deputy Chairperson), Pauline Cotter, David East and Tim Scandrett

**APOLOGIES:**

The Committee reports that:

**PART A – MATTERS REQUIRING A COUNCIL DECISION**

**1. RESIDENTIAL LAND AVAILABILITY IN CHRISTCHURCH CITY**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Strategy and Planning	Y	Michael Theelen, 941 8281
<b>Officer responsible:</b>	City Planning Unit Manager	Y	Brigitte de Ronde, 941 8045
<b>Author:</b>	Peter Eman	Y	941 8955

**1. PURPOSE OF REPORT**

- 1.1 The purpose of this report is to provide the Committee with an updated overview of the availability of land for housing, particularly in greenfield priority areas identified in the Land Use Recovery Plan, to meet demand in the Christchurch City area.
- 1.2 This report is prepared in accordance with a resolution by the Council on 28 June 2012 as follows;

***"21. GREENFIELDS LAND AVAILABILITY***

*It was **resolved** unanimously on the motion of Councillor Wells, seconded by Councillor Reid, that:*

*(a) The report be received.*

*(b) The Greenfields Land Availability schedule be updated quarterly and placed on a Council agenda.*

*(c) The material contained in the attached spreadsheet tables be added to the Council Land Availability webpage."*

**2. EXECUTIVE SUMMARY**

- 2.1 Since the last report in August 2013, the amount of greenfield land rezoned for residential development in the LURP priority areas has increased by another 300 sections, bringing the total potential sections rezoned since the earthquakes to 10,519. This is over half of the 19,769 sections anticipated in the land the LURP to be provided through to 2028.
- 2.2 The number of sections that have been given subdivision consent, or for which consent has been applied for, has increased by 696, bringing the total to 4,605 (almost 44% of the total anticipated by the LURP).

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 2 -

- 2.3 In addition to sections in the LURP priority areas, the subdivision of land that was already zoned for residential development at the time of the earthquakes continues to increase, with subdivision applications for another 82 sections being received.
- 2.4 There has been a significant increase in the number of potential sections in the LURP priority areas that are able to be serviced with critical infrastructure. The number of potential sections that are still awaiting infrastructure to be provided by the Council reduced by 2,319 to 13,392. A further significant reduction is likely to occur in the very near future due to the imminent completion of other infrastructure.


## 3. BACKGROUND

- 3.1 The Council sought regular updates on the availability of residential land, in line with two goals of the Built Environment Recovery component of the Recovery Strategy. These were the zoning of sufficient land for recovery needs, and coordinating and prioritising infrastructure investment during recovery. The Land Use Recovery Plan (LURP) forms a part of the Built Environment Recovery component of the Recovery Strategy and supports these goals. In particular, the LURP incorporated Chapter 6 into the Canterbury Regional Policy Statement, which identified specific priority residential greenfield areas for development through to 2028.
- 3.2 Attached to this report is a schedule (**Attachment 1**) showing the planning and development status, as at 26 January 2014, of greenfield priority areas for housing identified in the LURP, and for residential development occurring in areas that were already zoned for residential development at the time of the earthquakes. The schedule also includes the infrastructure required to enable the development of sections in each greenfield area and the number potential sections that currently require further infrastructure.
- 3.3 The schedule identifies
- whether a greenfield area has been rezoned for residential subdivision or is proposed to be zoned through a plan change or the District Plan Review;
  - the potential number of sections across the whole of each greenfield area;
  - the number of sections approved by subdivision consent or subject to an application for subdivision consent in each greenfield area, and
  - the ability of infrastructure to service each area, notably the number of sections dependent on future infrastructure upgrades.

## 4. COMMENT

**Greenfield Priority Areas in the Land Use Recovery Plan**




- 4.1 The following table provides a summary of the potential number of sections in the greenfield priority areas identified in the LURP, the number of those sections that have been zoned Living (residential) in the existing District Plan, and the number and percentage of sections in zoned areas that either have subdivision consent, or are subject to applications for subdivision consent. Also shown are the changes since the last report in August 2013.

Indicator	Current	Previous	Change
Potential Sections in greenfield areas (incl. land not zoned)	19,769	19,819	 50 sections

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 3 -

Potential Sections within operative Living (residential) zones in LURP greenfield areas (A)	10,519	10,219	 300 sections
Sections consented or subject to application for subdivision in LURP greenfield areas (B)	4,605	3,909	 696 sections
Percentage of potential sections zoned Living in LURP greenfield areas (A), with subdivision consent or subject to application for subdivision (B)	43.8%	38.3%	 5.5%

- 4.2 In summary, there are 19,769 potential sections in greenfield priority areas, which is a slight reduction from the previous report due to the estimated number of sections in the Highsted area (west of Cavendish Road) being reduced by 50 sections. This is the total number of sections from the land the LURP requires to be made available through to 2028. Of the total potential number of sections, 10,519 have been rezoned for housing. This includes 2,200 sections within the Highfield Park greenfield priority area (north of QEII Drive and west of Mills Road/ Hills Road) and 300 in the Highsted block west of Cavendish Road, both recently rezoned through the LURP. (The Highfield Park sections were included as rezoned in the previous report, as the Council had issued a decision to approve the rezoning, but it was still subject to appeal, so the figures only indicate the more recent rezoning of 300 sections at Highsted.)
- 4.3 There has been an increase in the number of greenfields sections that subdivision consent have been applied for or that have received subdivision consent, including 424 additional sections in Wigram and 231 sections in Awatea
- 4.4 Of the 9,250 potential residential sections yet to be zoned in greenfield priority areas, 3,675 are proposed to be rezoned through the District Plan Review. This includes the rezoning of greenfield priority areas known as 'Upper Styx' (Styx Mill and Claridges Roads) which will provide 1,610 sections, 'South of Masham' (south of Buchanans Road) with 255 sections, and 'Sparks Road' (between Halswell Road and Sparks Road, south-west of Hendersons Road) with 1,810 sections. A new commercial centre, known as North Halswell, is also proposed in the Sparks Road area.



#### Other Areas of Residential Development

- 4.5 In addition to the greenfield priority areas identified in the LURP, there is land with subdivision consent and/ or with further potential for development within existing urban areas and greenfield areas that were rezoned for residential development prior to the earthquakes. This includes areas such as Aidanfield and Masham that have been under development for a number of years and that continue to contribute to the current supply of sections available to the market.
- 4.6 The following table presents a summary of the potential sections from larger areas that were rezoned prior to the earthquakes, with potential for more than 100 sections. Also included are smaller developments (for 5 or more sections) where subdivision consent has been applied for or where they have received subdivision consent. There are other smaller blocks of zoned land with potential for less than 100 sections scattered throughout the City. But much of this land has, and could, remain undeveloped for many years. For this reason only smaller developments that have actually applied for subdivision consent are included.

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 4 -

	Current	Previous	Change
<u>Potential sections</u> in large greenfield areas outside LURP greenfield areas, and smaller developments subject to a subdivision application	2944	2862	 82
<u>Sections consented</u> in large greenfield areas outside LURP greenfield areas, and smaller developments with subdivision consent	2,442	2426	 16

- 4.7 There remain a number of issues amongst different development parties that are presently holding back development of the remaining potential of the Masham area, which requires access through adjoining land. Otherwise, there are no infrastructure limitations on development in these areas.

### Infrastructure

- 4.8 The programme for infrastructure delivery remains challenging. Key projects have been included in the Council's Three Year Plan. Priorities include the provision of basic water supply, waste water and stormwater services. Measures are being taken to ensure infrastructure capacity keeps pace with the rate of development, including temporary measures in some cases, such as the wastewater bypass serving south-western greenfield areas of the City.
- 4.9 In the south-west, Wastewater Rising Main 105 has been completed and has been commissioned to take gravity flows from new subdivisions. Until Pump Station 105 is completed it is limited to approximately 25% of its final capacity. It is anticipated that Pump Station 105 will be commissioned by the end of March 2014 and this will then provide the capacity to enable growth in much of the south west. Two associated pressure mains (PM 115 and PM 123) should also be on line from the end of April 2014 providing capacity for Fulton Hogan's subdivision (on the south west side of Halswell Junction Road) and new subdivisions in Awatea, between the Wigram subdivision and Halswell Junction Road. The Wilmers Water Pump station was commissioned in late 2013 and will supply much of the water necessary for new subdivisions in the south west.
- 4.10 The Council has also been working with the developers of the Prestons subdivision and CERA to facilitate housing development in the North East of the City. This includes infrastructure for the initial 400 sections proposed and an agreement to formalise the sharing of costs for the development of infrastructure required for the full development of the area with the developers. In terms of the management of stormwater from the part of the Prestons greenfield area within the Avon catchment, the status of Clare Park has been reclassified under the Reserves Act for the development of stormwater facilities. In terms of wastewater, a vacuum system should be fully commissioned by the end of April 2014. A new water supply pump station for the entire Prestons and CDL subdivisions is currently being designed and should be completed by late 2015. Current water reticulation systems can meet the anticipated demand in this area until this new station comes on line.
- 4.11 With regard to stormwater management, the Council was granted resource consent from Canterbury Regional Council in June 2013 to manage and discharge stormwater from the Styx river catchment in accordance with a Stormwater Management Plan. This enables Council to manage stormwater from greenfield priority areas in the north of Christchurch in an integrated manner, including Highfield, Highsted and areas in Belfast. It also


## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 5 -

ensures the retention and treatment of stormwater in a manner that reflects the multi-value approach in Council's strategy for surface water management.

- 4.12 The following table summarises the total potential number of sections in greenfield areas with infrastructure constraints. Since the last report there has been a reduction of 2,319 sections in the number of sections with infrastructure constraints, due to the recently completed infrastructure described above. This is likely to reduce significantly further in the very near future, with the imminent completion of the other infrastructure projects described above.

	Current	Previous	Change
Potential Sections with infrastructure constraints in LURP	13,392	15,711	 2,319 sections

### Webpage

- 4.13 The upgraded interactive webpage identifying current and future subdivisions, including infrastructure availability, is live and available for public use. The site can be viewed at <http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/landavailability/index.aspx>.
- 4.14 Developers can update the site directly and provide real-time information on section availability within their developments. As the website is increasingly used by developers and embraced by the public, the information obtained as a result will be a valuable tool in planning land and infrastructure requirements throughout the Christchurch area.

## 5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications of the report. Existing budgets enable the data used in this report to be updated.

## 6. STAFF RECOMMENDATION

- 6.1 That the Strategy and Planning Committee recommend that the Council receive the report.

## 7. COMMITTEE RECOMMENDATION

- 7.1 Committee recommendation and attachments to report will be separately circulated.

## 2. CENTRAL CITY RECOVERY QUARTERLY MEMO – OCTOBER TO DECEMBER 2013

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Strategy and Planning		
<b>Officer responsible:</b>	Urban Design and Regeneration Unit Manager	Y	Carolyn Ingles, 03 941 8239

### 1. PURPOSE OF MEMO

- 1.1 The purpose of this memo is to update the Council on the implementation of central city recovery projects for the period October 2013 to December 2013.
- 1.2 Quarterly updates are provided for central city recovery activities. This report is the second for the 2013-14 financial year. The key activities reported on are:
- resource consents



## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 6 -

- transitional city activity
- Transitional City Projects Fund
- Creative Industries Support Fund
- Central Christchurch Recovery Plan projects
- enabling central city recovery
- Christchurch Central Development Unit (CCDU)
- communications and marketing

## 2. RESOURCE CONSENTS

- 2.1 Table 1 sets out the resource consent applications received during the months of October to December 2013 for the central city. Note some consents are for minor works to existing buildings or changes to consent conditions. This information is more specific than that provided in the consenting rebuilding monthly reports.

**Table 1:** Resource Consent Activity

Consent Type	Number
Land Use Consents within Four Avenues	49
Land Use Consents within Core	14
Existing Use Certificates	5
TOTAL	68

- 2.2 During the last quarter a resource consent was approved by the Joint Management Board (JMB) for a 6 storey building within the Retail Precinct. This building is stage one of development under the Lichfield Holdings Outline Development Plan (ODP) previously approved within the Retail Precinct. Site works are currently underway for this project. This project in conjunction with the Hereford Holdings project (the Terraces) will ultimately occupy a significant part of the Cashel – Hereford – Oxford - Colombo block within the retail precinct.
- 2.3 Resource consents were also approved for the first stage of the Justice and Emergency Services Precinct in the Durham – Lichfield – Tuam Streets block. Consents for both ground works (preliminary) and buildings were issued. Resource consent for buildings under the Central City Business zone rules was approved by the JMB.

## 3. TRANSITIONAL CITY ACTIVITY

- 3.1 The Council's transitional city programme aims to support central city regeneration through improving amenity, attracting people to the central city, and increasing community participation and engagement in the recovery through temporary and cost effective projects. The programme is divided into public space projects led or facilitated by the Council, and support for community and private-sector initiatives on vacant sites. Further detail on this programme was contained in the report covering the period June to September 2013. Table 2 provides a summary of progress with Council-led transitional projects in the central city.

**Table 2:** Transitional (Temporary) Streetscape projects

PROJECT	UPDATE SINCE SEPTEMBER REPORT	COMPONENTS
---------	-------------------------------	------------

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 7 -

PROJECT	UPDATE SINCE SEPTEMBER REPORT	COMPONENTS
Cathedral Square	The temporary iSite has been located in the square since November and will be there for the summer season. There is also a coffee cart back within the area. The transitional square project continues to prove very popular with visitors and residents especially the Whare and a regular programme of events is planned. The flag wall (designed by artist Sara Hughes) will be delivered in the next quarter.	<ul style="list-style-type: none"> <li>• Creative hoardings</li> <li>• Artists commissioned works.</li> <li>• Temporary modular planters and seats</li> <li>• Improvements to the police kiosk.</li> <li>• Temporary public toilets to replace the damaged facilities.</li> <li>• Interpretation to communicate the past, present and future of the square.</li> </ul>
Way finding	Central city pedestrian signage (way-finding plinths) continues to be reviewed and updated as necessary especially as new areas and attractions open up in the central city.	<ul style="list-style-type: none"> <li>• Updating signs progressively with changes</li> <li>• Two new temporary way finding maps (using exhibition board) to support visitors in City;               <ol style="list-style-type: none"> <li>1. Worcester St outside Cathedral Junction</li> <li>2. InterCity site (Armagh St)</li> </ol> </li> </ul>
High Street	Work has commenced on the High Street transitional project as part of 2013/14 transitional programme and concepts have been approved in December. The project is now moving towards detailed design stage.	<ul style="list-style-type: none"> <li>• Boundary treatment/walls/fences</li> <li>• Street furniture</li> <li>• Street trees and landscaping/planters</li> <li>• Parklets and traffic calming</li> <li>• Pedestrian and cyclists priority areas</li> <li>• Art installations and creative lighting</li> <li>• DOC visitor centre</li> <li>• Space for events</li> </ul>

#### 4. TRANSITIONAL CITY PROJECTS FUND (TCPF)

- 4.1 The Transitional City Projects Fund aims to encourage and support the temporary 'activation' of vacant spaces whilst longer term uses are determined. The 2012/13 Annual Plan provided \$145,000 support towards activating vacant sites in the central city. This was fully allocated. The 2013/14 Annual Plan allocated \$100,000 support. Applications funded in the current financial year to date are listed in Table 3, with \$54,000 remaining to allocate.
- 4.2 The 2013/14 Annual Plan provided \$200,000 for Council-led Transitional Projects in the Suburban Centre Master Plan areas. With the support of the Council, \$50,000 of this is now coming on-stream for allocation to suburban centre Masterplan areas via a new Transitional City Projects Fund (Suburban Centres). The first applications are expected in February 2014.

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 8 -

**Table 3: TCPF (Central City) Summary of Funded Applicants for the 2013/14 Financial Year**

APPLICANT OR LEGAL ENTITY	PROJECT	AMOUNT REQUESTED	AMOUNT FUNDED
Kate Belton	Palimpsest – neon artwork referencing remembering and the erasure of built form and memories - 166 Armagh Street.	\$1,740	\$1,040
Canterbury Horticultural Society	Alhambra Gardens – a temporary Spanish-themed urban garden to enhance the New Regent Street area.	\$7,000	\$7,000
Cantabrian Society of Sonic Artists Inc	'Audacious' – inaugural Festival of Sonic Arts, consisting of a two day exhibition of sound art works in public spaces around central Christchurch, including public sound walks led by artists, and workshops for children.	\$11,550	\$11,550
Art Group Ltd	'Lower Raise' – large-scale optical illusion artwork by Mike Hewson. Planned for the side of a (formerly Red-Zoned) building.	\$7,630	\$7,630
The Social	Creation of interactive and socially-based art projects in a style that is thought-provoking, relevant, intriguing and fun. Presentation of these as part of the summer 'Art Beat' festival in Re:START.	\$10,440	\$10,440
Two Productions Ltd	The Powerful Event (working title 'Capsule 2028') – an immersive and interactive theatre production on a vacant site, with sci-fi edges.	\$13,724	\$3,200

**5. CREATIVE INDUSTRIES SUPPORT FUND (CISF)**

- 5.1 The Creative Industries Support Fund was launched with an allocation of \$500,000 in 2012/213 Annual Plan with the objective of retaining the Creative Industries and generating vibrancy in the central city. A total budget of \$300,000 was allocated for the CISF in the 2013/14 Annual Plan with \$278,142 allocated to creative businesses and initiatives in the period to date. The balance of the fund for the remaining 2013/14 financial year is \$21,858. Two new applications to the fund are currently in pre-application discussions.
- 5.2 All of the entities supported by the fund to date are focussed on developing sustainable business models that support strategic long term business planning. As a result the fund is optimising the entrepreneurial spirit of the Creative Industries in the city and supporting a favourable shift in the economic geography of the sector.
- 5.3 There are a high proportion of social enterprise models under development and innovative partnerships forming across the industry. The Creative Industries sector has embraced experimentation resulting in a number of world-first creative businesses operating in the central city. Examples include Rekindle's whole house reuse programme and The Auricle, a bespoke sound art gallery and wine bar matching boutique New Zealand wine with a menu of live recordings and performances by local national and international sound artists.

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 9 -

5.4 Planning for the strategic direction of the fund for 2014/15 is underway.

**Table 4: Summary of Funded Applicants for the October - December 2013/14 Period**

APPLICANT LEGAL ENTITY	PROJECT	AMOUNT REQUESTED	AMOUNT FUNDED
F&M Graffiti Ltd	The ethos of F&M Graffiti Ltd is to deliver high quality graffiti art experiences in the central city to transform urban areas, providing positive role models for the graffiti profession and developing mural talent.	\$14,972	\$14,972 towards operational and capital support

## 6. CENTRAL CITY RECOVERY PLAN ANCHOR PROJECTS

- 6.1 Staff continue to provide advice to support anchor project delivery. A summary of anchor project progress produced in January 2014 is located on the CCDU website <https://ccdu.govt.nz/sites/ccdu.govt.nz/files/documents/anchor-projects-overview-january-2014.pdf>

## 7. ENABLING CENTRAL CITY RECOVERY

- 7.1 Rebuild Central offices moved from 36 Lichfield Street to 663 Colombo Street in December 2013. This has increased public visibility of the service Rebuild Central provides. Recent enquiries to Rebuild Central have been on an activity basis, where developers/businesses ask where best to locate themselves in the central city (strategic conversations). Once they select a site, Rebuild Central staff work with them to highlight any Council consenting matters (both planning and building), and seek to have collaboration between adjacent land owners, such as sharing vehicle entries and site boundary treatments.
- 7.2 The Case Managers at Rebuild Central continue to assist applicants with consenting matters (particularly building consents) on a diverse range of projects such as restaurant, bar and café fit outs, large office, retail and hotel developments, temporary projects, blue chip industrial rebuilds, Anchor Projects (Justice Precinct, Bus Interchange, Breathe, and ECan building), Art Gallery re-levelling, Hagley Oval development, and both the Ministry of Education and Ministry of Health construction programmes.
- 7.3 The Rebuild Central Recovery Coordinators continue to facilitate and support the economic and social recovery of existing and new businesses and retail areas in the Central City, such as New Regent Street, Cathedral Junction, Re:START Mall, Victoria Street, and High Street. This included facilitating the temporary placement of the Amazing Places container in City Mall, relocation of temporary street furniture (i.e. seating to support ArtBeat programme in Re:Start Mall, Roller Restart on 100 Peterborough and InterCity site in Armagh St), and the relocation of floral planter boxes around the central city (in particular the Triangle Car park site).
- 7.4 Staff are actively working with the community, property owners, businesses, SCIRT, CCDU, CDC and CERA to coordinate works alongside private sector demolition and construction, anchor projects and Transitional Projects.

## 8. COMMUNICATIONS & MARKETING

- 8.1 The Future Christchurch website ([www.futurechristchurch.co.nz](http://www.futurechristchurch.co.nz)) is regularly updated with Central City recovery activities and attracted 19,395 unique pageviews in the October-

**COUNCIL 27. 3. 2014****Strategy and Planning Committee 21. 3. 2014**

- 10 -

December quarter, compared with 25,011 in the previous period. Average time spent on the page increased by 10 per cent. The announcement of the Breathe New Urban Village competition winner resulted in a 67 per cent increase in pageviews to that page compared with the July-September quarter. Regular updates and image galleries are also posted on the Council's Facebook site.

**9. STAFF RECOMMENDATION**

9.1 That the Strategy and Planning Committee receive this report for information.

**10. COMMITTEE RECOMMENDATION**

10.1 Committee recommendation and attachments to report will be separately circulated.

**3. PLAN CHANGE 52, RUAPUNA NOISE CONTROLS – PLAN CHANGE 52, RUAPUNA NOISE CONTROLS – MEDIATION OF APPEALS, PROPOSAL TO ESTABLISH A COMMUNITY LIAISON COMMITTEE**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Strategy and Planning	Y	Michael Theelen, 941 8281
<b>Officer responsible:</b>	City Planning Unit Manager	Y	Brigitte de Ronde, 941 8045
<b>Author:</b>	Ivan Thomson	Y	941 8813

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 The purpose of this report is to obtain support from the Council to establish and form part of the membership of a Community Liaison Committee (CLC), which is tasked with addressing noise related issues at the Ruapuna MotorSports Park (Ruapuna).
- 1.2 The report originates from appeals to the Environment Court on Plan Change 52 (Ruapuna Noise Management) (PC52), a Council Plan Change prepared under the Resource Management Act 1991. Officers anticipate that agreement for establishment and membership of this Committee will greatly assist in achieving a mediated settlement of these appeals.

**2. EXECUTIVE SUMMARY**

- 2.1 PC52 was publicly notified in September 2012 to manage noise effects from Ruapuna, addressing the tension between permitting Ruapuna to be used for its intended purpose, and affording reasonable protection from the effects of noise for residents in the surrounding areas. This was one of several actions taken following a significant increase in complaints about noise from Ruapuna since 2005.
- 2.2 The Council received two appeals to its decision on PC52. The parties attended mediation and through that process have agreed to temporarily put the Court proceedings on hold and to form a working party to jointly prepare two separate Noise Management Plans – one for the raceway and one for the speedway.
- 2.3 The purpose of the Noise Management Plans is to address noise issues through a non-regulatory process which is additional to the District Plan and through which noise reducing measures can be identified and trialled in discussion with local residents. Draft noise management plans have been prepared and are subject to on-going development.
- 2.4 One of the objectives of the draft management plans is to create a regular forum for residents and representatives of the Canterbury Car Club and the Speedway to discuss

**COUNCIL 27. 3. 2014****Strategy and Planning Committee 21. 3. 2014**

- 11 -

noise related issues. This has been called the Community Liaison Committee (CLC). These parties are keen for the City Council to have membership of the CLC and this is supported by Council officers.

**3. BACKGROUND**

- 3.1 Ruapuna is located to the west of the City on Hasketts Road, in an area containing rural-residential activities and, further afield, the Templeton Golf Course, a quarry, Paparua Prison and the residential areas of Templeton and Yaldhurst. The park provides a venue for a variety of motorsport activities, occupying 55ha of Crown Reserve which is administered by the Christchurch City Council. The speedway was established in April 1962 and the racetrack in November 1963. The racetrack is the larger of the two tracks.
- 3.2 The race track is leased to, and operated by, the Canterbury Car Club, with the lease expiring in December 2016. The Club sub-leases land to the Canterbury Motor Racing School until March 2017, who in turn subleases to Aristotle Enterprises until December 2016. The Council agreed to the subleases in 2002 and 2004 respectively. The racetrack operates on an almost daily basis, with a mixture of uses ranging from bicycle races to competitive motor-racing. Weekdays are generally practice sessions, driver training, or open hire days, with most race events taking place in the weekends.
- 3.3 The speedway track is leased by the Christchurch Speedway Association until 2020, with a right of renewal until 2053. The Association subleases part of the land to the Canterbury Radio Control Car Club. The speedway has about 15 race events per season, plus the potential for other activities on a skid pad.
- 3.4 From 2005, the Council received an increased number of complaints regarding the noise created by activities at Ruapuna. The Council's Environmental Compliance Team undertook noise monitoring at Ruapuna from November 2005 until March 2006. The monitoring established that events at Ruapuna were operating within the noise provisions of the Plan.
- 3.5 The Council remained concerned, however, and commissioned Marshall Day Acoustics (MDA) to prepare a further report which advised that noise levels received at dwellings over 60dBA were unreasonable. The Council resolved in June 2009 to initiate a plan change and to purchase seven residential properties affected by "unreasonable" levels of noise (noting that Council only purchased six with one retained by Housing New Zealand).
- 3.6 The Council continued monitoring noise over the 2010/11 season and MDA compiled a second report to inform PC52. The three main aspects of the City Plan which PC 52 amended were:
  - Introducing more restrictive rules relating to noise levels and frequency of events and track usage, in order to limit the use of Ruapuna to around its current levels of activity;
  - Widen the development setback from 400 metres to correspond with the 60 dBA contour line;
  - Incorporate restrictions on new or additional residential development between the 55 and 60 dBA noise contour lines
- 3.7 Forty-one submissions were received on the plan change, and Commissioner Rachel Dunningham conducted a hearing over two days in February 2013. The decision to adopt the Commissioner's recommendations was notified by the Council on 7 June 2013 (Attachment 2). Commissioner Rachel Dunningham's recommendation was that the plan change be approved (Attachment 1). However, two key changes were made:
  - A requirement to schedule 10 motorsport free weekend days between 1 October and 30 March; and



**COUNCIL 27. 3. 2014****Strategy and Planning Committee 21. 3. 2014**

- 12 -

- A requirement that motorised activities only occur at the racetrack and speedway on the same day if activity at both tracks ceases by 6pm
- 3.8 The Council received two appeals following its decision (these are appended as Attachment 3). Quieter Please has sought stronger controls on noise while the Canterbury Car Club wants fewer restrictions. The parties to the appeal agreed to mediation which was held on 16<sup>th</sup> and 17<sup>th</sup> October 2013. At the mediation, the parties agreed to temporarily put the formal proceedings on hold and to form a working party to jointly prepare two separate Noise Management Plans – one for the raceway and one for the speedway at the Ruapuna Motor Sport Park. The Management Plans are seen as an important mechanism, additional to regulation through the City Plan, for collaboratively addressing noise issues.
- 3.9 Details of the Terms of Reference for the Committee are yet to be finalised but it has been proposed that the CLC would initially meet 4 times a year and its role would be to:
- review the track logs for both the raceway and speedway
  - review a complaints log
  - review a summary of noise monitoring from trackside measurements (taken during race events) and the Council's noise monitoring (a permanent noise logger is now in place)
  - review and discuss the success of noise reduction initiatives
  - review the provisions of the respective Noise Management Plans and require these to be up-dated, as required, on an annual basis.
- 3.10 The working party has suggested that the CLC could be comprised of:
- Independent chairperson appointed by the Council
  - 3 members – local residents
  - 2 members – Car Club
  - 1 member – Speedway
  - 1 member – Christchurch City Council
- 3.11 The Car Club has suggested that it would provide the secretariat and every two years it would advertise in a local community newsletter or paper, inviting expressions of interest for representatives from the community for the CLC. If more than three applicants were received the chairperson would select the CLC members to ensure balanced representation. The CLC would also have the ability to invite other people to attend meetings as required.
- 3.12 The Working Party has asked for confirmation from the Council that it is supportive in principle of this approach and being part of the CLC.

**4. COMMENT**

- 4.1 As the background to this report shows, Ruapuna has been, and remains, a contentious local issue. It is unlikely that the proposed plan change by itself will resolve the matter to the satisfaction of all the parties. Collaborative approaches such as the Committee being promoted can be a more effective and enduring means of managing a complex issue than the use of regulation.
- 4.2 The matters on which Council consideration and agreement is sought are as follows:
- is the Council supportive of a CLC as an appropriate forum to assist in addressing noise related issues at Ruapuna Motor Sports Park?
  - does the Council wish to have representation on the CLC?

**COUNCIL 27. 3. 2014****Strategy and Planning Committee 21. 3. 2014**

- 13 -

- does the Council wish to have more than one representative on the CLC – noting that it has interests as a landowner and as a regulator?
- is the Council agreeable to having the role of appointing the Chairperson of the CLC?

- 4.3 Council officers support Council representation on the CLC. This is essential to demonstrate commitment to a collaborative forum for addressing noise issues. More effective mitigation of noise effects is possible but it may require a period of time to trial and implement particular options, some of which will require considerable financial commitment from the Car Club and/or Speedway. Membership of the CLC also enables the Council to present its interests, keep itself informed of community concerns and also to provide the CLC with accurate and timely advice, particularly around resource management matters.
- 4.4 The commitment in terms of time and money would be minor and should be able to be catered for within existing budgets. The final number and make-up of Council representatives on the CLC may depend on the final terms of reference; however a maximum of 2 representatives would be appropriate to cover Council interests and input, one of whom should be a technical officer, and the other could be a Community Board member or Councillor. The independent Chair still needs to be identified, but should be appointed by the Council, and not be a Councillor or Board member. The formalisation of this delegation and appointment process, together with details on how the Committee would operate, can be undertaken through the Terms of Reference, once the appeals to PC52 are formally resolved.
- 4.5 Oversight of the Committee's dealings from a Council perspective is likely to sit with Strategy and Planning, in partnership with the Inspections and Enforcement Unit. Details on this matter need to be finalised but are not critical to the decision being sought.

**5. FINANCIAL IMPLICATIONS**

- 5.1 The District Plan Activity has funds to complete plan changes that were started prior to the Council embarking on the District Plan Review. Funds of \$25,300 have been approved to date for planning consultant costs for assisting Council in the mediation, the Working Party and Court proceedings. The anticipated costs to the Council of setting up the Liaison Committee is estimated at \$5000 while the on-going operational cost of attendance and monitoring progress may be in the order of \$10,000 per annum, but is likely to diminish over time if the CLC is effective. These costs will be managed within existing operational budgets. The likely cost of an Environment Court hearing of at least \$100,000, with the outcome being that at least one party will remain aggrieved with further legal and/or compliance costs.

**6. STAFF RECOMMENDATION**

That the Committee recommends to Council that:

- 6.1 The Council supports the establishment of a Community Liaison Committee to assist in resolving noise related issues at the Ruapuna Motor Sports Park, with the Independent Committee Chair appointed to be by the Council.
- 6.2 Officers report back to the Council on proposed Terms of Reference for the Liaison Committee once they have been finalised.

**7. COMMITTEE RECOMMENDATION**

- 7.1 Committee recommendation and attachments to report will be separately circulated.

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 14 -

4. **PSYCHOACTIVE PRODUCTS RETAIL LOCATIONS POLICY (LOCAL APPROVED PRODUCT POLICY) 2014**

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer		PA Diane Campbell 8281
<b>Officer responsible:</b>	Strategic Policy Unit Manager		PA Amanda Poore 8812
<b>Author:</b>	Team Leader Policy	Y	Claire Bryant 8876

1. **PURPOSE OF REPORT**

- 1.1 To recommend the Council adopt a draft Psychoactive Products Retail Locations Policy (a Local Approved Products Policy) 2014 and request Council to resolve to undertake a Special Consultative Procedure in April-May 2014 to consult the community on the draft policy.

2. **EXECUTIVE SUMMARY**

- 2.1 At its 28 November 2013 meeting the Council directed staff to investigate developing a Local Approved Products Policy (now renamed a Psychoactive Products Retail Locations Policy) and report back in February 2014 with:

- an options analysis for a draft policy;
- a recommendation on a timeline for proceeding with the special consultative procedure;
- a statement of proposal and a summary of information for a special consultative procedure.

This report covers these required documents.

- 2.2 The purpose of the draft policy is to propose where retail premises selling approved psychoactive products may be located. The Council's policy can then be considered by the Ministry of Health Psychoactive Substances Regulatory Authority (PSRA) when granting licences to retail premises to sell approved products within the Christchurch City Council district.

- 2.3 The draft policy recommends that retail premises from which approved products may be sold:

- are permitted to locate within the Central City Core and Central City Mixed Use Zones (Christchurch City District Plan - referred to as the Christchurch City Plan);
- are not permitted to locate within 100 metres of a 'sensitive' site existing at the time the licence application is made;
- are not permitted to locate within 50 metres of another retail premise from which approved products may be sold.

- 2.4 'Sensitive' sites for the purposes of this draft policy are defined as premises or facilities delivering mental health, problem gambling, alcohol and other drug-related specialist treatment and support services (accredited with their respective professional bodies and/or their primary funder); schools, kindergartens, early childhood centres and tertiary education institutions; and playgrounds, parks and reserves (Open Space 1 and 2 Zones as defined in the Christchurch City Plan). Detailed definitions of 'sensitive' sites are provided in the draft policy.

3. **BACKGROUND***The Psychoactive Substances Act 2013*

- 3.1 The Psychoactive Substances Act 2013 (the Act) commenced on 18 July 2013 and regulates the importation, manufacture, sale, supply and possession of psychoactive

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 15 -

products, which are the active ingredients in party pills, energy pills and herbal highs. The purpose of the Act is to protect the health of, and minimise harm to, individuals who use psychoactive products.

- 3.2 The Act creates a licensing process for the right to manufacture, import or retail psychoactive products through the Ministry of Health Psychoactive Substances Regulatory Authority (PRSA). The Act also allows territorial authorities to develop a 'Local Approved Products Policy' setting out where retail outlets may be located in their area. The proposed draft Council policy clarifies the purpose of the Act's local policy with the re-named title 'Psychoactive Products Retail Locations Policy (a Local Approved Products Policy) 2014'.
- 3.3 The Act does not allow councils to place a ban, cap or sinking lid on retailers of approved products however it does set out the following matters that can be addressed through a local policy (and the policy is then taken into account by the PSRA when it considers a licence application):
  - *location of premises from which approved products may be sold by reference to broad areas within the district.*
  - *location from which approved products may be sold by reference to proximity to other premises from which approved products are sold within the district.*
  - *location of premises from which approved products may be sold by reference to proximity to premises or facilities of a particular kind of kinds within the district (for example, kindergartens, early childhood centres, schools, places of worship, or other community facilities).*
- 3.4 At the time of writing this report the PSRA has indicated it will move beyond an interim licensing period to issuing full licenses (for up to three years) in early 2015. Based on this timeline Council may choose to consult with the community in April-May, hold hearings in June-July, receive a report back from the Hearings Panel in August-September and adopt a policy in October. This timeline provides an early signal to the community about where retail premises may be located in the future.

#### Local Context

- 3.5 Currently, there are eight retail premises operating under interim licenses in the Council district. These premises are situated in the Restart Mall, Colombo Street (near South City), The Palms Mall, New Brighton Mall, Linwood (Stanmore Road), Lincoln Road (Addington shops), Hornby (Main South Road) and Sockburn (Main South Road).
- 3.6 Over the past six months the Canterbury District Health Board, police and community advocates have raised concerns to the Ministry of Health that the safety of patients would be compromised by the location of retail premises near mental health facilities. A silent street protest was organised in opposition to a retail premise near a school and within a suburban shopping centre.
- 3.7 The Police commented that they have received numerous complaints from the public regarding the current licensed premises selling synthetic cannabis, mostly related to selling the products to persons less than 18 years of age. Police are currently prosecuting one dairy for selling synthetic cannabis in breach of the new legislation and are investigating two more. Police report the numbers of incidents they are attending in relation to synthetic cannabis appear to be increasing and they have observed a marked increase in antisocial behaviour and domestic incidents where synthetic cannabis has been consumed prior to the incident occurring.
- 3.8 There is very limited documented evidence of the impacts and effects of using psychoactive products. However, anecdotal reports from social work and youth work professionals note an increasing number of clients using psychoactive products and presenting with mental health issues associated with the use of these products. They

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 16 -

also noted an increase in antisocial behaviour associated with the use of psychoactive products.

- 3.9 Staff from the Christchurch Hospital Emergency Department note that between May 2012 and May 2013 they saw an average of two patients per month with adverse effects from synthetic cannabis. After the Act was passed in June 2013 the average increased to six patients a month presenting with typical symptoms of adverse effects from synthetic cannabis - palpitations, anxiety, seizures, chest pain and kidney failure.
- 3.10 The current available data, while largely anecdotal at this stage, indicates that more needs to be done in Christchurch before the Psychoactive Substances Act 2013 meets its purpose of protecting the health of, and minimising harm to, users of psychoactive substances.

Significance and alignment with strategies and plans

- 3.11 The Act requires the Council to use the Special Consultative Procedure in adopting this policy.
- 3.12 The draft policy contributes to the Council's attainment of the Three Year Plan community outcome – "Strong Communities – Injuries and risks to public health are minimised". The draft policy also aligns with the Safer Christchurch Strategy and with the following City and Community Long-term Policy and Planning levels of service:
- advice is provided to Council on key issues that affect the city.
  - provision of strategic advice on the social and economic issues facing the city.

#### 4. COMMENT

Preliminary Consultation

- 4.1 Preliminary consultation on what could be included in the Council's policy consisted of discussions with five focus groups with key staff from health, police, justice, youth and family, Maori health service providers, NGO mental health service providers, residents associations and retail premise interim licence holders. Their input has been considered when drafting the proposed policy. It is planned to consult with Community Boards at the Combined Community Board Seminar on 24 February. As this date is after this report is due verbal feedback from Community Boards will be provided to the Committee, if requested.
- 4.2 A literature review<sup>1</sup> on the impacts and issues associated with the availability and use of similar products has been completed by Canterbury District Health Board Community Public Health for the purpose of informing the development of this policy. The review noted that, while there is little evidence of the impact of the location of retailers of psychoactive products due to the newness of the product, there is ample evidence from studies on the environmental placement of outlets that market similar products such as alcohol, fast food and gambling, including studies in the New Zealand context. These studies show that:
- increased availability of any of these products is likely to lead to increased consumption/use and to be associated with greater rates of the relevant harms such as addictions, accidents, violence, crime, and poor mental and physical health outcomes.
  - where outlets for the reviewed products are more readily available in disadvantaged areas, disadvantage is further increased.
  - disadvantaged populations, children and young people are impacted the most from being exposed to harmful products.
- 4.3 Staff considered a range of potential policy options based on the impact on communities and the individuals who use psychoactive products taking into account the policy

<sup>1</sup> Canterbury District Health Board Community Public Health "Evidence relating to the density and location of outlets that sell potentially harmful products and association with harm" Literature Review January 2014 TRIM 108383

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 17 -

objectives, feedback from stakeholder workshops and the documented evidence of harmful impacts in relation to similar products discussed in the Community Public Health literature review.

- 4.4 The draft policy relates only to the locations of retail premises and further options to minimise harm may be worth exploring in a collaborative approach with the relevant partners such as the NZ Police, who have the responsibility of policing and prosecuting retailers who contravene the Act, and Community Public Health a division of the Canterbury District Health Board, that has the responsibility of enforcing the conditions of the Act for retail premises. Further options may include education campaigns, continuing to gather data on the impacts of psychoactive products given the recentness of the legislation and working with retailers on opportunities such as Accords.
- 4.5 Ministry of Health staff have been consulted and indicated they do not consider the draft policy to be too restrictive.

**Draft Policy**

- 4.6 If Council had no policy, retailers of psychoactive products could be located anywhere within the Council's district (subject to complying with the City Plan or gaining a resource consent). Council staff consider this undesirable and propose the following draft policy objectives are to:
- protect the health of, and minimise harm to, individuals who use psychoactive products.
  - minimise the exposure and potential for harm to users of 'sensitive' sites within the community.
  - ensure the Council and community have influence over the location and density of retailers of approved products across the region.
- 4.7 **The proposed options comprising the draft policy (Attachment 2) are:**
- location - The location of retail premises from which approved products may be sold is permitted within the Central City Core and Mixed Use Zones (**see map - Attachment 3**).
  - proximity - Retail premises from which approved products may be sold are not permitted within 100 metres of a 'sensitive' site existing at the time the licence application is made. The separation distances are to be measured from the legal boundary of each 'sensitive' site and retail premise.
  - density - Retail premises from which approved products may be sold are not permitted within 50 metres of another retail premise from which approved products may be sold. The separation distances are to be measured from the legal boundary of each retail premise.
- 4.8 'Sensitive' sites for the purposes of this draft policy are defined as premises or facilities delivering mental health, problem gambling, alcohol and other drug-related specialist treatment and support services (accredited with their respective professional bodies and/or their primary funder); schools, kindergartens, early childhood centres and tertiary education institutions; and playgrounds, parks and reserves (Open Space 1 and 2 Zones as defined in the Christchurch City Plan). For the purpose of this report, **attachment 6** maps the indicative 'sensitive' sites within the proposed Option 1 zones. These are indicative only due to the changing landscape with the Christchurch rebuild; the changes, growth and development of education facilities; and the potential relocation and/or development of mental health, problem gambling, alcohol and other drug-related specialist treatment and support facilities due to the rebuild and community need. The specialist treatment and support facilities list is not exhaustive and is based on information provided through CINCH and the Mental Health Education Resource Centre (as advised by CDHB).



## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 18 -

- 4.9 However, should the Council wish to consider a less restrictive 'location' option the draft policy could permit retail premises to locate within the central city **AND** within 'district centres' (based on Business 1, Business 2 Zones of the Christchurch City Plan and Town Centres within the Banks Peninsula District Plan). (See map - **Attachment 4**). This option recognises that:
- the proximity to 'sensitive' sites and proximity to other retail outlets will continue to apply and will act to minimise harm.
  - currently there are less retail opportunities in the Central City Core and Central City Mixed Use Zones than there are likely to be in the future
  - the Central City Core and Central City Mixed Use Zones policy option is likely to adversely affect six of the eight interim licence holders, who currently trade from premises outside the proposed policy.
  - a less restrictive policy permitting retail premises in the central city, 'district centres' and Town Centres will adversely affect one of the current eight retail premises.
- 4.10 While the proximity to 'sensitive' sites and proximity to other retail outlets will continue to apply and will act to minimise harm, this less restrictive policy option would permit retail outlets to be located in most of the suburban retail areas including town centres in Lyttelton and Akaroa (**see map - Attachment 4**).
- 4.11 If the Council adopts the less restricted option for consultation the effect of the 'sensitive' sites policy is that five of the current eight interim license holders will be located within permitted areas and three will fall outside a permitted area - New Brighton, Addington and Sockburn. If Council adopts the recommended location policy two of the current eight interim license holders (in the central city) will be located within permitted areas. . If Council adopts the proposed and more restrictive location policy two of the current eight interim license holders will be located within permitted areas. None of the current interim licence retailers are within 50m of another interim licence retailer. The Ministry of Health PSRA is responsible for the regulation of the activities of the psychoactive products licence holders. As part of the process of issuing a licence to product retailers the PSRA will consider an applicants' compliance with the local Psychoactive Products Retail Locations Policy. Council responsibility for monitoring compliance focuses on the retail outlet complying with the District Plan and/or resource consent conditions.

**Legal Issues**

- 4.12 The Psychoactive Substances Act 2013 requires that the Special Consultative Procedure (SCP) under section 83 of the Local Government Act 2002 be followed to adopt the policy (**Attachment 2**). The SCP public consultation process requires specific documentation and these; a Statement of Proposal (**Attachment 1**) and a Summary of Information (**Attachment 5**) are attached for this purpose. A Hearing Panel must also be established to hear public submissions on the draft policy and report to Council with recommendations on a final policy for Council adoption.
- 4.13 Current retail premises hold interim licences, and are required to apply for full licences once the Ministry of Health regulations are in place early 2015. It is expected that the regulations will require an applicant applying for a full licence to demonstrate the premises will be located in compliance with any council policy.
- 4.14 Interim licence holders, who currently trade from premises outside the proposed policy locations (six of the current eight), are likely to be adversely affected if the proposed new policy is adopted in its current form by the Council. This may result in a challenge to Council regarding the policy restrictions. Any challenges would most likely come from existing or prospective new retailers that wanted to set up in suburban retail centres or closer to 'sensitive sites' than the policy permits. However, if a challenge is made it is unlikely to be successful, where the Council follows an appropriate decision-making process.

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 19 -

- 4.15 The other point to note about interim licences is that it is not entirely clear from the wording in the Act whether, if a Council adopts a policy that does not provide an exemption for interim licensed premises, the policy will immediately apply to those retail premises, with the result the Ministry of Health cancels their licence and/or requires that the premises leave that location. However, all interim licences include a clause saying that they are subject to a Council's policy. The Ministry of Health has stated that it will enforce those clauses if a policy is adopted that effectively prohibits a premise from being in its current location. This means there is a risk for the Council of being involved in any challenge by a retailer against the Ministry's decision in such circumstances. However, the Council could minimise its costs by simply abiding by the decision of the Court on the matter.
- 4.16 The Ministry has advised an alternative option is to insert an exemption clause in the policy so that it becomes effective at the same time as the Ministry's regulations. Based on the proposed timeframes in this report an exemption clause would give affected retailers approximately six months to prepare for changes. The Council may direct staff to include this exemption clause in the policy.
- 4.17 The draft Psychoactive Products Retail Locations Policy (a Local Approved Products Policy) cannot be so restrictive that it constitutes a ban on retail premises of psychoactive product retailers in the region. The draft Policy, although the most restrictive location option, is unlikely to be considered so restrictive that it effectively provides a ban. There are no Banks Peninsula locations provided for, so this may be seen as restrictive for that part of the Council's territorial authority area, but the Council is not aware of anyone wanting to locate retail premises on Banks Peninsula. The consultation process will make that more clear. In addition, the policy does not apply to internet sales of psychoactive products so retailers who wish to sell in Banks Peninsula can still do so via the internet. The draft Policy also provides sufficient location options in the central city area, which, based on recent preliminary feedback appears to be the most favoured option for the wider community.
- 4.18 The risk to the Council of not having a local policy is the inability to control the location, (subject to complying with the City Plan or gaining a resource consent), of a new psychoactive product retailer who may propose to set up close to a school, residential area or other location that Council may consider inappropriate. It would also mean any interim licence holders would probably be able to obtain a full licence in their current locations.

## 5 FINANCIAL IMPLICATIONS

- 5.1 The costs associated with the investigation and development of the draft Psychoactive Products Retail Locations Policy (a Local Approved Products Policy) 2014 will be accommodated within the current City and Community Long-Term Policy and Planning Activity Management Plan.
- 5.2 The Ministry of Health regulates, administers and enforces the policy. There are not expected to be any ongoing operational costs for Council however the Ministry of Health has not yet drafted the final regulations supporting the provisions in the Act.

## 6 STAFF RECOMMENDATION

That the Strategy and Planning Committee recommend that the Council:

- 6.1 Resolve to adopt the draft policy objectives (**Attachment 2**).
- 6.2 Resolve to adopt the draft Psychoactive Products Retail Locations Policy (a Local Approved Products Policy) 2014; the Statement of Proposal and Summary of Information and undertake community consultation through a Special Consultative Procedure by June 2014.

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 20 -

- 6.3 Direct staff to include in the draft Psychoactive Products Retail Locations Policy a clause exempting interim licence retailers from complying with this policy until the Ministry of Health Regulations become effective.
- 6.4 Resolve that the **attached** Statement of Proposal and Summary of Information including the proposed policy be adopted for consultation.
- 6.5 Resolve that the public notice of the consultation be given in The Press and Christchurch Star newspapers and on the Council's website at the start of the consultation period, and that public notice of the proposal be given in community newspapers distributed in the Christchurch district area, as close as possible to the start of the consultation period.
- 6.6 Resolve that the consultation documents be made available for public inspection at Council Service Centres, Council Libraries and on the Council's website during the consultation period, and authorise staff to determine the specific persons and/or organisations to whom the Summary of Information will be distributed as a basis for the general consultation.
- 6.7 Resolve to establish a Hearings Panel, and appoint the panel members, to consider submissions on the draft policy and report back to Council by September 2014.
- 6.8 Direct staff to scope a collaborative approach with the aim of identifying further harm minimising options and report back to Council by September 2014.

## 7. COMMITTEE RECOMMENDATION

- 7.2 Committee recommendation and attachments to report will be separately circulated.

## PART B – REPORTS FOR INFORMATION

## 5. DEPUTATIONS BY APPOINTMENT

- 3.1 Lyndon Graham, Deputy Chair of the Akaroa/Wairewa Community Board, on item 6, Freedom Camping Investigation
- 3.2 Victoria Andrews on item 6, Freedom Camping Investigation.

## PART C - DELEGATED DECISIONS

## 6. DECLARATION OF INTEREST

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

## 7. FREEDOM CAMPING INVESTIGATION – REPORT TO STRATEGY AND PLANNING COMMITTEE

		Contact	Contact Details
<b>General Manager responsible:</b>	Acting Chief Planning Officer		Brigitte de Ronde, 941-8045
<b>Officer responsible:</b>	Strategic Policy Unit Manager	Y	Alan Bywater, 941-6430
<b>Author:</b>	Siobhan Storey	Y	941-8916

## 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 At its meeting of 30 January 2014 the Council **resolved** that in view of recent problems related to freedom camping, that staff investigate actions which could be taken to control, restrict, or designate specific areas for freedom camping on Banks Peninsula and elsewhere in the city and urgently report to Council with recommendations.

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 21 -

- 1.2 This report outlines the background of freedom camping issues in the city, and the current situation in Akaroa, Banks Peninsula and the city and recommends that staff work with the Akaroa Wairewa Community Board to consider the particular issues faced by Akaroa at the present time.

## 2. EXECUTIVE SUMMARY

- 2.1 There is evidence of freedom camping taking place in the Christchurch urban area, and around Banks Peninsula (particularly in Akaroa). Staff have found only a few problems of rubbish or fouling associated with campervans on Banks Peninsula. In the Christchurch urban area the main issue at sites along the beachfront seems to be homelessness amongst local people, or arriving workers who were either unable to find or be able to afford housing, rather than tourists. There have been some complaints to the Parking Enforcement Team (**Attachment 1**) from residents. Staff will continue to monitor the situation.
- 2.2 There is a particular current issue with tourists freedom camping in the Akaroa Boat Park, causing congestion, and making it difficult for people wanting to get their boats in and out of the water. Staff have been engaging with the Akaroa/Waiwera Community Board about this issue.
- 2.3 This report discusses two broad options to control problems arising from freedom camping for the Committee and Council to consider. Option 1 provides information on existing regulations which can be used on a case by case basis to address immediate issues as they arise. The report identifies how these regulations could affect the situation in Akaroa and what any consequences might be, both intended and unintended. It also comments on issues relating to the enforcement of the regulations.
- 2.4 Option 2 considers addressing freedom camping on a City-wide basis, by using the provisions of the Freedom Camping Act 2011 to develop a bylaw, and how such a bylaw might affect the situation in Akaroa, including comments on issues relating to the enforcement of the bylaw. It also considers the possibility of developing a bylaw in conjunction with neighbouring Councils.
- 2.5 Whilst developing a bylaw enables a much more comprehensive, city-wide approach to freedom camping, it may not be a priority for resources given the range of earthquake recovery (and other) issues at the moment. Staff therefore recommend that the Committee recommend the Council adopt Option 1, and further recommend that staff hold a workshop with the Akaroa Wairewa Community Board to discuss the issues surrounding freedom camping in Akaroa and to devise a local solution to the reported problems.

## 3. BACKGROUND

### *Freedom Camping Management Plan*

- 3.1 At its meeting on 23-24 September 2010 the Council resolved to adopt the Freedom Camping Management Plan and began to implement the Stage One/Social Marketing aspect of the Plan ahead of the 2010/2011 summer season.
- 3.2 Staff worked locally and nationally with tourism agencies and campervan companies and provided them with information to give to campers asking them to camp responsibly. In particular it was suggested that campers who did not have toilet facilities in their vans should camp in caravan parks or in areas where there are public toilets.
- 3.3 Sites along the roads and beaches from North New Brighton to Scarborough, Taylors Mistake and Godley Head, Lyttelton, Corsair, Cass and Governor's Bays, Rapaki and Banks Peninsula including Robinson's Bay, were monitored on a regular basis until the

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 22 -

22 February earthquake. The purpose was to get an indication of the level of activity in these areas.

- 3.4 At its meeting of 27 October 2011 the Council resolved that staff report to the Council on the monitoring of freedom camping both in reserves and on roads and other areas, and on whether a freedom camping bylaw was needed. Section 11 of the Freedom Camping Act 2011 enables local authorities to make a bylaw regulating freedom camping under certain conditions.
- 3.5 Staff reported back to the Regulatory and Planning Committee on 2 May 2012. At its meeting of 24 May 2012 the Council adopted the Committee's recommendations, that the Council:
  - (a) *Note that the monitoring of selected sites has indicated that currently there is no significant problem to be addressed with respect to freedom camping.*
  - (b) *Resolve that the Council direct staff to continue with the social marketing campaign on freedom camping and to continue to monitor the same sites for the next two summers, ie December 2012 and 2013 to March 2013 and 2014, and re-assess the situation each year, subject to staff advising Councillors on the ongoing cost and details of the social marketing campaign and ongoing monitoring.*
  - (c) *Note that in the event of emergent nuisance issues the local Community Board would be able to trigger an earlier review of the need for regulatory response.*

*Freedom Camping Issues in Robinson's Bay and Duvauchelle*

- 3.6 In February and March 2013 the Akaroa Wairewa Community Board received concerns from a Robinson's Bay resident and the Duvauchelle Management Committee about freedom camping in these areas.
- 3.7 Staff reported back to the Board on 17 July 2013 regarding the feasibility and necessity of banning freedom camping in the following areas: Robinson's Bay Wharf Road, Seafield Road, Duvauchelle, and Robinson's Bay and Duvauchelle picnic areas.
- 3.8 Staff monitored sites on Banks Peninsula on a weekly basis from 18 December 2012 to 25 February 2013, including those about which concern had been expressed. Staff reported the overall experience was that campers were well-behaved, respectful of the local environment (ie little litter or waste), and most vans were self-contained.
- 3.9 Staff concluded that the extent of evidence of issues resulting from freedom camping was insufficient to make the introduction of a bylaw under the Freedom Camping Act 2011 the most appropriate and proportionate way of addressing the problem at that time. Staff would continue to monitor the situation.

#### 4. COMMENT

*Current situation*

*Akaroa*

- 4.1 At its meeting of 19 December 2013 the Akaroa Wairewa Community Board (the Board) was concerned at the increase in freedom camping taking place on the Peninsula, particularly adjacent to the Akaroa Recreation Ground and Akaroa Boat Compound area. Members noted that campers added to the congestion in that area, which could become more problematical during the holidays when the need for boat parking also increased.
- 4.2 The Board decided to ask staff to monitor freedom camping numbers over the 2013/14 summer period and to try and find a solution before the 2014 season to enable all users of the Recreation Ground/Boat Compound area to be accommodated and to possibly look at how the area could be improved in the future.
- 4.3 Residents have noted that not only are there a lot of campervans in the area (often 30 or more) but that the people in them are using the area as a holiday park, blocking

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 23 -

pavements and generally making the area very congested with tables, chairs and so forth.

*Banks Peninsula*

- 4.4 There are reports and evidence of freedom camping taking place at various sites around Banks Peninsula but not necessarily problems being created by this camping. Staff have continued to monitor sites on Banks Peninsula and have found few problems of rubbish or fouling associated with camper vans.

*Rest of the city*

- 4.5 The coastal ranger team undertakes periodic monitoring of overnight parking camping around the eastern part of Christchurch from Waimairi Beach to Sumner. The area head ranger recently made four early morning patrols – two in October 2013, one in November 2013 and one in early February 2014 – following concerns from City Care cleaning contractors about the difficulties they were having keeping the toilets clean with much extra rubbish, blocked drains and inappropriate use by campers.
- 4.6 He found the main issue at sites along the beachfront seemed to be homelessness amongst local people, or arriving workers who were either unable to find or able to afford housing, rather than tourists. Some had mental health problems. The majority were individuals sleeping rough in ordinary cars and vans, with only a very few being bona fide tourist rental vehicles
- 4.7 The Parking Enforcement Team has received a number of complaints about freedom camping between Waimairi Beach and Sumner since April 2013 (**Attachment 1**).

*Addressing the current issues with freedom camping*

There are two main options for the Committee and the Council to consider.

*Option 1- Continue to address problems on a case by case basis using existing regulation*

- 4.8 The Council can address the immediate issues as they arise, using existing regulations. There are three existing regulations which may be used. Which regulation applies depends on the type of land that is being used for freedom camping: whether it is a reserve, a road, a public place or Crown land.
- 4.9 Reserve: If the land is a reserve, the Parks and Reserves Bylaw 2008 may be applied, which prohibits camping in a reserve, unless it is in an area the Council has specifically set aside for camping and any camping fees have been paid, or the person camping has obtained prior written permission to camp from a Council-authorised Officer.
- 4.10 Road: The Land Transport Road User Rules prohibit any vehicle parking parallel in an angled parking zone (taking up more spaces because they are parked against the curb as opposed to within the lines). This prohibits campervans and caravans in Akaroa from parking on the east side of Beach Road from Rue Benoit to Smith Street, and from Rue Jolie to Bruce Terrace. Additionally, if the land is a road the Traffic and Parking Bylaw 2008 may be applied. This bylaw prohibits leaving a motor-home on a road for a continuous period exceeding seven days.

This bylaw also provides that the Council may set aside any road, part of a road or area under the control of Council as a restricted parking area. The Council can determine conditions that a restricted parking area may be subject to, and may impose standing or stopping restrictions by way of a time restriction, a restriction to a specific class, classes or description of vehicle, a total prohibition or any combination of these.

- 4.11 Public Place: If the land is a public place, the Public Places Bylaw 2008 may be applied. There is no clause prohibiting camping/residing in a public place under this bylaw. This generally means on roads or other Council owned parking spaces in urban and residential areas, excluding those located on Council owned or managed and controlled park and reserve land.



## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 24 -

However under legislation, there are issues associated with camping/residing in a public place that are prohibited. These include issues such as littering (under the Litter Act 1979), toileting (under the Summary Offences Act 1981) and excessive noise (under the Resource Management Act 1991), from people camping/residing in those areas. Disposal of any waste (including rubbish and human waste) is also prohibited under the Freedom Camping Act and infringement notices can be issued by the Council, irrespective of whether or not the Council has a bylaw under the Act. It is also important to note that people are not allowed to obstruct traffic or other parking spaces under the Public Places Bylaw bylaw, for instance through setting up camp or picnicking in an adjacent parking space in any place around the City.

At its meeting of 11 February 2010 the Council resolved to establish a Special Use Area in the Cranmer Square area under this bylaw to prohibit camping or residing in motor homes, motor vehicles, or caravans. However, those vehicles can still park there as long as they pay the required fees and observe the allowed parking times.

- 4.12 Crown Land: If land is owned by the Crown it is not under the control of Council and thus none of the above regulations apply.

*Application of the above regulations to the situation with the Akaroa Boat Park. (See Map - Attachment 2)*

- 4.13 Rue Brittan in Akaroa is a road in the boat park area which runs from Rue Jolie to 140 metres north of the intersection of Rue Jolie and Rue Brittan from the intersection of Rue Brittan and Rue Jolie. (This enabled the Council to approve a temporary road closure of this road on 22 February 2014 from 7.30am to 12.30pm because of the La Grande Swim event.)
- 4.14 The remaining area is a reserve, hence Clause 10, the “no camping” clause in the Parks and Reserves Bylaw 2008 could be enforced by the Parks Team. However as infringement notices cannot be issued under this bylaw, there is a lack of effective enforcement tools under this prohibition (Council can only prosecute for offences, or can in some cases seize items, but this is also complex). The Banks Peninsula Area Supervisor suggested moving campervans and other similar vehicles away from the boat ramp area by putting signs up prohibiting campervans, caravans etc in the area near the boat ramp and directing them to the park by Rue Jolie, possibly with the proviso that overnight campers must leave by 8.00am. Additionally overnight parking could be prohibited in some areas. He also suggested Council could provide facilities such as toilets and basic washing facilities in areas where campervans are permitted.
- 4.15 At its meeting of 20 February 2014 the Akaroa Wairewa Community Board resolved: *to request as an interim measure, that staff enforce the Parks and Reserves Bylaw in relation to camping, for the boat park area from Rue Brittan to the southern branch of the Grehan Stream, and that staff also be requested to convene a workshop for the Board and interested parties to discuss freedom camping.*
- 4.16 Staff could arrange for “No Camping” signs to be erected at all entrances to the Boat Park and on the Recreation Reserve. Enforcement of the prohibitions could be problematic as there is little resource available in Akaroa and on the Peninsula generally, although if the signs are there it means Akaroa residents could point this out to potential campers.
- 4.17 Staff are concerned that banning campervans and other vehicles being used for freedom camping from this area is likely to mean they will simply move elsewhere, and potentially could create a similar or worse problem in other areas. They are also aware that camper van/freedom campers are often tourists who contribute to the local economy. Staff consider that it would be helpful to have a workshop with the Akaroa Wairewa Community Board so that the situation can be fully discussed and a local solution devised.

## COUNCIL 27. 3. 2014

## Strategy and Planning Committee 21. 3. 2014

- 25 -

*Option 2*

- 4.18 The Council can address freedom camping issues on a City-wide basis. The measures outlined in paragraph 4.14 to 4.17 could address the immediate problem in Akaroa. However there is the broader question of freedom camping across the city and Banks Peninsula.

*The Freedom Camping Act 2011*

- 4.19 Section 10 of the Freedom Camping Act 2011 states freedom camping is permitted in any local authority area unless it is restricted or prohibited in an area in accordance with a bylaw made under section 11 or under any other enactment. Thus the Freedom Camping Act enables the Council to make a bylaw to restrict freedom camping within its area, although it may not absolutely prohibit it or prohibit it too restrictively.
- 4.20 If the Council wishes to make a bylaw it must be satisfied that:
- (a) the bylaw is necessary for 1 or more of the following purposes:
    - (i) to protect the area;
    - (ii) to protect the health and safety of people who may visit the area;
    - (iii) to protect access to the area; and
  - (b) the bylaw is the most appropriate and proportionate way of addressing the perceived problem in relation to that area; and
  - (c) the bylaw is not inconsistent with the New Zealand Bill of Rights Act 1990.
- 4.21 Any bylaw must define a restricted or prohibited area by a map or by a description of its locality (other than just its legal description), or both. When making a bylaw the Council must use the special consultative procedure set out in the Local Government Act 2002.
- 4.22 If the Council was to make a bylaw under the Freedom Camping Act, outlining areas where freedom camping is restricted, it would need to ensure that such a bylaw in conjunction with the Parks and Reserves Bylaw did not prohibit freedom camping absolutely.
- 4.23 A bylaw made under the Freedom Camping Act could delineate areas around the Akaroa Boat Park (and elsewhere) where freedom camping was restricted, either by numbers or times of the day or both; or not allowed at all. If people committed an offence under the bylaw an enforcement officer may serve infringement notices on them.
- 4.24 Despite this additional tool, enforcement of the bylaw is likely to be problematic for a number of reasons:
- by their nature, freedom campers tend not to stay in a given area for any length of time, and could argue that they were parking not camping, until quite late at night;
  - enforcement officers generally work normal business hours and their numbers are limited on the Peninsula in particular;
  - if a resident wanted to advise an enforcement officer that people were camping in a restricted or prohibited area it could take quite some time for the officer to arrive on the scene, by which time the campers may have left;
  - although rental companies may have the ability to recover infringement costs from the hirer, not all freedom campers (especially those in non-self-contained vans) rent their vehicles. These campers are often overseas tourists who are likely to leave the country before paying the fine.
- 4.25 If the Council did wish to develop a freedom camping bylaw it could make sense for it to do so in conjunction with its Urban Development Strategy partners, or even to develop a Canterbury-wide bylaw with the Selwyn and Waimakariri District Councils, which is consistent with the provisions in the Hurunui and Kaikoura District Councils' Bylaws. This would simplify matters for campers in Canterbury as there would be one set of rules across the region.

## 5. FINANCIAL IMPLICATIONS

**COUNCIL 27. 3. 2014****Strategy and Planning Committee 21. 3. 2014**

- 26 -

**Option 1**

- 5.1 There will be costs of investigating and applying regulations whenever problems arise. By way of illustration, there will be costs involved in the design, production, erection and maintenance of signs for the Akaroa Boat Park and elsewhere. There will be additional costs of enforcement if staff are required to visit Akaroa freedom campers after hours. In the majority of these specific cases (including the Akaroa boat ramp) the costs of signage can be managed through existing budgets.

**Option 2**

- 5.2 There will be significant costs involved in developing a Freedom Camping Bylaw. This could be achieved as part of the City and Community Long-Term Policy and Planning Activity work programme in 2014-15. However this would be at the expense of other work. A process of agreeing priorities for this work programme will be commenced in the next couple of months.
- 5.3 If the Council decides to create a Freedom Camping Bylaw it will also need to consider the costs of providing facilities in areas where freedom camping will be permitted, signage and address the costs of enforcing the bylaw.

**6. STAFF RECOMMENDATION**

That the Committee recommends to the Council that:

- 6.1 Issues resulting from Freedom Camping continue to be addressed on a case by case basis using existing regulations (and other means) as and when they become a problem for the time being; and
- 6.2 It agree that staff hold a workshop with the Akaroa Wairewa Community Board so that all the issues surrounding, and solutions to, freedom camping problems in and around Akaroa can be discussed, including possible utilisation of the Parks and Reserves Bylaw, managing the likely relocation of the activity, and the resourcing implications of enforcement, with a view to devising a local solution.

The meeting concluded at

**CONSIDERED THIS 27<sup>TH</sup> DAY OF MARCH 2014**

**MAYOR**

## COUNCIL 27. 3. 2014

## 19. DENTON OVAL AMENITY BLOCK STRENGTHENING

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Community Services		
<b>Officer responsible:</b>	Recreation and Sports Manager – Recreation and Sports Unit	Y	John Filsell 941 8303
<b>Author:</b>	Places and Spaces Manager – Recreation and Sports Unit		

## 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 The purpose of this report is to seek Council approval to proceed with the strengthening of the Denton Oval Amenity Block at a total cost of \$130,000 to be sourced from Council's Building and Infrastructure Allowance.

## 2. BACKGROUND

- 2.1 The Denton Oval facility in Hornby is made up of an open-air velodrome, a rectangular sports pitch, grandstand and amenities block. All these facilities are extensively used by the community. The velodrome, grandstand and pitch are open for use. The amenity block is closed with limited temporary toilet facilities provided by the Council.

## 3. COMMENT

- 3.1 A Detailed Engineering Evaluation (DEE) report scored the Amenities Block at 22% of the New Building Standard (NBS). The building remains closed and is considered "Earthquake Prone" as it contains unreinforced masonry block walls.
- 3.2 Detailed Engineering Evaluation reports and assessments indicate that the Amenity Building is built below current NBS and is largely undamaged as a result of the earthquake.
- 3.3 A strengthening scheme has been developed to increase the seismic capacity of the amenities building to 67% NBS. This involves using timber, steel and tie-beams to brace the masonry walls in place. Initial cost assessments reviewed by a Quantity Surveyor placed the strengthening costs at approximately \$80,000. Work was priced by two suppliers at a cost of exceeding \$160,000. Following a value management exercise the total cost has lowered to \$130,000 and a preferred contractor has been identified who can begin the work promptly.
- 3.4 Costs to rebuild the Amenities Block are estimated at \$1,300,000. A rebuild is unlikely to be achievable given new building regulations would likely require the disestablishment of significant portions of the adjacent grandstand.
- 3.5 The Amenity Block along with the entire Denton Oval is leased to the Hornby Rugby Club who allow a number of other organisations use the facilities. The lease is due to expire on 1 November 2014. After this date the lease will rollover on a month to month basis until Council has made its facility rebuild decisions on the entire Denton Oval. This will allow Council to be specific on what it leases and in what condition.
- 3.6 The grandstand is a separate building and was closed pending further engineering assessment. Recently the grandstand was assessed above 34 percent NBS and reopened on the 25<sup>th</sup> November 2013.
- 3.7 The Denton Oval was built for the 1974 Commonwealth Games and has been regularly maintained. However it is coming to the end of its useful life and the Council will consider its long term future within the next 10 years as part of the Council's asset management process.
- 3.8 The Hornby Rugby Club, Canterbury Track Cycling, Canterbury Rugby League and many other groups are heavily reliant on the use of the Amenities Building and are struggling to manage without it. Officers consider strengthening the Amenity Block at a cost of \$130,000 to be a prudent investment.

**19 Cont'd****4. FINANCIAL IMPLICATIONS**

- 4.1 The work will not be covered by insurance because it involves strengthening an earthquake prone building as opposed to repairing earthquake damage.
- 4.2 It will be recommended that funding for the strengthening of the Amenity Block is sourced from Council's Building and Infrastructure Allowance borrowing, due to it being a non insurance funded reinstatement, betterment of the asset is essential and the work does not form part of the asset's normal renewal or maintenance cycle. It will also be recommended that any remaining funding at project completion be returned to the Fund.

**5. STAFF RECOMMENDATION**

It is recommended that the Council:

- 5.1 Approve the strengthening of the Denton Park Amenity Block to 67 percent NBS as described in section 3.3 of this report.
- 5.2 Allocate \$130,000 from the Building and Infrastructure Allowance borrowing to fund the strengthening of the Denton Park Amenity Block on the understanding that any unused funding is returned to the Building and Infrastructure Allowance.

**20. SUBMISSION ON THE PSYCHOACTIVE SUBSTANCES REGULATIONS CONSULTATION**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Strategy and Planning	PA	941-8281
<b>Officer responsible:</b>	Strategic Policy Unit Manager	PA	941-8812
<b>Author:</b>	Team Leader Policy & Senior Solicitor	Y	Claire Bryant 941-8876 Judith Cheyne 941-8649

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 Following a workshop with Strategy and Planning Committee/Submissions Panel this report recommends that the Submissions Panel approve the draft submission (attachment 1) on behalf of the Council on the Ministry of Health consultation document on regulations to support the Psychoactive Substances Act 2013 (the Act).

**2. BACKGROUND***The Act*

- 2.1 The Psychoactive Substances Act came into force on 18 July 2013 and regulates the importation, manufacture, sale, supply and possession of psychoactive substances, which are the active ingredients in party pills, energy pills and herbal highs. The purpose of the Act is to protect the health of, and minimise harm to, individuals who use psychoactive substances.
- 2.2 The Act creates a licensing process for the right to manufacture, import or retail psychoactive substances through the Ministry of Health Psychoactive Substances Regulatory Authority (PSRA). The Act also allows Council's to develop a 'Local Approved Products Policy' providing guidance on where retail outlets may be located in their territorial area. The Council will soon be considering a draft policy for consultation with its community.
- 2.3 The Act provides for regulations to be made that will support the Act, including on the licensing regime for retail premises and other matters. While the Act does not expressly provide for Council policies on retail premises to be taken into account when the PSRA considers a licence it is proposed that the regulations will make this a requirement.

*The Consultation document*

- 2.4 The consultation document published by the Ministry of Health (attachment 2) notes that the regulations will play an integral part in ensuring the Act is fit for purpose and is future proofed. The consultation covers the regulatory detail relating to:
- the licence application process
  - the product approval process
  - labelling and packaging of approved products
  - advertising and place of sale matters
  - fees and levies
- 2.5 The Ministry is proposing a two-phase implementation for regulations, with the retail licence regulations not expected until mid 2015. However, this consultation covers details relating to both phases of the implementation of the regulations. There will be no second consultation on the retail aspects, which are of most relevance to the Council, so the Council needs to have its say now.
- 2.6 The Council's proposed submission is set out on the form attached to the consultation document. It does not provide answers to all the consultation questions being asked by the Ministry of Health, as some matters were of limited relevance to the Council.



**20 Cont'd****3. COMMENT**

- 3.1 Submissions on the consultation document are due on 21 March 2014 so there was insufficient time for this submission to be considered by the full Council.
- 3.2 A workshop on the consultation document and draft Council submission was held on 7 March 2014, to which all Councillors and Community Board members were invited to attend.
- 3.3 Valuable feedback was provided and changes made to the draft submission, which is now being presented with this report for approval as Council's submission.
- 3.4 Note that the Submissions Panel has delegated authority to approve Council submissions and refer any proposed submission to the Council for its consideration and approval where the panel is unable to confirm the Council's position on an issue before it. In this case the Panel has approved the submission.

**4. FINANCIAL IMPLICATIONS**

- 4.1 There are costs for the Council in relation to the development of its policy under the Act, and there may also be costs associated with retail licence applicants providing evidence of compliance with a Council's policy, although it is not yet clear whether the Regulations will require the Council to "vet" the applications.
- 4.2 The draft submission seeks that the regulations include the ability for the Council to recover any costs in carrying out responsibilities under the Act and Regulations.

**5. STAFF RECOMMENDATION**

It is recommended that the Council:

- 5.1 Approve the Council's submission on the Psychoactive Substances Regulations consultation document.
- 5.2 Retrospectively reports the content of this submission to Council for its information.

**6. SUBMISSIONS PANEL RECOMMENDATION**

It is recommended that the Council receive the Panel's submission on the PSR consultation document.

# Making a submission

**Submissions close on Friday 21 March 2014 at 5 pm.**

**This is a submission from the Christchurch City Council**

## Consultation questions

- 1 Is the list of proposed information requirements for licence applications comprehensive enough?

If not, what else should be required, and why?

The applications that Council staff have seen (for interim licences) do not specifically state the physical / approved address of the retail outlet. This should be made very clear on all licences.

- 2 Should retail licence applications be accompanied by evidence of compliance with a local approved products policy if one is in effect in the applicant's area?

The Council supports the requirement that retail licence applications **must** be accompanied by evidence of compliance with the relevant Council policy. The PSRA **must not** grant a license to any applicant who does not comply.

There is a question about the paper work that will be required to confirm whether or not an application complies with a council LAPP. This needs to be an efficient process for all involved. The Council should only be required to check or approve anything if it is also able to charge fees under the Act.

- 3 Should retail licence applications be accompanied by evidence of compliance with a generic local approved products policy if no policy is in effect in the applicant's area?

Like LGNZ, the Council supports a 'generic' policy, provided a Council can opt out of having a generic policy for their district, if they and their community do not want such a policy to apply. The Council considers a generic policy to be a good idea to avoid a retailer setting up on the boundary between a Council with a policy and one without so they can easily reach both markets.

However, the Council is concerned about how the special consultative procedure will apply, or can be applied, in relation to a generic policy (given that it is a requirement of the Psychoactive Substances Act to consult with the community before adopting a policy). In light of the impending changes to the Local Government Act 2002 it would be more appropriate for the Act to be amended so that alternative forms of consultation can be carried out instead of using the special consultative procedure, and special provision made for generic policies as it is not clear the regulation making powers in the Act allow for the introduction of generic policies through regulations.

4 Are the factors the Authority should take into account when determining whether a licence applicant is a fit and proper person or whether a body corporate is of good repute in section 16(2) enough? The section 16(2) factors are:

- whether the applicant has been convicted of a relevant offence
- whether there has been a serious or repeated failure by the applicant to comply with any requirement of the Act
- whether there are other grounds for considering that the applicant is likely to fail to comply with any requirement of the Act
- any other matter that the Authority considers relevant.

If you think these factors are not enough, please give examples of additional factors the Authority should consider.

A history of failures or non-compliance with a similar regulatory regime eg. under the Sale and Supply of Alcohol Act, should also be a consideration in deciding on a licence for psychoactive product retail outlets

The Council also supports:

- adding any history of violent offence charges (in addition to “relevant” offences)
- the LGNZ suggestion that the Ministry should check with Councils for any previous history with the applicant in relation to any Council business
- that where Councils are asked to vet or check anything that the regulations enable them to charge a fee. (Also see the answer to questions 31 and 32 below)

In addition, over time, evidence should be collected about which retail outlets people bought product from and then went on to commit offences as a result of using legal highs. That evidence should also be taken into account before any licence is granted.

5 Should the regulations require applicants to provide details of their involvement in other regulatory regimes, such as alcohol licensing processes?

Yes

6 What records should the regulations require licence holders to keep?

No comment

7 How long should licence holders be required to keep records for?

7 years as per IRD requirements

- 8 Do you think there are factors or issues that the Authority should consider when setting discretionary conditions? If so, please provide details.

In the consultation document under the licence application heading there is discussion of a mechanism for reviewing the ongoing operation of a retail licence in circumstances such as where a Council Policy changes, meaning a retailer can no longer sell from the address the licence was issued for. There is no specific consultation question on this under the applications heading, but the Council supports this proposal and considers it should be made a condition of every retail licence.

It should also be made clear in the licence conditions for a retail premises that the licence applies to a particular premises, not just the person who is the licence holder (section 20 of the Act provides that a licence is not transferable but only relates this to the person, not the premises).

The Council also notes the suggestions in the LGNZ submission that consideration should be given to the following matters:

- The amount of an approved substance that might be purchased in a single sale;
- A sales tax on approved products to reflect the cost of consumption on the NZ health system and the local community;
- A limit on the range of non-related products, such as clothing, which is able to be sold in retail premises licensed to sell approved products;
- A limit on the hours a retail premise selling approved products may operate.

The Council also suggests that these regulations align with alcohol regulations in particular in relation to the 'range of non-related products' and 'operating hours'. The Council wants the 'limit' and the 'range' clearly identified so it is obvious when the regulations are not being met.

- 9 Should the regulations prescribe other matters the Authority must take into account when deciding on an application? If yes, what should these matters be?

Yes, as noted above in the answer to question 4, account should be taken of other licensing issues / non-compliance both within the application district and in other areas, if the applicant is operating in other Council districts.

- 10 Do you agree a product approval application should include information on proposed manufacturing methods and how they will comply with the Psychoactive Substances Code of Manufacturing Practice?

No comment

- 11 Do you think any further particulars, information, documents or other material should be prescribed in the regulations? If yes, what should these be?

No comment

- 12 Do you agree with the proposal that the regulations require applications to contain information and data on the toxicity, pharmacology and related clinical effects of the psychoactive substance they are seeking approval for?

No comment

- 13 Do you agree with the proposal that the regulations require product approval applications to contain information and data on:
- the psychoactive potential and related behavioural effects of the substance
  - the addictive potential
  - the proposed directions for use
  - previous use, including use in clinical trials and in the wider population?

No comment

- 14 Are the proposed requirements and restrictions on labelling sufficient? If not, please make specific suggestions for further requirements and restrictions.

No comment

- 15 Are the proposed requirements relating to health warnings sufficient?  
If not, please make specific suggestions for further requirements (for example, advice on what to do in the case of an overdose).

The Council recommends that information on what to do in the case of an overdose should be included. It also submits that each product sold should clearly state that it contains psychoactive substances and wording confirming it is an R18 product. Such information may be useful for parents and caregivers of minors should they discover any products in the minor's possession.

- 16 Are the proposed packaging requirements and restrictions sufficient? If not, please make specific suggestions for further requirements.

The Council submits that all products should be in plain packaging (except for any required information), with restrictions on the colours that can be used on the packaging, to decrease the visual appeal of the products.

- 17 Do you agree with the proposal to restrict a packet to one dose? Please give reasons for your answer.

The Council does not support restricting packets to one dose, because of the concern that the same 1 dose can affect different people differently and it is difficult to be exact about what constitutes 1 dose.

- 18 Do you agree with the proposal that a dose, in whatever form the product takes, is split wherever possible?

No comment

- 19 Do you think there should be restrictions on the form products can take? If so, what forms do you think should and shouldn't be allowed?

The Council submits products should only be in a tablet or similar form. A prohibition on products that must be injected or that are inhaled (including as liquid, gas or powder) is desirable as these forms of consumption are also associated with the misuse of drugs and other volatile substances that cause harm to users.

- 20 Do you think there should be restrictions or requirements on the storage of psychoactive substances? If so, what should the restrictions or requirements be?

No comment

- 21 Do you think restrictions or requirements should be set for the storage of approved products? If so, what should they be?

No comment

- 22 Do you think restrictions or requirements should be set regarding the display of approved products? If so, what should they be?

The Council considers there should be restrictions. For example, products should not be visually displayed i.e. They should be behind opaque doors to discourage purchase by visual stimulation. The Council supports the same rules as apply to the sale of tobacco.

- 23 Do you think restrictions or requirements should be set regarding the disposal of approved products? If so, what should they be?

The disposal of substances should be governed by the provisions of the Hazardous Substances and New Organisms Act. This makes it clear that there is legislation covering the disposal of psychoactive substances.

- 24 Do you think there should be signage requirements in the regulations? If so, please give specific suggestions.

Yes. Council recommends the inclusion of R18 signage and a sign with health warnings to be displayed at the point of sale. (Also see answer below to question 26.)

- 25 Do you think the regulations should specify further places where approved products may not be sold? If so, please provide specific suggestions.

The Council also suggests that areas / premises where gaming licences are in place eg. TAB, Racecourse, Casinos, should be included as places where approved products cannot be sold.

The Council considers there is a need to clearly define "fixed permanent structures" (s 52f). Does this definition include a container or market stall that may be consented / licensed?



- 26 Do you think the regulations should prescribe restrictions or requirements for advertisements of approved products? If so, please provide specific suggestions.

The Council submits there should be no advertising in cinemas, bus shelters, buses (inside and out), and public conveniences.

The size of an advertisement should also be restricted to exclude the use of billboards, posters etc. the Council recommends limiting the size to A4 or smaller.

Also see the answer at question 28 below

- 27 Do you think the regulations should prescribe restrictions or requirements on internet sales of approved products? If so, please provide specific suggestions.

The restrictions suggested (entry page with DoB, and declaration not to resell) are good ideas, however the Council notes that they will only be effective if they are monitored and enforced. Unless enforcement can happen (cost effectively) then the restrictions are toothless.

- 28 Do you think the regulations should prescribe restrictions or requirements on the advertising of approved products? If so, please provide specific suggestions.

This question relates to advertising on-site (as opposed to the wider advertising question at CQ26)

The Council agrees that on-site advertising should be limited to the provision of objective information and that the licence must be displayed in a prominent place where customers can readily see and read it.

The Council also recommends that any onsite advertising should include prominent health warnings.

- 29 Do you agree with the proposed fees for the different licences? If not, please provide specific suggestions.

It is not clear whether the fees proposed are per retail premise or per license? The Council submits it should be clear that a license holder cannot get one license (and pay only one fee) for multiple premises. A separate licence should be required for every premise and a fee paid in relation to each premise.

- 30 Do you support a fixed fee or an hourly charge for processing applications for product approvals?

A fixed fee will make the cost transparent to the applicant.

- 31 Should fees be set for other specific functions? If yes, please state what they should be set for.

Yes. Council submits that fees should be set for specific functions that incur a cost to Councils:

- Verifying that an applicant meets the conditions of a local policy
- Researching and providing information on the Council's previous history with this applicant

- 32 Do you agree with the proposed list of items and process for setting levies? If not, please provide specific suggestions.

The consultation document states that the framework in the Act is one of cost recovery and that the industry should meet the costs of administering the Act.

The Council submits that each Council that develops a LAPP should be able to recover its costs in carrying out the special consultation procedure. If the Council is required to "sign off" or approve a licence application as being compliant with the Council's LAPP then it should also be able to charge a fee. Therefore, the Council submits that the examples of the costs a levy can be charged for should include all territorial authority costs in addition to all the central government costs listed.

The Council agrees with the process for setting levies but submits that the process should ensure that any levy on retailers must include a portion to be paid to those territorial authorities who have LAPPs.

You do not have to answer all the questions or provide personal information if you do not want to.

This submission was completed by:	(name)	Christchurch City Council
Address:	(street/box number)	53 Hereford St (P O Box 73013)
	(town/city)	Christchurch 8154
Email:		judith.cheyne@ccc.govt.nz
Organisation (if applicable):		Christchurch City Council
Position (if applicable):		Senior Solicitor, Legal Services Unit (ph (03) 941-8649)

Are you submitting this:  
(Tick one box only in this section)

- ☐ as an interim licence holder
- ☐ a person or body corporate intending to apply for a licence
- x other (*please specify*): Territorial Authority who will be developing a LAPP .....

Do you wish to receive updates about the development of the psychoactive substances regulations?

- x Yes ☐ No

(If yes, please make sure you provide an email address.)

Please return only *one* copy of your submission no later than **5 pm on Friday 21 March** to:

The Manager  
Psychoactive Substances Regulatory Authority  
Ministry of Health  
PO Box 5013  
WELLINGTON  
Email: psychoactives@moh.govt.nz

Alternatively, electronically complete the submission form available at the back of this document, add your comments and email to: psychoactives@moh.govt.nz

Please put 'Regulations Consultation' in the subject line.

Your submission may be requested under the Official Information Act 1982. If this happens, the Ministry of Health will release your submission to the person who requested it. However, if you are submitting as an individual (rather than representing an organisation), the Ministry will remove your personal details from the submission if you tick the following boxes.

- ☐ I do not give permission for my personal details to be released under the Official Information Act 1982.
- ☐ I do not give permission for my name to be listed in the published summary of submissions.

## COUNCIL 27. 3. 2014

**21. REASSIGNMENT OF DELEGATIONS FROM GENERAL MANAGERS TO NEW DIRECTOR POSITIONS**

		Contact	Contact Details
<b>General Manager responsible:</b>	The Chief Executive		
<b>Officer responsible:</b>	Legal Services Unit Manager, Legal Services Unit		
<b>Author:</b>	Solicitor, and Senior Solicitor, Legal Services Unit	Y	Vivienne Wilson, x8963 Ian Thomson, x6343

**1. PURPOSE OF REPORT**

- 1.1 The purpose of this report is to have the Council reassign current delegations of responsibilities, duties, and powers (as recorded in the Council's Delegations Register) from General Managers to the new second tier leadership positions in the Council.

**2. EXECUTIVE SUMMARY**

- 2.1 The Council currently delegates a range of responsibilities, duties, and powers to Council staff, community boards and the like.
- 2.2 In light of the changes to the Council's organisational structure, the delegations to the current General Managers need to be changed to reflect the new second tier leadership positions.
- 2.3 This report and **Attachment 1** identifies the recommended changes to the Council's Delegations to provide for the new second tier leadership positions. It also recommends some other consequential changes to some Unit Manager positions.
- 2.4 The report recommends two additional substantive changes to the current suite of delegations. The report also recommends that some General Manager delegations are deleted completely as these are no longer relevant or the applicable legislation has been repealed. Other than this, the delegations remain in their current form. However, the Legal Services Unit is undertaking a fuller revision of the Delegations Register, and this will be the subject of a subsequent report to Council in due course.

**3. BACKGROUND**

- 3.1 A new organisational structure for the Council will take effect on 1 April 2014.
- 3.2 The second tier leadership positions will consist of 4 rebuild and recovery positions, together with 3 day to day operations positions.
- 3.3 The Rebuild and Recovery positions are:
- 3.3.1 Chief Financial Officer
  - 3.3.2 Chief Planning Officer Future Christchurch
  - 3.3.3 Director Council Facilities and Infrastructure Rebuild
  - 3.3.4 Director Building Control and City Rebuild.
- 3.4 The Day to Day operations provisions are:
- 3.4.1 Chief Operating Officer
  - 3.4.2 Director Office of the Chief Executive
  - 3.4.3 Director Corporate Services.
- 3.5 On 12 December 2013, the Council resolved to reassign the current delegations made under the Building Act 2004 to the Director Building Control and City Rebuild (and the Inspections and Enforcement Unit Manager), except for certain express exceptions.
- 3.6 This report now deals with the balance of the delegations to be reassigned from the current General Manager positions to the new leadership positions as referred to above.

## 21 Cont'd

## 4. COMMENT

- 4.1 The delegations to be reassigned consist of a range of statutory responsibilities, duties, and powers as well as other matters.
- 4.2 Clause 32(1) of Schedule 7 of the Local Government Act 2002 provides a general power of delegations as follows:
- (1) *Unless expressly provided otherwise in this Act, or in any other Act, for the purposes of efficiency and effectiveness in the conduct of a local authority's business, a local authority may delegate to a committee or other subordinate decision-making body, community board, or member or officer of the local authority any of its responsibilities, duties, or powers except—*
- (a) *the power to make a rate; or*  
 (b) *the power to make a bylaw; or*  
 (c) *the power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan; or*  
 (d) *the power to adopt a long-term plan, annual plan, or annual report; or*  
 (e) *the power to appoint a chief executive; or*  
 (f) *the power to adopt policies required to be adopted and consulted on under this Act in association with the long-term plan or developed for the purpose of the local governance statement; or*  
 (g) *[Repealed]*  
 (h) *the power to adopt a remuneration and employment policy.*
- 4.3 There is also a power for any delegations made by Council subsequently to be sub-delegated under clauses 32(3) and 32B of Schedule 7.
- 4.4 In particular cases, other statutes provide for various delegations provisions.
- 4.5 **Attachment 1** to this report sets out all of the recommended changes to the current delegations. As mentioned, the majority of the changes provide for the new Council structure.
- 4.6 With the establishment of the Chief Financial Officer position, some of the delegations currently held by the Corporate Support Unit Manager now sit more properly with the Corporate Finance Unit Manager. Therefore, there is some change between the role of the Corporate Finance Unit Manager and the Corporate Support Unit Manager.
- 4.7 The delegations to the General Manager Regulation and Democracy Services and the General Manager Strategic Development are removed from the Delegations Register.
- 4.8 The delegations relating to the Public Bodies Contracts Act 1959 are removed as this statute no longer applies to local authorities. The delegations relating to Sinking Funds are removed as the Council no longer has any Sinking Funds.
- 4.9 Staff have also identified a small number of other additional delegations which will contribute to the effectiveness and efficiency of the running of the Council. These are shown in yellow highlight in the attached document and a brief explanation is set out below:
- 4.9.1 The Director Building Control and City Rebuild has identified that it would be appropriate for him to have delegated power under section 281C in relation to refunds or waivers of fees and charges. These are ordinarily one-off decisions that are made on a case by case basis.

**21 Cont'd**

4.9.2 The Legal Services Unit has identified that it would be appropriate for the Council to delegate to any two of the Chief Financial Officer, the Corporate Finance Unit Manager and the Legal Services Unit Manager, the power of the Council to institute proceedings in the High Court to recover debts owing to the Council and to make decisions in relation to the enforcement of judgements obtained. In addition, it would also be appropriate for these same officers to have the power of the Council to institute in the High Court an application for liquidation, and to make decisions in relation to the enforcement of judgements obtained.

4.9.3 Currently officer delegations are restricted to District Court and Disputes Tribunal proceedings. Use of these processes are less successful than High Court processes as the sanctions for non-compliance are limited. This limits Council staff from effectively pursuing some significant debts owed to Council.

4.10 Separate to this report, the Legal Services Unit has also been working on a general review of the Council's Delegations Register so that all legislative references and position descriptions are brought up to date, and the Register itself will be streamlined. It is anticipated that the Delegations Register will be in a new format, similar to the way in which the delegations to the Community Boards are currently expressed. This will be the subject of a further report to the Council.

**5. FINANCIAL IMPLICATIONS**

5.1 There are no financial implications arising from reassigning these delegations.

**6. STAFF RECOMMENDATION**

It is recommended that the Council:

6.1 Relying on clause 32 of Schedule 7 of the Local Government Act 2002, together with any other applicable statutory authority, as from 1 April 2014, reassign the current delegations as recorded in the Delegations Register in the manner set out in **Attachment 1**.



## Attachment 1

### Annotated version of changes to the Delegations Register (version as at 13 March 2013)

#### Notes:

Excerpts only

Deletions are shown in strikethrough

Insertions are shown in bold and underlined

Page 3

The decision as to whether the exercise of a delegated power is for a local project must be made by the ~~General Manager, City Environment and the General Manager, Regulation and Democracy Services~~ **Chief Operating Officer and the Director of the Office of the Chief Executive** on behalf of the Chief Executive. ~~The General Managers~~ **The Chief Operating Officer and the Director of the Office of the Chief Executive** may consult with the chairperson of the relevant Community Board.

Page 31

#### ROAD CONSTRUCTION ZONE OFFICER SUBCOMMITTEE

##### Members

~~General Manager City Environment~~ **Director Council Facilities and Infrastructure Rebuild**

Transport and Greenspace Manager

Page 35

#### ~~CHAIRPERSON PLANNING COMMITTEE AND GENERAL MANAGER STRATEGY AND PLANNING~~ **CHIEF PLANNING OFFICER FUTURE CHRISTCHURCH**

Authority to agree to any further negotiated outcomes between Christchurch City Council, New Zealand Transport Agency, the Board of Inquiry, and other parties reached before or during the hearing of submissions on the Notice of Requirement.

Pages 38-39

17. **Land Acquisition – Cranford Basin**

...

Future Course of Actions:

(v) The Council authorises the Chief Executive to delegate the implementation of this process to the Asset and Network Planning Manager and the Legal Services Manager, and is authorised to delegate the entering into contracts for the purchase of the ~~General Manager City Environment and General Manager Strategy and Planning~~ **Chief Operating Officer and the Chief Planning Officer Future Christchurch**, provided the purchase price is consistent with the forecast funding as part of the Northern Arterial Project and the Three Year Plan under the Styx SMP – Waterway Detention and Treatment facilities.

18. **Legal Advice on Litigation Strategy**

(j) The Chief Executive is authorised to delegate the implementation of this process to the Asset and Network Planning Manager and the Legal Services Manager, and is authorised to delegate the entering into contracts for the purchase of the land to the ~~General Manager City Environment and General Manager Strategy and Planning~~ **Chief Operating Officer and the Chief Planning Officer Future Christchurch** provided the purchase price is consistent with the forecast funding as part of the Northern Arterial Project and the Three Year Plan under the Styx Stormwater Management Plan – Waterway Detention and Treatment facilities.

Pages 41 - 42

~~GENERAL MANAGER CITY ENVIRONMENT~~ **CHIEF OPERATING OFFICER**

1. (a) The power to institute any prosecution and to make any decision in any matter relating thereto for any offence under the following sections of the Local Government Act 2002 –  
  
...
2. That the Council resolve, pursuant to Clause 32(1) of the Seventh Schedule of the Local Government Act 2002, that the ~~General Manager City Environment~~ **Chief Operating Officer** be delegated the powers to:  
  
...
3. That the Council delegate responsibility for the placement of Urban and Environmental and Community category artworks in public places (where not part of a wider planning process for the site/area concerned)

to the ~~General Manager City Environment and General Manager Strategic Development~~ **Chief Operating Officer and Chief Planning Officer Future Christchurch** utilising the criteria detailed in Appendix 11.

4. That pursuant to Clause 32A of the Seventh Schedule of the Local Government Act 2002 the ~~General Manager City Environment and the Environmental Services Manager~~ **Chief Operating Officer and the Inspections and Enforcement Unit Manager**, severally, be delegated the power to appoint and warrant enforcement officers under Section 177 of that Act.

...

7. All Day Parking Fee Scheme for Selected Parking Meters:

That the Council delegate to the ~~General Manager City Environment~~ **Chief Operating Officer** the authority to revoke and/or re-impose the maximum parking time limits on parking meters affected by (a) above (i.e. "selected on street parking areas currently operating as pay and display parking meters").

Page 42

8. The Council delegates authority to the ~~General Manager Corporate Services and one other General Manager jointly~~ **the Chief Financial Officer and 1 other of the following to act jointly: Chief Planning Officer Future Christchurch, Director Council Facilities and Infrastructure Rebuild, Director Building Control and City Rebuild, Chief Operating Officer, Director of the Office of the Chief Executive, Director Corporate Services**, to enter into arrangements for the placement of all the Council's insurance policies, subject to the exercise of such delegated power being reported back to the Council in each case (if there is no time for a full report to be presented to the Corporate and Financial Committee for recommendation to the Council).

**[and to make corresponding amendments to the Delegations Register each time this entry appears.]**

Page 42 - 43

#### **GENERAL MANAGER COMMUNITY SERVICES CHIEF OPERATING OFFICER**

1. To be a person in lawful occupation of land owned, occupied or controlled by the Council for the purposes of the Trespass Act 1980.
2. That the ~~General Manager Community Services~~ **Chief Operating Officer** be delegated authority to adjust City Housing rentals annually in accordance with movement in the Capital Goods Price Index (CGPI) – Residential Buildings Index, with the Council being advised prior to the rental adjustment taking effect, and with any proposal to adjust rentals in excess of this mechanism to be reported to the Council for approval.

3. That pursuant to clause 5.9 of the Mayor's Welfare Fund Charitable Trust Deed dated 7 September 1992 the persons holding the following Mayor's Welfare Fund Charitable Trust and Council elected officer positions from time to time be formally granted delegated authority and authorised to be signatories of the Mayor's Welfare fund Charitable Trust's bank account:

Mayor

Chairperson of the Mayor's Welfare Fund Charitable Trust Committee

~~General Manager Community Services~~ **Chief Operating Officer**

Community Support Unit Manager

Community Development Manager

Assistant Management Accountant

Team Leader Community Grants Funding

PROVIDED THAT the signatures of any two of the above persons shall be required to operate the Mayor's Welfare Fund Charitable Trust's bank account.

Page 46

#### 6. Social Housing

Delegates the decision(s) to close and reopen the Councils social housing units for use to the ~~General Manager of Corporate Services and the General Manager of Community Services~~ **Chief Financial Officer and the Chief Operating Officer** subject to the following framework:

**[and to make corresponding amendments to the Delegations Register each time this entry appears.]**

#### 7. Arts Centre Trust Board – Governance Review

That the Council authorises the ~~General Manager Community Services~~ **Chief Operating Officer** to negotiate and recommend to the Council a memorandum of understanding between the Council and the Board.

Page 47

#### **GENERAL MANAGER CORPORATE SERVICES CHIEF FINANCIAL OFFICER**

1. To write off bad debts of up to \$10,000 (jointly with the Corporate ~~Support~~ **Finance Unit** Manager).
2. To endorse cheques, drafts, bills of exchange, promissory notes and other negotiable instruments on behalf of the Council (severally with the Funds and Financial Policy Manager, Corporate Finance **Unit** Manager, Funds Accountant, Financial Analyst, Companies Accountant).

3. To transfer funds between any of the Council's bank accounts (severally with the Corporate Finance Unit Manager, Operations Accountant, Funds Accountant, Companies Accountant, Senior Management Assistant).
4. To sign all documents relating to default summonses and general proxies and swear proofs of debt on behalf of the Council (jointly with Corporate ~~Support~~ Finance Unit Manager).
5. The Council delegates severally to any two of the following: ~~General Manager Corporate Services~~ Chief Financial Officer, Corporate ~~Support~~ Finance Unit Manager: the power of the Council to institute proceedings in the Disputes Tribunal and the District Court to recover debts owing to the Council, and to make decisions in relation to the enforcement of judgments obtained (excluding bankruptcy and rating sales).
6. Power to approve decisions by registered valuers on valuation objections submitted pursuant to section 34 of the Rating Valuations Act 1998 (also delegated to Corporate Finance Unit Manager).

(See page 84 for associated rating delegations.)

7. ~~To be a person in lawful occupation of land owned, occupied or controlled by the Council for the purposes of the Trespass Act 1980.~~

....

Pages 48 - 49

10. Pursuant to clause 4.8(a) of the Mayor's Welfare Fund Charitable Trust Deed dated 7 September 1992 (as amended 24.4.08) Council's powers under clauses 4.1 to 4.6 inclusive be delegated to any two of the persons as shall hold from time to time the following Council officer positions:

~~General Manager Corporate Services~~ Chief Financial Officer  
Corporate Finance Unit Manager  
Senior Financial Accountant  
Financial Accountant

#### 11. **Mayoral Relief Fund**

That the ~~General Manager Corporate Services~~ Chief Financial Officer be delegated authority to:

- (i) Apply to the Inland Revenue Department to seek confirmation of 'donee organisation status' for the Christchurch Earthquake Mayoral Relief Fund;

....

- (v) Invest the funds held by the Christchurch Earthquake Mayoral Relief Fund in accordance with standard Council policies and procedures providing that the ~~General Manager Corporate Services~~ Chief Financial Officer ensures:

- All money invested from this Christchurch Earthquake Mayoral Relief Fund must be used exclusively for that purpose.

....

13. Delegate authority to the ~~General Manager Corporate Service~~ **Chief Operating Officer** to take all steps that he considers necessary to continue the operation of the Burwood Resource Recovery Park, including (but not limited to):

...

- (iv) Negotiating and entering into a lease or similar arrangement of the Burwood Resource Recovery park on terms and conditions acceptable to him (and the power to administer, enforce as required the terms and conditions of such lease or similar arrangement once granted).

Delegate authority to the ~~General Manager Corporate Service~~ **Chief Operating Officer** to issue a public notice under clause 8 (3) (a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 permitting the use of the Areas B, C and D as shown on the plan attached to the report in the agenda to receive, process, sort, recycle and remove demolition material sourced from buildings demolished as a result of the 4 September 2010 and 22 February 2011 earthquakes and its related aftershocks.

...

Page 50

- 14.2 Delegates to the ~~General Manager Corporate Services~~ **Chief Financial Officer** the authority to accept progress and partial insurance payments on behalf of the Council on the condition that they are not full and final, nor commit the Council to a settlement
- 14.3 Delegates to the ~~General Manager Corporate Services~~ **Chief Financial Officer** the authority to accept insurance payouts for facilities which we insure but do not own, subject to the approval of the building owner and distribute the payout to the appropriate party(s).
- 14.4 Delegates to the ~~General Manager Corporate Services~~ **Chief Financial Officer** the authority to settle claims less than or equal to \$5,000 that are to be settled globally based on the estimated cost to repair  
i.e. "category 1" claims as set out in paragraph 41 of the report.

...



Page 53

**GENERAL MANAGER REGULATION AND DEMOCRACY SERVICES DIRECTOR OF THE OFFICE OF THE CHIEF EXECUTIVE**

**SPEAKING RIGHTS - DISTRICT SCHEME CHANGES**

1. That clause 1 of the policy adopted by the Council on 23 October 1990 be updated as follows:

*“That it be the Council’s policy that speaking rights generally not be granted by any Community Board, Committee or Council meeting when the matter for consideration is a report which includes a draft of a proposed Plan Change or Variation which is being considered for formal recommendation to or adoption by the Council.”*

2. That Clause 2 of the 1990 Policy be rescinded.
3. That the Chairperson of the ~~Regulatory and Consents Committee~~ and the ~~General Manager Regulation and Democracy Services~~ **Strategy and Planning Committee and the Director of the Office of the Chief Executive** jointly, be authorised to make decisions under the Policy.

**PERSON IN OCCUPATION OF COUNCIL LAND**

1. ~~To be a person in lawful occupation of land owned, occupied or controlled by the Council for the purposes of the Trespass Act 1980.~~

**PROSECUTIONS – APPEALS AGAINST SENTENCE**

1. That the Council delegate to the ~~General Manager Regulation and Democracy Services~~ **Director Corporate Services** the Council’s power, pursuant to section 115A of the Summary Proceedings Act 1957, to appeal to the High Court against any sentence passed in the District Court upon the conviction of any person for an offence prosecuted by the Council. Such appeals only to be lodged on appropriate legal advice.
2. That the ~~Regulatory and Consents Committee~~ **Regulation and Consents Committee** be advised of such appeals being filed in the Court.

...

**PRESTONS ROAD LIMITED AND DEVELOPMENT BONDS**

1. The ~~General Manager Regulation and Democracy Services~~ **Chief Planning Officer Future Christchurch** be granted delegated authority

to negotiate, agree and enter into the necessary documentation and take the necessary steps required to give effect to such bonding agreements.

To go in under Council Insurance Policies

P54

### **DIRECTOR BUILDING CONTROL AND CITY REBUILD**

- 1.1 Delegate to the Director Building Control and City Rebuild and the Inspections and Enforcement Unit Manager, severally, all of the Council's powers under the Building Act 2004 except:
  - 1.1.1 Its powers under sections 131 and 132 relating to the adoption or review of policies on dangerous, earthquake prone and insanitary buildings.
  - 1.1.2 Its power under section 213 to make arrangements for any other building consent authority to perform the Council's functions of a building consent authority.
  - 1.1.3 Its power under sections 219(1)(a) and 281A to set any fee or charge in relation to a building consent and for the performance of any other function or service under the Act.
  - 1.1.4 Its powers under sections 233 to 236 to transfer any of its functions, duties or powers under the Act to another territorial authority.
  - 1.1.5 Its power under sections 233 to 236 to agree to undertake any function, duty or power of any other territorial authority under the Act.
  - 1.1.6 Its power under section 281B in relation to increasing fees and charges, and section 281C in relation to refunds or waivers of fees and charges.
- 1.2 The Council delegate to the Director Building Control and City Rebuild and the Inspections and Enforcement Unit Manager, severally, the power of the Council to authorise the issue of written warrants under section 174 of the Local Government Act 2002.

**1.3 Despite clause 1.1.6 above, delegate to the Director Building Control and City Rebuild its power under section 281C in relation to refunds or waivers of fees and charges.**

Page 54 - 55

### **GENERAL MANAGER STRATEGIC DEVELOPMENT**

- ~~1. That if Mr Kevin Mara is unavailable or unable to appoint another officer as the Engineer for a contract the General Manager Strategic Development be authorised to appoint another Council officer in any Council unit as Engineer for that contract.~~
- ~~2. That the Council delegate responsibility for the placement of Urban and Environmental and Community category artworks in public places (where not part of a wider planning process for the site/area concerned) to the General Manager City Environment and General Manager Strategic Development utilising the criteria detailed in Appendix 11.~~
- ~~3. To be a person in lawful occupation of land owned, occupied or controlled by the Council for the purposes of the Trespass Act 1980.~~

4. ~~Authority to amend the composition of the following hearing panels as required, jointly with the Chair of the Regulatory and Planning Committee:~~
- ~~• Public Places Bylaw/Banks Peninsula Nuisances Bylaw/Water Related Services Bylaw~~
  - ~~• Dog Control Bylaw~~
  - ~~• Traffic and Parking Bylaw~~
  - ~~• Parks, Marine and General Bylaw~~
5. ~~The Council delegates authority to the General Manager Corporate Services and one other General Manager jointly, to enter into arrangements for the placement of all the Council's insurance policies, subject to the exercise of such delegated power being reported back to the Council in each case (if there is no time for a full report to be presented to the Corporate and Financial Committee for recommendation to the Council).~~

Page 55 - 56

**GENERAL MANAGER STRATEGY AND PLANNING CHIEF  
PLANNING OFFICER FUTURE CHRISTCHURCH**

1. To lodge submissions on behalf of the Council on any proposed district plan or variation to a proposed district plan administered by the Council, or on any Council initiated or privately initiated change to a district plan administered by the Council, or on any notice of requirement for a designation or on any notice of requirement for a heritage order.
2. That the ~~General Manager Strategy and Planning~~ **Chief Planning Officer Future Christchurch** change the Council position to support the New Zealand Transportation Agency's Notice of Requirement for Christchurch Southern Motorway 2 and in particular:
  - the replacement landscaping plan for the Plan Change 54 area;
  - the amended advice note, provided the Board of Inquiry has the jurisdiction to impose an advice note to this effect in the first place; and
  - that Christchurch City Council maintain an interest in the design of the Owaka Basin and has entered into a Memorandum of Understanding on the design of the facility with the New Zealand Transport Agency to ensure the Notice of Requirement process outcomes do not conflict with the Council's required stormwater outcomes needed.

And that staff evidence to be given to the Board of Inquiry reflects this change of position.

...

4. Delegate to the ~~General Manager Strategy and Planning~~ **Chief Planning Officer Future Christchurch** the authority to sign the Owaka Basin Stormwater Design Memorandum of Understanding with the New Zealand Transport Agency on behalf of the Christchurch City Council.

5. Delegate to ~~the Chairperson of the Planning Committee and the General Manager Strategy and Planning~~ **Chief Planning Officer Future Christchurch** the authority to agree to any further negotiated outcomes between Christchurch City Council, New Zealand Transport Agency, the Board of Inquiry, and other parties reached before or during the hearing of submissions on the Notice of Requirement.

Page 57

**GENERAL MANAGERS – CITY ENVIRONMENT AND STRATEGY  
AND PLANNING CHIEF OPERATING OFFICER AND CHIEF  
PLANNING OFFICER FUTURE CHRISTCHURCH**

Delegated Parking Authority:

That the Council delegate to the ~~General Manager City Environment and the General Manager Strategy and Planning~~ **Chief Operating Officer and the Chief Planning Officer Future Christchurch** with respect to that area of the Central Business District of Christchurch shown on Plan A (page 91) of the Christchurch City Council Register of Delegations dated 28 June 2012, the authority:

- (i) In clause 5(1) of the Christchurch City Council Traffic and Parking Bylaw 2008 to set aside any road, or part of any road, or any other area controlled by the Council, as a restricted parking area with associated conditions; and
- (ii) In clause 5(3) of the Christchurch City Council Traffic and Parking Bylaw 2008 to impose standing or stopping restrictions on any road, or part of a road, or any other area controlled by the Council; and
- (iii) In clause 5(5)(a) of the Christchurch City Council Traffic and Parking Bylaw 2008 to amend any restricted parking area by adding any road or part of a road, or any other area controlled by the Council as a restricted parking area, or deleting or changing any road, or part of a road, or other area previously so specified as a restricted parking area; and
- (iv) In clause 5(5)(b) of the Christchurch City Council Traffic and Parking Bylaw 2008 to amend any condition in relation to a restricted parking area, by adding, deleting or changing any such condition; and
- (v) In clause 5(5)(c) of the Christchurch City Council Traffic and Parking Bylaw 2008 to amend any stopping or standing restrictions by adding, deleting or changing any such restrictions.

...

Page 58

**GENERAL MANAGERS – CITY ENVIRONMENT AND CORPORATE  
SERVICES CHIEF OPERATING OFFICER AND CHIEF FINANCIAL  
OFFICER**

All Day Parking Fee Scheme for Selected Parking Meters:

That the Council delegate to the ~~General Manager City Environment and the General Manager Corporate Services~~ **Chief Operating Officer and the Chief Financial Officer** the setting of fees for all day parking in metered spaces in the areas affected. These fees to be set from \$0-\$25 per day.

...

Page 66

#### **CORPORATE FINANCE UNIT MANAGER**

1. Power to approve decisions by registered valuers on valuation objections submitted pursuant to section 34 of the Rating Valuations Act 1998.
2. To endorse cheques, drafts, bills of exchange, promissory notes and other negotiable instruments on behalf of the Council (severally with the Funds and Financial Policy Manager, Corporate Finance **Unit** Manager, Funds Accountant, Financial Analyst, Companies Accountant).
3. To transfer funds between any of the Council's bank accounts (severally with the Corporate Finance **Unit** Manager, Operations Accountant, Funds Accountant, Companies Accountant, Senior Management Assistant).
4. That pursuant to clause 4.8(a) of the Mayor's Welfare Fund Charitable Trust Deed dated 7 September 1992 (as amended 24.4.08) Council's powers under clauses 4.1 to 4.6 inclusive be delegated to any two of the persons as shall hold from time to time the following Council officer positions:

~~General Manager Corporate Services~~ **Chief Financial Officer**  
Corporate Finance Unit Manager  
Senior Financial Accountant  
Financial Accountant

5. **To write off bad debts of up to \$10,000 (jointly with the Chief Financial Officer).**
6. **To sign all documents relating to default summonses and general proxies and swear proofs of debt on behalf of the Council (jointly with Chief Financial Officer).**
7. **The Council delegates severally to any two of the following: Chief Financial Officer, Corporate Finance Unit Manager: the power of the Council to institute proceedings in the Disputes Tribunal and the District Court to recover debts owing to the Council, and to make decisions in relation to the enforcement of judgments obtained (excluding bankruptcy and rating sales).**

Page 69

- ~~16. To write off bad debts of up to \$10,000 (jointly with the Corporate Support Manager).~~
- ~~17. To sign all documents relating to default summonses and general proxies and swear proofs of debt on behalf of the Council (jointly with Corporate Support Manager).~~
- ~~18. The Council delegates severally to any two of the following: General Manager Corporate Services, Corporate Support Manager: the power of the Council to institute proceedings in the Disputes Tribunal and the District Court to recover debts owing to the Council, and to make decisions in relation to the enforcement of judgments obtained (excluding bankruptcy and rating sales).~~

Page 71

- (f) That the ~~General Manager Corporate Services~~ **Chief Financial Officer** be delegated authority to determine Council funding (if any) for infrastructure installation and or repair (refer paragraph 11) associated with the temporary occupation by the Rowing Clubs on Kerrs Reach.

Page 74

#### **ENGINEER TO CONTRACT UNDER NZS 3910:2003**

That the Council delegate power of appointment in respect of the role of “Engineer to Contract” under NZS 3910:2003, Conditions of Contract for Building and Civil Engineering Construction, to the ~~General Manager Capital Programme~~ **Director Council Facilities and Infrastructure Rebuild and the Chief Operating Officer, severally**, in all the Council’s existing and future contracts under NZS 3910 and further authorise the appointment of a suitably qualified Council external contractor if necessary to act in the role of “Engineer to Contract” in any of the Council’s present and future contracts where the Council is the principal.

Page 81

- (7) Pursuant to clause 32A of the 7<sup>th</sup> Schedule of the Local Government Act 2002, to appoint and warrant Enforcement Officers under section 177 of that Act without any limitation, restriction, condition or prohibition pursuant to clause 32A(2) of the 7<sup>th</sup> Schedule to that Act (severally with the ~~General Manager City Environment~~ **Chief Operating Officer**).

Page 94

#### **CONTRACTS**

1. That, pursuant to clause 32 of Schedule 7 of the Local Government Act 2002, the Council delegate the power of the Council to enter into



contracts for the purchase of materials, works and services, subject to the specified amounts in respect of items provided in the Annual Plan of the Council:

- (a) Not exceeding \$500,000: to be exercised by any two of the Chief Executive, ~~General Manager Corporate Services and General Manager Strategic Development~~ **Chief Financial Officer and the Director Corporate Services.**
  - (b) Not exceeding \$100,000: ~~severally~~ **severally** to the Chief Executive, ~~all General Managers~~ **Chief Financial Officer, Chief Planning Officer Future Christchurch, Director Council Facilities and Infrastructure Rebuild, Director Building Control and City Rebuild, Chief Operating Officer, Director of the Office of the Chief Executive, Director Corporate Services,** and Managers of Business Units.
  - (c) The Art Gallery Director may expend funds available from the Art Gallery Acquisitions Budget to a limit of two-thirds of that budget (current delegation).
2. That pursuant to clause 32(3) of Schedule 7 of the Local Government Act 2002 the officers named in paragraph 1 of this recommendation may delegate generally to any other officer of the Council their financial delegations. Any delegations pursuant to this paragraph exceeding \$10,000 to be approved by the ~~Director Strategic Investment~~ **Chief Financial Officer.**
3. No oral contract shall be made by an officer for a sum exceeding \$1,000.
4. That any two ~~General Managers~~ **jointly of the Chief Financial Officer, Chief Planning Officer Future Christchurch, Director Council Facilities and Infrastructure Rebuild, Director Building Control and City Rebuild, Chief Operating Officer, Director of the Office of the Chief Executive, Director Corporate Services** be authorised to enter into contracts for capital works or for maintenance contracts provided the contract is within the budget approved in the Council's ~~Long Term Council Community Plan~~ **Three Year Plan or Long Term Plan** (or an amendment to the plan) or an Annual Plan up to \$5 million.

Page 95

## FINANCIAL DELEGATIONS

1. To invest Council funds according to the Investment Policy approved by the Council.

### **Delegates – severally**

Funds and Financial Policy Manager  
Corporate Finance **Unit** Manager  
Funds Accountant  
Financial Analyst  
Companies Accountant

2. To endorse cheques, drafts, bills of exchange, promissory notes and other negotiable instruments on behalf of the Council.

**Delegates – severally**

~~General Manager Corporate Services~~ **Chief Financial Officer**  
Funds and Financial Policy Manager  
Corporate Finance **Unit** Manager  
Funds Accountant  
Financial Analyst  
Companies Accountant

3. To transfer funds between any of the Council's bank accounts.

**Delegates – severally**

~~General Manager Corporate Services~~ **Chief Financial Officer**  
Corporate Finance **Unit** Manager  
Operations Accountant  
Funds Accountant  
Companies Accountant  
Senior Management Assistant

4. To sign all documents relating to default summonses and general proxies and swear proofs of debt on behalf of the Council.

**Delegates – severally**

~~General Manager Corporate Services~~ **Chief Financial Officer**  
~~Corporate Support Manager~~ **Corporate Finance Unit Manager**

5. The power of the Council to institute proceedings in the Disputes Tribunal and the District Court to recover debts owing to the Council, and to make decisions in relation to the enforcement of judgments obtained (excluding bankruptcy and rating sales).

**Delegates – severally**

~~General Manager Corporate Services~~ **Chief Financial Officer**  
~~Corporate Support Manager~~ **Corporate Finance Unit Manager**

- 6. Delegates to any two of the Chief Financial Officer, Corporate Finance Unit Manager, and Legal Services Manager the power of the Council to institute proceedings in the High Court to recover debts owing to the Council and to make decision in relation to the enforcement of judgements obtained.**

- 7. Delegates to any two of the Chief Financial Officer, Corporate Finance Unit Manager, and Legal Services Manager, the power of the Council to institute in the High Court an application for liquidation, and to make decisions in relation to the enforcement of judgements obtained.**

**BANK AUTHORITIES**

1. That the Mayor or Deputy Mayor and the ~~General Manager Corporate Services~~ **Chief Financial Officer** be jointly authorised to amend the schedule of authorised signatories from time to time.

Page 96

## STOCK PURCHASING

1. For the purchase of stock or acquisition of materials for an approved project:

Operations Officer (Support Services Unit)	up to	\$50,000
<del>General Manager Corporate Services</del> <b><u>Chief Financial Officer</u></b>	up to	\$150,000
<del>General Manager Corporate Services</del> <b><u>Chief Financial Officer</u></b>	up to	\$500,000

2. That, subject to the next paragraph, every exercise of these delegated powers be reported to the next ordinary meeting of the Council, or where that is not practicable, to the succeeding ordinary meeting of the Council in a schedule specifying the officer who exercised the delegated authority and including brief details of the transaction. This schedule shall be prepared by the ~~General Manager Corporate Services~~ **Chief Financial Officer** and shall be in his report.

3. ~~That, pursuant to section 4(3A) of the Public Bodies Contracts Act 1959, the contracts entered into pursuant to these delegated powers which do not need to be reported back shall be:~~

~~\_\_\_\_\_ (a) All contracts of less than \$250,000 entered into by the General Manager Corporate Services.~~

~~\_\_\_\_\_ (b) All contracts of less than \$75,000 entered into by the General Manager Corporate Services.~~

~~\_\_\_\_\_ (c) All contracts of less than \$25,000 entered into by the Corporate Support Manager.~~

4. Authority to the ~~General Manager Corporate Services~~ **Chief Financial Officer** to write down the value of stock to the net realisable value, with a maximum of \$100,000 per annum in total provided that this is reported annually to the Council.

5. Authority to the ~~General Manager Corporate Services~~ **Chief Financial Officer** to write off stock items which in total do not exceed a net annual value of \$100,000 per annum provided that this is reported annually to the Council.

## SINKING FUND COMMISSIONERS

1. ~~That the Sinking Fund Commissioners for the Council be:~~

~~\_\_\_\_\_ The Mayor~~

~~\_\_\_\_\_ Chief Executive~~

~~\_\_\_\_\_ Director Strategic Investment~~

2. ~~That the cheque signatories for the Sinking Fund Commissioners be any two of the following:~~

~~— The Mayor  
— Chief Executive  
— Funds Accountant~~

...

Page 97

## MAYOR'S WELFARE FUND

That pursuant to clause 4.8(a) of the Mayor's Welfare Fund Charitable Trust Deed dated 7 September 1992 (as amended 24.4.08) Council's powers under clauses 4.1 to 4.6 inclusive be delegated to any two of the persons as shall hold from time to time the following Council officer positions:

~~General Manager Corporate Services~~ **Chief Financial Officer**  
Corporate Finance Unit Manager  
Senior Financial Accountant  
Financial Accountant

That pursuant to clause 5.9 of the Mayor's Welfare Fund Charitable Trust Deed dated 7 September 1992 the persons holding the following Mayor's Welfare Fund Charitable Trust and Council elected and officer positions from time to time be formally granted delegated authority and authorised to be signatories of the Mayor's Welfare Fund Charitable Trust's bank account:

Mayor  
Chairperson of the Mayor's Welfare Fund Charitable Trust Committee  
~~General Manager Community Services~~ **Chief Operating Officer**  
Community Support Unit Manager  
Community Development Manager  
Assistant Management Accountant  
Team Leader Community Grants Funding

PROVIDED THAT the signatures of any two of the above persons shall be required to operate the Mayor's Welfare Fund Charitable Trust's bank account.

That all previous authorities in respect of the Mayor's Welfare Fund Charitable Trust's bank account are hereby cancelled.

## AFFIXING OF COMMON SEAL

That the Mayor, or any other Councillor, and the ~~Procurement Team Leader of the Corporate Support Unit~~ **Manager Procurement** witness the affixing of the Seal and that in the absence of the ~~Procurement Team Leader~~ **Manager Procurement**, the Seal be witnessed by any one of the following:

Council Secretary  
Corporate Support **Unit** Manager  
~~General Manager Strategic Development~~ **Chief Operating Officer**

~~General Manager Regulation and Democracy Services.~~ **Director Corporate Services**

Page 98

## **RATES SYSTEM DELEGATIONS**

### **Due Dates for Payment of Rates**

Extraordinary due dates for invoice payment, delegated to any one of:

Transaction Manager  
Corporate ~~Support~~ **Finance Unit** Manager

### **Council Not to Collect Small Amounts**

The amount limit is \$20 per annum, applied at the discretion of any one of:

Transaction Manager  
Corporate ~~Support~~ **Finance Unit** Manager

...

Page 99

## **RATES PENALTIES AND REMISSIONS**

### **Remission of current year's rate penalties owing to one-off non-payment or where there are timing mismatch issues**

Delegated to any one of the:

Transactions Manager  
Corporate ~~Support~~ **Finance Unit** Manager

### **Remission of rates penalties imposed where there is an inability to pay**

Delegated to any one of the:

Transactions Manager  
Corporate ~~Support~~ **Finance Unit** Manager

In exceptional circumstances and with subsequent advice to the Transactions Manager:

Rates Policy Manager  
Funds and Financial Policy Manager  
Corporate Finance **Unit** Manager

### **Remission of current penalties where there is payment in full for the year Remission statement**

Delegated to any one of the:

Transactions Manager  
Corporate ~~Support~~ **Finance Unit** Manager

Page 100

**Remission of rates where the land is used by 'not for profit' clubs, associations and churches, for sport or for community benefit other than horse or dog racing**

Delegated to any one of the:

Rates Policy Manager

Funds and Financial Policy Manager  
Corporate Finance **Unit** Manager

**Remission of all rates on land occupied and used by the Christchurch City Council for community benefit**  
(Viewed as an operational matter)

Delegated to any one of the:

Transactions Manager  
Corporate ~~Support~~ **Finance Unit** Manager

**Remission of additional uniform charges and excess water supply targeted rate for contiguous land or any rate where it is just and equitable to do so**

*Delegations to determine eligibility for additional uniform charges*

Delegated to any one of the:

Roll Maintenance Officer  
Rates Policy Manager  
Funds and Financial Policy Manager  
Corporate ~~Support~~ **Finance Unit** Manager

*Delegations to determine rates eligibility for excess water supply charges*

Delegated to any one of the:

Transactions Manager  
Corporate ~~Support~~ **Finance Unit** Manager

## **RATES POSTPONEMENT POLICY (FOR HARDSHIP)**

Delegated to three jointly of:

Transactions Manager  
Corporate ~~Support~~ **Finance Unit** Manager



Rates Policy Manager

Page 101

## **RATE ARREARS COLLECTION POLICY**

Authority to undertake the standard collection process or parts thereof, excluding court action or rating sales is delegated to the Transactions Manager

Note: This may be further delegated to members of the Debt Management Team of the Corporate ~~Support~~ **Finance Unit** as approved by the Transactions Manager.

Authority to commence legal action is jointly delegated to the any two of:

Transactions Manager  
Corporate ~~Support~~ **Finance Unit** Manager

Rating sales action requires specific Council approval in each case.

In exceptional cases (e.g. Telecom utilities case), the management of the legal action will be undertaken by any one of:

Funds and Financial Policy Manager  
Corporate Finance **Unit** Manager  
Legal Services Manager

## **APPEALS AGAINST ANY DELEGATED DECISION**

Delegated to three jointly of:

Funds and Financial Policy Manager  
~~Corporate Support Manager~~  
Corporate Finance **Unit** Manager  
~~General Manager Corporate Services~~ **Chief Financial Officer**

Note: The panel would comprise the ~~General Manager Corporate Services~~ **Chief Financial Officer** and two other managers, excluding the manager directly involved with the primary decision.

...

Page 102

LGOIMA requests, consider and supply information to the Council Information Officer or applicant

Delegation to any one of:

Funds and Financial Policy Manager  
Corporate Finance **Unit** Manager

**22. DELEGATION OF AUTHORITY FOR EARTHQUAKE RECOVERY COMMITTEE OF THE WHOLE  
TO APPROVE PRIORITY CHAPTERS OF DISTRICT PLAN REVIEW FOR MINISTERIAL REVIEW**

This report will be separately circulated.



**23. DUDLEY CREEEK POST EARTHQUAKE REMEDIATION OPTIONS**

This report will be separately circulated.



## COUNCIL 27. 3. 2014

## 24. ISAAC THEATRE ROYAL LOAN – AMENDMENT TO DEED OF PRIORITY

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Financial Officer		
<b>Officer responsible:</b>	Corporate Finance Unit Manager		
<b>Author:</b>	External Reporting and Governance Manager	Y	Patricia Christie 941-8113

## 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 The purpose of this report is to obtain the Council's approval for an amendment to the priority amount for the first mortgage on existing loans to the Isaac Theatre Royal. This change in priority has been requested by the first mortgage holder as part of the finalisation of a new secured loan from the Council to the Theatre Royal which was approved in the Three Year Plan 2013-16.
- 1.2 This report is at the request of staff as existing staff delegations do not allow staff to agree an amendment to loan priority amounts.

## 2. BACKGROUND

- 2.1 ASB Bank is the first mortgage holder and holds a current priority amount of \$4.5 million. The Isaac Theatre Royal is looking to increase its loan from the ASB Bank to meet repair costs and as a consequence the ASB Bank is seeking the Council's approval to increase the priority amount on the first mortgage from \$4.5 million to \$6 million.
- 2.2 Council provided the Isaac Theatre Royal with \$2.3 million of funding in the form of redeemable preference shares, secured by a second mortgage with a priority amount of \$2.5 million, in January 2005.
- 2.3 In the Three Year Plan 2013-16 the Council agreed to provide the Isaac Theatre Royal with a \$2 million interest free loan for a period of five years commencing 2013/14 to assist with the cost of reconstruction works on the Isaac Theatre Royal.
  - 2.3.1 Delegation was provided by Council to the Corporate Finance Manager to agree the terms and conditions of the loan agreement and to sign it on behalf of the Council.
  - 2.3.2 No delegation has been given to staff to amend the existing priority amounts.
- 2.4 The documentation has been prepared for the \$2 million new loan which will be secured by way of a third mortgage. In getting the documentation approved the first mortgage holder ASB Bank has requested that its priority amount be increased from \$4.5 million to \$6 million.
- 2.5 Prior to the earthquakes the Isaac Theatre Royal had a value for rates purposes of \$11.9 million.
- 2.6 The increase in priority is not expected to prejudice the Council's loan security. The rebuilt/repaired Isaac Theatre Royal is expected to have a similar value as prior to the earthquake which was greater than the security amounts on the first and second mortgages and the third mortgage which Council is proposing to take with the new loan.

## 3. COMMENT

- 3.1 The documentation has been prepared for the new \$2 million loan and subject to agreeing the priority amendment request from the first mortgage holder is ready for signing.
- 3.2 The new \$2 million loan is secured by way of a third mortgage with a priority amount of \$2.4 million. The priority amount on the third mortgage takes into consideration the costs of realisation in circumstances of default should the Council be required to enforce the security.



**24 Cont'd**

- 3.3 Following the proposed changes to priority amounts and the entering into of the \$2 million loan the total priority amount for all mortgages is \$10.9 million.
- 3.4 It is expected that on completion of the repairs/rebuilt that the value of the Isaac Theatre Royal will return to its pre-earthquake levels. On this basis it is considered that the additional \$1.5 million of priority sought by the ASB Bank does not prejudice the Council's position.

**4. FINANCIAL IMPLICATIONS**

- 4.1 There are no current financial implications from approving the increased priority amount to the ASB Bank.
- 4.2 The risks to Council are:
  - 4.2.1 Should the Isaac Theatre Royal default on their loan to the ASB Bank and the ASB Bank enforce a mortgagee sale, there is a risk that the mortgagee sale does not generate sufficient funds to meet the first, second and third mortgage amounts.
  - 4.2.2 The repair/rebuild of the Isaac Theatre Royal is not fully completed resulting in a building that is valued at less than the mortgages secured against it.
  - 4.2.3 Both these risks while present are very unlikely especially given the support that the Isaac Theatre Royal has received from the community.

**5. STAFF RECOMMENDATION**

- 5.1 It is recommended that the Council in relation to the loans provided to the Theatre Royal:
  - 5.1.1 Agree to the amendment of the deed of priority to the ASB Bank allowing for a \$6 million priority amount and delegate to the Chief Financial Officer and Corporate Finance Manager the authority to enter into any documents required to be executed.

**25. RATES REMISSION, MASS LAND MOVEMENT AT 10 CLIFF STREET**

<b>General Manager responsible:</b>	Chief Financial Officer
<b>Officer responsible:</b>	Corporate Finance Manager, Corporate Finance Unit
<b>Author:</b>	Funds & Financial Policy Manager, Corporate Finance Unit; Ph 941 8447

**1. PURPOSE AND ORIGIN OF REPORT**

1.1. This report proposes that:

- 1.1.1. Council resolve to remit all rates currently being charged to 10 Cliff St (as allowed for under the current remissions policy), on the grounds that such remission is consistent with the treatment of vacant red zone land-owners where the Crown has not yet decided whether to make a purchase offer; and
- 1.1.2. The Chief Executive be delegated authority to approve a similar remission if similar circumstances present themselves (as proposed in the draft 2014/15 Annual Plan).

**2. EXECUTIVE SUMMARY**

- 2.1. Council provides a range of earthquake-related rates remissions under the current 2013-16 Three Year Plan, the most relevant of which are:
  - 2.1.1. A 100% remission for certain geo-technical risks (such as rock-fall and cliff collapse), where Council has required the occupant to vacate by serving a Notice under section 124 of the Building Act. There are around 350 of these remaining, all except 7 of which are also red-zoned. Note that the Order In Council allowing such Notices to be served for geo-technical risks (rather than building structural risks) has expired, so any additional properties identified as having similar risks may not qualify for the remission.
  - 2.1.2. A 100% remission for residential red-zoned land that was vacant or under construction at 11 February 2011, where the Crown has not made a decision on the title's future. This remission now only applies to those Port Hills sections where the Crown has not yet decided whether it will make a purchase offer.
- 2.2. The current remissions policy allows for additional remissions, by specific Council resolution, where it is considered just and equitable to do so. The draft 2014/15 Annual Plan proposes that the power to determine this be delegated to the Chief Executive. However, it is considered appropriate to seek a specific Council resolution relating to 10 Cliff St (and any other properties identified as being in a similar position), so that rates relief may be provided prior to the 2014/15 Annual Plan being formally adopted.
- 2.3. To date, the focus of geo-technical risk assessment has been primarily on rock-fall, cliff collapse, and similar. The risk of Mass Land Movement had not been fully understood, and a comprehensive Council study is currently in progress. This study's stage 1 report was released in November 2013, and the stage 2 and 3 reports are expected to be finalised by the end of May 2014.
- 2.4. As a result of this study, the properties at 10 and 11 Cliff St have been identified as posing an intolerable risk of loss of life, and have been effectively vacated. It is not known how many other properties may be identified as being at similar risk, although this number is expected to be low.
- 2.5. A section 124 Notice has been served on 11 Cliff St, because the house is structurally at risk. However, 10 Cliff St is a section under construction (which has been ceased as a result of the identified risk). This property does not qualify for any current remission because:

**COUNCIL 27. 3. 2014****25 Cont'd**

- 2.5.1. It does not have a building on it, so cannot be served with a section 124 Notice (this is consistent with the treatment of other section 124 properties; the Notice is served on the building, so the remission ceases if the building is demolished).
- 2.5.2. It is not red-zoned, and was not vacant or under development at 11 February 2011, so does not qualify for the "vacant land" remission.
- 2.6. Council's response to this situation should seek to achieve a balance between two competing objectives:
  - 2.6.1. To provide rates relief which is fair and which provides similar treatment to those in similar circumstances, and
  - 2.6.2. To avoid creating a precedent which could result in significant amounts of relief being provided to numerous ratepayers, to the inappropriate detriment of other ratepayers.
- 2.7. In the case of 10 Cliff St, it is considered that:
  - 2.7.1. Equal treatment with section 124 properties is inappropriate – the section 124 remission is only provided where a building exists, and it ceases if the building is demolished; granting a remission to 10 Cliff St on this basis would imply that a similar remissions should be provided to all vacant sections that are unable to be built on (ie. all sections where a section 124 Notice would be served if a building was present, and arguably all red-zoned sections).
  - 2.7.2. Equal treatment with red-zone land which was vacant or under construction at 11 February 2011 is arguably appropriate, although it creates some risk:
    - 2.7.2.1. Owners of other vacant sections that were not vacant at 11 February 2011 may argue that a similar remission should apply to them. This potentially includes all recent red-zone demolitions, plus green-zoned sections in areas that have become more difficult to develop (such as some Port Hills and flood area land).
    - 2.7.2.2. However, it could be argued that the position of 10 Cliff St (and any other properties identified through Council's Mass Land Movement study) is qualitatively different, in that their risk has been newly-identified, makes progress with sale or development impossible, and has no clear path of resolution (particularly as it is green-zoned).
- 2.8. It is proposed that, for 10 Cliff St and any other properties identified as being at similar risk as a result of Council's Mass Land Movement study:
  - 2.8.1. Where the identified risk poses an intolerable risk of loss of life (being greater than 1 in 10,000), then rates relief should be consistent with that provided to red-zoned land that was vacant or under construction as at 22 February 2011;
  - 2.8.2. Any such relief should cease once the future of the affected property has been decided (as determined by the Council at its discretion); and
  - 2.8.3. Where an identified risk does not pose an intolerable risk of loss of life (being greater than 1 in 10,000), no rates relief should be provided – any loss of value arising from the identification of risk should be borne by owners, not by other ratepayers.

**3. FINANCIAL IMPLICATIONS**

- 3.1. The direct financial impact of the proposed remission is minimal; The amount remitted for Cliff St in 2013/14 is likely to be under \$2,000 (depending on when the remission is applied), and the number of properties in similar positions is expected to be very low.

**COUNCIL 27. 3. 2014**

- 3.2. An unquantifiable risk of increased cost exists, if the remission to 10 Cliff St is successfully argued to create a precedent for properties in different risk situations.

**4. STAFF RECOMMENDATION**

- 4.1. It is recommended that the Council that it **resolve** that:

- 4.1.1. A 100% remission of rates should apply to 10 Cliff St, from the date that the mass land movement risk was advised to the owner until the date on which the Council determines that the future of the affected property has been decided; and
- 4.1.2. The Chief Executive be delegated authority to approve a similar remission to any properties where the Chief Executive receives geotechnical advice that the property constitutes an intolerable life risk, (being greater than 1 in 10,000), to the landowner.



**26. NOTICES OF MOTION**





**27. RESOLUTION TO EXCLUDE THE PUBLIC**

Attached.

THURSDAY 27. 3. 2014

## COUNCIL

## RESOLUTION TO EXCLUDE THE PUBLIC

*Section 48, Local Government Official Information and Meetings Act 1987.*

I move that the public be excluded from the following parts of the proceedings of this meeting, namely item(s) 28, 29 and 30

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION
28.	CONFIRMATION OF A PUBLIC EXCLUDED COUNCIL MEETING MINUTES OF 27 FEBRUARY 2014	) GOOD REASON TO ) WITHHOLD EXISTS) ) UNDER SECTION 7	SECTION 48(1)(a)
28.	CONFIRMATION OF A PUBLIC EXCLUDED COUNCIL MEETING MINUTES OF 13 MARCH 2014	) GOOD REASON TO ) WITHHOLD EXISTS) ) UNDER SECTION 7	SECTION 48(1)(a)
29.	REPORT OF A PUBLIC EXCLUDED MEETING OF THE FINANCE COMMITTEE: MEETING OF 4 FEBRUARY 2014	) GOOD REASON TO ) WITHHOLD EXISTS) ) UNDER SECTION 7	SECTION 48(1)(a)
30.	REPORT OF A PUBLIC EXCLUDED MEETING OF THE HOUSING COMMITTEE: MEETING OF 11 MARCH 2014	) ) GOOD REASON TO ) WITHHOLD EXISTS) ) UNDER SECTION 7	SECTION 48(1)(a)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

ITEM NO.	REASON UNDER ACT	SECTION	PLAIN ENGLISH REASON	WHEN REPORT CAN BE RELEASED
28.	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 7 (2) (i)	Section 7 (2) (i) The report contains sensitive information which, if released, can affect the course of negotiations and should remain confidential.	Following the completion of a final Sale & Purchase or Development agreement over the site
	Enable the Council to carry on, without prejudice, or a disadvantage, negotiations.	7(2)(i)	There are issues still to be resolved in connection with the matter.	When the parties agree.

## COUNCIL 27. 3. 2014

- 13 -

ITEM NO.	REASON UNDER ACT	SECTION	PLAIN ENGLISH REASON	WHEN REPORT CAN BE RELEASED
28.	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	7(2)(i)	Conduct of negotiations	Post settlement
	Trade Secret	7(2)(b)(i)	Without prejudice or disadvantage commercial negotiation	Post settlement
	Prejudice Commercial Position	7(2)(b)(i)	To protect commercial position of natural persons	Post settlement
	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	7(2)(i)	Property is subject to confidential negotiation.	When settlement is concluded.
	Reason for passing each resolution is the same as that reason when the Council passed each resolution		Report tracking resolution previously passed by the Council in Public Excluded	
	Enables the Council to carry out negotiations without prejudice or disadvantage	7(2)(i)	The Council is currently engaged in negotiations with another party	This can be considered once the matter has been sorted
29.	Protection of privacy of natural persons	7(2)(a)	Overdue debtors should remain confidential to assist in the collection of these debts.	Never
	Commercial Activities	7 (2)(h)	Withholding the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities.	
	Enable and local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 7 (2) (i)	The report contains sensitive information which, if released, can affect the course of negotiations and should remain confidential.	Never
30.	Would prejudice commercial procurement	7(2) (b) (ii)	Contains information on works to go to tender.	On completion of procurement process, August 2014.

**Chairperson's****Recommendation:** That the foregoing motion be adopted.**Note**

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

**COUNCIL 27. 3. 2014**

- 14 -

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority."