

CHRISTCHURCH CITY COUNCIL AGENDA

THURSDAY 13 AUGUST 2015

9.30AM

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

CHRISTCHURCH CITY COUNCIL

**Thursday 13 August 2015 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, Glenn Livingstone, Paul Lonsdale, Raf Manji, Tim Scandrett, Andrew Turner

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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 9 JULY 2015

As attached.

**MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL
HELD AT 9.35 AM ON THURSDAY 9 JULY 2015**

PRESENT: The Mayor, (Chairperson).
Councillors Vicki Buck, Jimmy Chen, Pauline Cotter, David East, Jamie Gough, Yani Johanson,
Ali Jones, Glenn Livingstone, Tim Scandrett and Andrew Turner.

1. APOLOGIES

Apologies for absence were received from Councillors Clearwater and Manji.

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

The agenda was dealt with in the following order.

2. DECLARATION OF INTEREST

The Mayor declared a conflict of interest regarding item 16.1. Councillor Gough declared a conflict of interest regarding item 19.5.

3. PUBLIC PARTICIPATION

There were no deputations.

No one spoke in the public forum.

4. PRESENTATION OF PETITIONS

There were no presentation of petitions.

29. RESOLUTION TO BE PASSED - SUPPLEMENTARY REPORTS

It was **resolved** on the motion of Councillor Turner, seconded by Councillor Scandrett, that the reports be received and considered at the meeting of the Council on 9 July 2015:

- Residential Red Zone Offer Recovery Plan - Comments
- Council Submission on the Inquiry into Parliament's Legislative Response to Future National Emergencies
- Crown/Council Transition Work Programme
- Public Excluded Report by the Chairperson of the Communities Housing and Economic Development Committee meeting of 2 July 2015

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5. REPORT OF THE AKAROA/WAIREWA COMMUNITY BOARD MEETING OF 6 MAY 2015

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

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

6. REPORT OF TE HAPORI O ŌHINEHOU RAUA KO AHU PĀTIKI / THE LYTTELTON/MT HERBERT COMMUNITY BOARD MEETING OF 20 MAY 2015

Paula Smith, Chairperson, joined the table for discussion of this item.

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

The Council congratulated Ann Joliffe for the recent award presented to her at the National Community Boards conference for long service

7. REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD MEETING OF 3 JUNE 2015

AND

8. REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD MEETING OF 17 JUNE 2015

Sara Templeton, Chairperson, joined the table for the discussion of these items.

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

9. REPORT OF THE RICCARTON/WIGRAM COMMUNITY BOARD MEETING OF 2 JUNE 2015

1. SHANDS ROAD - PROPOSED NO STOPPING RESTRICTION AND CYCLE LANE

Mike Mora, Chairperson, joined the table for the discussion of this item.

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

- 1.1 Approve that all existing parking and stopping restrictions currently located on the south east side of Shands Road commencing at its intersection with Amyes Road and extending in a south westerly direction to its intersection with Seymour Street, be revoked.
- 1.2 Approve that the stopping of vehicles be prohibited at any time on the south east side of Shands Road commencing at its intersection with Amyes Road and extending in a south westerly direction to its intersection with Seymour Street.
- 1.3 Approve that the special vehicle lanes for the use of south west bound cyclists only currently located on the south east side of Shands Road commencing at its intersection with Amyes Road and extending in a south westerly direction to its intersection with Seymour Street, be revoked.
- 1.4 Approve that a special vehicle lane for the use of south west bound cyclists only be installed on the south east side of Shands Road commencing at its intersection with Amyes Road and extending in a south westerly direction to its intersection with Seymour Street.

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

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10. REPORT OF THE RICCARTON/WIGRAM COMMUNITY BOARD MEETING OF 16 JUNE 2015

Mike Mora, Chairperson, joined the table for the discussion of this item.

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

11. REPORT OF THE JOINT EXTRAORDINARY MEETING OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD AND RICCARTON/WIGRAM COMMUNITY BOARD OF 8 JUNE 2015

Paul McMahon and Mike Mora joined the table for the discussion of this item.

1. ANNEX/BIRMINGHAM/WRIGHTS ROUTE UPGRADE PROJECT - CAR PARKING

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

1. Approve the addition of approximately 26 on-street car parks be added to the plans for the western end of Magdala Place (refer Attachment 1).
2. Request that Environment Canterbury investigate the wider issue of city-wide bus routes feeding into this business/industrial area.
3. Refer the board recommendations to the review of the capital programme

Councillors Scandrett and Chen asked that their votes against the resolution be recorded.

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

12. REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD OF 3 JUNE 2015

1. GROYNES RESERVE PROPOSED PLAYGROUND RENEWAL

Mike Davidson, Chairperson joined the table for the discussion of this item

It was **resolved** on the motion of Councillor Cotter, seconded by Councillor Jones that the Council approve the installation of the Groynes Reserve proposed playground renewal so that the Programme Delivery Team can commence with removal of the old fort playground and implementation of the new playground.

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

13. REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD MEETING OF 17 JUNE 2015

Mike Davidson, Chairperson joined the table for the discussion of this item

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

14. REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD MEETING OF 3 JUNE 2015

Paul McMahon, Chairperson joined the table for the discussion of this item

It was **resolved** on the motion of Councillor Scandrett, seconded by Councillor Lonsdale, that the report be received and that the Mayor write to the Chair of Kiwirail with respect to concerns arising from the utilisation of railway land where there is impact on local communities.

Mike Mora, member of the New Zealand Community Board's Executive Committee presented a certificate to Councillor Johanson of his more than 14 year's service to Community Boards.

The Council adjourned at 11.20 am and resumed at 11.42 am.

15. REPORT OF THE BURWOOD/PEGASUS COMMUNITY BOARD MEETING OF THE 2 JUNE 2015

Andrea Cummings, Chairperson, tendered her apology.

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

16. REPORT BY THE CHAIRPERSONS OF THE BURWOOD/PEGASUS COMMUNITY BOARDS OF 5 JUNE 2015

The Mayor took no part in this item. Councillor Buck assumed the chair for this item.

1. PARKLANDS BOWLING CLUB - NEW BUILDING AND LEASE

Andrea Cummings, Chairperson, tendered her apology.

It was **resolved** on the motion of Councillor Livingstone, seconded by Councillor East, that the Council exercise the delegation granted by the Minister of Conservation to approve a new Deed of Lease to Parklands Bowling Club Incorporated over that part of the land described as being approximately 1.061 hectares being part of Lot 1 DP 82355 contained in Computer Freehold Register CB47C/164, vested in the Council pursuant to the Reserves Act 1977 in accordance with section 54 (1) (d) of the Reserves Act 1977.

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

17. REPORT OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD MEETING OF 2 JUNE 2015

AND

18. REPORT OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD MEETING OF 15 JUNE 2015

Val Carter, Chairperson, tendered her apology for absence.

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

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19. REPORT OF THE STRATEGY AND FINANCE COMMITTEE MEETING OF 18 JUNE 2015**1. INVESTIGATING DEVELOPMENT CONTRIBUTIONS REBATE FOR MINOR RESIDENTIAL UNITS**

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

- 1.1 Resolve to provide a rebate of \$80,000 for up to two years for individual minor residential units with a minimum gross floor area between 35 - 59 square metres in the 2015-25 Long Term Plan.
- 1.2 Resolve that the Minor Residential Unit rebate policy is reviewed annually to ensure alignment with infrastructure capacity and the Development Contributions Policy adjustment.
- 1.3 Resolve to adopt the following policy criteria:
 - That the rebate policy is effective as of 1 August 2015 for two years (until 31 July 2017) or until the rebate fund is fully allocated.
 - Any location in the Christchurch City Council area is eligible if the development is allowed by the operative Plan or by a resource consent.
 - A complete resource or building consent application has been lodged with the Council on or after 1 August 2015 or is still being processed after 1 August 2015 (i.e. has not been issued approval).
 - The building must be under construction on or before 5pm on 31 July 2017. A building is "under construction" when the developer provides evidence, to the Council's satisfaction, that the foundation has been completed i.e. a minimum requirement is that the land has been cleared, excavated and reinforcing steel is in place for the concrete pour for the foundations.
 - The developer must provide the Council with supporting information that the development in 'under construction' before 5pm on 31 July 2017 to continue to qualify for a rebate.

2. CORPORATE FINANCE REPORT FOR PERIOD ENDING 30 APRIL 2015

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

3. PERFORMANCE REPORT FOR THE TEN MONTHS TO 30 APRIL 2015

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

4. EARTHQUAKE CLAIMS UPDATE AS AT 30 APRIL 2015

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

5. DEBT WRITE OFF - CHRISTCHURCH YARNS LIMITED

Councillor Gough declared a conflict of interest in clause 5 and took no part in this item.

It was **resolved** on the motion of the Mayor, seconded by Councillor East, that the debt of \$18,102.64 plus GST owed by Christchurch Yarns NZ Limited be written off.

6. DEBT WRITE OFF - HIGHFIELD PARK LIMITED

It was **resolved** on the motion of the Mayor, seconded by Councillor Livingstone, that the debt of \$96,817.77 plus GST owed by Highfield Park Limited be written off.

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7. DEBT WRITE OFF - GLOBAL DEVELOPMENTS (NZ) LTD

It was **resolved** on the motion of the Mayor, seconded by Councillor Gough that the debt of \$165,831.93 plus GST owed by Global Developments (NZ Limited) be written off.

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

20. REPORT OF THE REGULATION AND CONSENTS COMMITTEE MEETING OF 18 JUNE 2015

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

30. RESIDENTIAL RED ZONE OFFER RECOVERY PLAN - COMMENTS

It was **resolved** on the motion of the Mayor, seconded by Councillor Livingstone, that the Council receives this report and gives approval to the attached submission as amended being lodged in response to Canterbury Earthquake Recovery Authority's draft Residential Red Zone Offer Recovery Plan.

31. COUNCIL SUBMISSION ON THE INQUIRY INTO PARLIAMENT'S LEGISLATIVE RESPONSE TO FUTURE NATIONAL EMERGENCIES

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

1. Delegate to the Strategy and Finance Committee at its meeting on 16 July 2015 the power to approve the final submission.
2. Approve the Mayor and Matthew Palmer appearing before and presenting the Council's submission to the Regulations Review Committee.

The Council adjourned at 12.58 pm and resumed at 2.08 pm.

32. CROWN/COUNCIL TRANSITION WORK PROGRAMME

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

- (a) Endorse the work programme and proposed approach outlined in this paper;
- (b) Endorse the principles of intergenerational partnerships outlined in 2.6, and the need for environmental sustainability, community health and wellbeing and a seamless transition back to local leadership and control without loss of momentum;
- (c) Agree that the members of the Insurance sub-committee form a working group to provide oversight and direction of the transition work streams;
- (d) Agree that the working group's terms of reference are to:
 - (i) receive and collate councillors' feedback / input on the Draft Transition Recovery Plan and the Government's proposed replacement legislation;
 - (ii) liaise with the Christchurch City Council officials leading the transition work to ensure the draft submission on the Draft Transition Recovery Plan is informed by Councillors' views;
 - (iii) review and provide feedback on all draft reports;

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- (iv) support the Mayor in her negotiations with the Crown;
 - (v) ensure councillors remain abreast of the transition process and work streams through regular briefings that allow feedback from councillors
- (e) Agree that the Council's position on the major strategic and policy issues relating to transition will be considered and determined by the full council.
- (f) Agree that the Council's formal submission on the Government's draft Transition Recovery Plan will be considered for adoption at the full meeting of the Council on July 23 2015 or a special meeting of council called for that purpose.
- (g) Agrees that the Council will continue to engage with the Crown on the other statutory and operational matters, including resourcing and support for the transition phase.

21. NOTICES OF MOTION

Nil.

22. RESOLUTION TO EXCLUDE THE PUBLIC

At 2.37pm it was **resolved** on the motion of the Mayor, seconded by Councillor Gough, that the resolution to exclude the public as set out on page 192 to 194 and page 241 of the agenda be adopted and that Paul Rodgers and Rob McDonald and Paul Munro from Deloitte be permitted to remain in the room for the consideration of item 28.

It was on the motion of Councillor Jones, seconded by Councillor Johanson that the public be readmitted at 5.30pm at which point the meeting concluded.

CONFIRMED THIS 13TH DAY OF AUGUST 2015

MAYOR

4. PUBLIC PARTICIPATION

4.1 PUBLIC FORUM

A period of up to 30 minutes available for people to speak for up to five minutes on any issue that is not the subject of a separate hearings process (standing order 3.19.2).

4.2 DEPUTATIONS BY APPOINTMENT

A period of up to 30 minutes for deputations that have made application and been approved by the Chairperson (standing order 3.19.3).

5. PRESENTATION OF PETITIONS

6. CITY OF WUHAN, PEOPLE'S REPUBLIC OF CHINA - HUBEI PROVINCIAL GOVERNMENT DELEGATION

Signing of the Memorandum of Understanding, reaffirming the Sister City Relationship between Christchurch City, Canterbury, New Zealand and Wuhan City, Hubei, Peoples Republic of China.

**AKAROA/WAIREWA COMMUNITY BOARD
10 JUNE 2015****Report of a meeting of the Akaroa/Wairewa Community Board
held on Wednesday 10 June 2015 at 9.35am in the Akaroa Sports Complex,
Akaroa Recreation Ground, 28 Rue Jolie, Akaroa**

PRESENT: Pam Richardson (Chairman), Lyndon Graham, Janis Haley and Maria Bartlett

APOLOGIES: Apologies for absence were received and accepted from Andrew Turner and Bryan Morgan.

The Board meeting adjourned 10.30am and reconvened at 10.45am.

KARAKIA: Maria Bartlett

The Board reports that:

PART B – REPORTS FOR INFORMATION**1. DECLARATION OF INTEREST**

Janis Haley declared an interest in Part C, Clause 16 (Akaroa Heritage Festival Society Inc.) and did not take part in the discussion or voting thereon.

2. DEPUTATIONS BY APPOINTMENT**2.1 DARIN RAINBIRD****2.1.1 Akaroa Mini Golf**

In 2014 when the Council consented to the assignment of the Deed of Lease for the Akaroa Mini Golf to Darin Rainbird, it resolved:

"that upon the final expiry on 29 June 2015 the Akaroa/Wairewa Community Board be granted delegated authority to enter into a new lease with Darin Charles Rainbird conditional on the Board being satisfied with the investment in the design and development of the Akaroa Mini Golf."

Darin Rainbird was present to update the Board on the improvements he had made to the Akaroa Mini Golf and further improvements he had planned. However, he advised that he had those improvements on hold until the outcome was known of his submission to the construction of the Akaroa Wastewater Treatment Plant, which was proposed for the site immediately adjacent to the mini golf site.

The Board **decided** to request staff to roll over the lease of the Akaroa Mini Golf until there is some certainty around the proposed Akaroa Wastewater Treatment Plant, and to continue to communicate with Mr Rainbird on enhancing the area.

Akaroa/Wairewa Community Board 10.6.2015**2 Cont'd****2.1.2 40 Rue Jolie**

Darin Rainbird informed the Board of his interest in leasing the Council property at 40 Rue Jolie.

The Board was aware that other members of the public had also shown an interest in this property and **decided** to ask staff to provide information on options for the future of the property, including its sale or lease.

2.2 VICTORIA ANDREWS**2.2.1 Childrens Bay Walkway**

Ms Andrews addressed the Board regarding debris and litter on the Childrens Bay Walkway and other areas of the township from sea inundation following storms. She said a permanent solution needed to be addressed to prevent damage to the walkway but suggested that the situation should also be regularly monitored by local contractors to maintain and keep the area tidy.

The Board was concerned about the increased incidences of sea inundation and the effects generally of sea level rise, and **decided** to ask staff for an update on this issue in conjunction with the preparation of the Natural Hazards Strategy.

The Board also **agreed** to meet with staff to suggest that as sea inundation was now a regular occurrence, the clearance of debris from roads, reserves and walkways should be included in maintenance contracts.

2.2.2 Akaroa Service Centre

Ms Andrews questioned the reasoning for public consultation regarding the use of the Akaroa Service Centre (Post Office building), when she believed the community clearly supported the retention and public use of the building as previously, prior to the earthquakes. She questioned the delay and cost in carrying out a consultation on this issue.

The Board thanked Mr Rainbird and Ms Andrews for their deputations.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. CORRESPONDENCE

Nil.

6. RESERVE MANAGEMENT COMMITTEES**6.1 RESERVE MANAGEMENT COMMITTEES ORDINARY MINUTES**

The Board **received** the minutes of the following Reserve Management Committee meetings:

- Duvauchelle Reserve Management Committee - 13 April 2015
- Stanley Park Reserve Management Committee - 16 April 2015

Lyndon Graham/Janis Haley

Carried

Akaroa/Wairewa Community Board 10.6.2015**6 Cont'd**

The Board acknowledged the retirement of Enid Gillanders from the Stanley Park Reserve Management Committee and the work carried out by the whole committee on this reserve.

6.2 DUVAUCHELLE RESERVE MANAGEMENT COMMITTEE - CORRESPONDENCE

The Duvauchelle Reserve Management Committee had written to the Board seeking its support to have the Duvauchelle Reserve Management Plan adopted.

The Board **received** the correspondence, noting that it has already made a request to staff to advance having the Duvauchelle Reserve Management Plan adopted, noting that there has been a change in circumstances since the original Reserve Management Plan was formally adopted by the then Banks Peninsula District Council in February 2006, but not approved by the Minister of Conservation.

Lyndon Graham/Janis Haley

Carried

7. COMMUNITY ORGANISATIONS REPORTS**7.1 BANKS PENINSULA WATER MANAGEMENT ZONE COMMITTEE - 17 MARCH 2015****7.2 BANKS PENINSULA WATER MANAGEMENT ZONE COMMITTEE - 21 APRIL 2015**

The Board **received** the minutes of the Banks Peninsula Water Management Zone Committee meetings held on Tuesday 17 March and 21 April 2015.

Janis Haley/Maria Bartlett

Carried

8. BRIEFINGS

Nil

9. COMMUNITY BOARD ADVISER'S UPDATE

The Board received information from the Community Board Adviser on various matters.

- **Discretionary Response Fund**

The Board noted that a grant of up to \$250 from its Discretionary Response Fund towards the printing of ANZAC Day service sheets and bookmarks had not been required, so it had been credited back to the Fund.

10. ELECTED MEMBERS' INFORMATION EXCHANGE

Board members received information on various matters.

- **Wairewa River Rating Catchment District**

The Board was informed that the decision on whether to establish a River Rating Catchment District for Wairewa on a Little River Rating District should be known by the end of June.

- **Ratepayer Database Information**

The Board **decided** to seek information from Environment Canterbury staff on the difficulties they encountered in using Christchurch City Council ratepayer database information for the River Rating Survey, and then liaise with staff to determine if a better system could be introduced for future similar uses.

Akaroa/Wairewa Community Board 10.6.2015

10 Cont'd

- **Birdlings Flat Causeway**

The Board **decided** to ask staff for an update regarding the causeway at Birdlings Flat and proposals for a permanent solution.

- **"No Dumping" Sign**

The Board **decided** to ask staff for a follow up on the suggestion of a "No Dumping" sign to be erected at Browns Pit.

- **Ataahua Reserve Management Committee - Kaituna Domain**

The Board **decided** to request staff for an update on why the request from the Ataahua Reserve Management Committee for the reinstatement of a chain around the playing field had not been actioned.

- **Roading Issues**

The Board **decided** to request a meeting with staff on roading issues so that Board members could gain a better understanding of the challenges and constraints around roading on Banks Peninsula.

- **Akaroa Beach - Showers and Seat**

The Board was informed that Akaroa District Promotions wished to investigate and progress the installation of a shower and seat in the vicinity of the Akaroa Beach.

The Board **agreed** to invite Akaroa District Promotions to speak to the Board, through a deputation, on the proposed siting and design of the shower and seat, and that staff also be requested to speak to the Board on this issue.

- **Onawe Flat Road - Trees**

The Board was informed that following the recent storm a portion of bank with trees had slumped on to Onawe Flat Road and although this has since been cleared a remaining tree above the road appears to be on a dangerous angle.

The Board **decided** to ask staff to investigate whether the remaining tree was in danger of falling, and to also investigate the tree debris which had been pushed into the sea from this, and previous slumps, instead of being removed from the site.

- **Public Toilets - Duvauchelle and Le Bons Bay**

The Board **decided** to ask staff for information on the final finish, including paint colours, for the replacement public toilets in Duvauchelle and Le Bons Bay after members expressed concern that the factory colour of the proposed toilets may not be suitable in a rural environment.

- **Community Board Conference**

The Chairman reported on her attendance at the successful Community Board conference in the Bay of Islands and thanked the Board for the opportunity to attend.

- **Okains Bay Reserve Management Committee - Camping Ground**

The Board **decided** to request an update from staff on a proposed change to the way that the Council would be operating its camping grounds, including whether that would mean any changes for the way in which the Banks Peninsula camping grounds were operated.

The Board also **requested** that it be involved in the formulation of any policy around camping grounds.

Akaroa/Wairewa Community Board 10.6.2015**11. QUESTIONS UNDER STANDING ORDERS**

Nil.

PART C - DELEGATED DECISIONS**12. CONFIRMATION OF MEETING MINUTES - 6 MAY 2015**

The Board **resolved** that the minutes of its ordinary meeting held on Wednesday 6 May 2015 be confirmed.

Lyndon Graham/Janis Haley

Carried

13. AKAROA/WAIREWA COMMUNITY BOARD STRENGTHENING COMMUNITIES FUND - 2015/16 BOARD PROJECTS

The Board considered a report to approve the Board projects that will be submitted on behalf of the Board to the Strengthening Communities Fund 2015/16.

The Board **resolved** to:

13.1 Nominate ANZAC Day Services at \$1,100 as a Board Initiated Project application to be considered for funding from the Akaroa/Wairewa 2015/16 Strengthening Communities Fund.

13.2 Nominate Community Board Newsletter and other Media at \$2,000 as a Board Initiated Project application to be considered for funding from the Akaroa/Wairewa 2015/16 Strengthening Communities Fund.

13.3 Nominate Neighbourhood Week 2015 at \$1,000 as a Board Initiated Project application to be considered for funding from the Akaroa/Wairewa 2015/16 Strengthening Communities Fund.

Lyndon Graham/Janis Haley

Carried

14. APPLICATIONS TO THE AKAROA/WAIREWA DISCRETIONARY RESPONSE FUND (YOUTH DEVELOPMENT SCHEME) - JACK DRAGE, DAVID NEAL AND JACK LOPAS

The Board considered a report seeking approval for youth development funding from Jack Drage, David Neal and Jack Lopas to the Akaroa/Wairewa Community Board from its 2014/15 Discretionary Response Fund.

The Board resolved to:

14.1 Approve a grant of \$250 from its 2014/15 Discretionary Response Fund for Jack Drage to attend Agrikids in July 2015.

14.2 Approve a grant of \$250 from its 2014/15 Discretionary Response Fund for David Neal to attend Agrikids in July 2015.

14.3 Approve a grant of \$900 from its 2014/15 Discretionary Response Fund for Jack Lopas to attend the Junior World Rowing Champs and associated training.

Janis Haley/Lyndon Graham

Carried

15. APPLICATION TO THE AKAROA/WAIREWA DISCRETIONARY RESPONSE FUND (YOUTH DEVELOPMENT SCHEME) - DEMELZA DALGLISH

The Board considered an application for youth development funding from Demelza Dalglish to the Akaroa/Wairewa Community Board from its 2014/15 Discretionary Response Fund.

Akaroa/Wairewa Community Board 10.6.2015**15 Cont'd**

The Board resolved to approve a grant of \$350 from its 2014/15 Discretionary response Fund to Demelza Dalglish towards the cost of ballet shoes.

Janis Haley/Lyndon Graham

Carried

Note: Board members confirmed that they believed they had sufficient information to make this allocation from the Discretionary Response Fund in the absence of a full report.

16. APPLICATION TO AKAROA/WAIREWA COMMUNITY BOARD 2014/15 DISCRETIONARY RESPONSE FUND - AKAROA HERITAGE FESTIVAL SOCIETY INC.

The Board considered an application to its 2014/15 Discretionary Response Fund from the Akaroa Heritage Festival Society Inc. for \$2,310 towards promotion and marketing costs for the Akaroa - 175 Years commemoration events.

The Board **resolved** to approve a grant of \$1,126 from its 2014/15 Discretionary response Fund to the Akaroa Heritage Festival Society Inc. towards promotion and marketing costs for the Akaroa - 175 Years commemorative events.

Maria Bartlett/Lyndon Graham

Carried

9. COMMUNITY BOARD ADVISER'S UPDATE - CONTINUED**9.1 LONG TERM PLAN SUBMISSION**

The Board **resolved** to endorse its final submission to the Christchurch City Draft Long Term Plan 2015 - 2025.

Maria Bartlett/Janis Haley

Carried

The meeting concluded at 12.35pm

CONFIRMED THIS 10th DAY OF JULY 2015

**PAM RICHARDSON
CHAIRMAN**

**TE HAPORI O ŌHINEHOU RAUA KO AHU PĀTIKI
LYTTELTON/MT HERBERT COMMUNITY BOARD
17 JUNE 2015**

**Report of a meeting of the Lyttelton/Mt Herbert Community Board
held on Wednesday 17 June 2015 at 9.30am
in the Boardroom, Lyttelton Service Centre, 15 London Street, Lyttelton**

PRESENT: Paula Smith (Chairperson), Denis Aldridge, Ann Jolliffe, Andrew Turner and Christine Wilson.

APOLOGIES: An apology for lateness was received and accepted from Andrew Turner, who arrived at 10.14 am and was absent for Clauses 1, 2, 3, 4, 5, 7, 12 and 13.

MIHI/KARAKIA TIMATANGA: Paula Smith

NGĀ MATE: Nil

The Board meeting adjourned at 10.20am and resumed at 11.40am.

The Board reports that:

PART B – REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

There were no declarations of interest received.

2. DEPUTATIONS BY APPOINTMENT

2.1 COMMUNITY ENERGY ACTION - UPDATE ON ACTIVITIES AVAILABLE TO THE COMMUNITY

Caroline Shone, and Jess Fiebig gave a presentation to the Board on the services provided by Community Energy Action (CEA).

The Board was advised that Community Energy Action provides services to help people stay warmer and healthier within their homes. Caroline Shone, Chief Executive, was in attendance to update the Board regarding CEA activities available to the Lyttelton/Mt Herbert community.

The Board complimented CEA on the work it carried out to ensure warm, dry and healthy homes for families in need.

3. PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. CORRESPONDENCE

5.1 NAVAL POINT CLUB - PORT LEVY REGATTA 2015 AND 2016

The Board **received** correspondence from Ross May on behalf of the Port Levy Regatta Committee of the Naval Point Club regarding the successful Regatta held in April 2015 and advised of next year's Regatta to be held March 2016.

Paula Smith/Christine Wilson

Carried

6. BRIEFINGS

Nil.

7. COMMITTEE REPORTS

7.1 CASS BAY RESERVES MANAGEMENT COMMITTEE DRAFT MINUTES - 6 MAY 2015

The Board **received** draft minutes of the Cass Bay Reserves Management Committee meeting of 6 May 2015.

Paula Smith/Denis Aldridge

Carried

7.2 LYTTTELTON RESERVES MANAGEMENT COMMITTEE DRAFT MINUTES - 13 APRIL 2015

The Board **received** draft minutes of the Lyttelton Reserves Management Committee meeting of 13 April 2015.

Ann Jolliffe/Paula Smith

Carried

8. EXTERNAL ORGANISATIONS' REPORTS

8.1 BANKS PENINSULA WATER MANAGEMENT ZONE COMMITTEE - 17 MARCH 2015 AND 21 APRIL 2015

The Board **received** minutes of the Banks Peninsula Water Management Zone Committee meeting of 17 March 2015 and the record of lack of quorum for the meeting of 21 April 2015.

Paula Smith/Christine Wilson

Carried

9. COMMUNITY BOARD ADVISER'S UPDATE

9.1 BOARD FUNDING BALANCES

A copy of the Board's Discretionary Response Fund balances as at 17 June 2015 was attached to the agenda for members' information.

9.2 CONSULTATION CALENDAR

The Board **requested** that upcoming consultations be included in the Community Board Adviser's Update, even if a date has not been confirmed for such consultation of matters.

9.3 COMMUNITY BOARD DELEGATIONS WORKSHOP

The Board was informed that the workshop on Community Board Delegations will be rescheduled.

9 Cont'd**9.4 NAVAL POINT REDEVELOPMENT**

The Board was updated on the staff progress on the Naval Point Redevelopment which has included meetings with stakeholders, the Lyttelton Reserve Management Committee, Lyttelton Port Company and the oil companies.

9.5 ASBESTOS DUST FROM LYTTELTON SCHOOL CONSTRUCTION SITE

The Board requested staff advice at its 20 May 2015 to follow up on possible Asbestos dust from the Lyttelton School construction site. The Board was advised that the Council's Environmental Health Team had been involved in the consent and that asbestos was removed from the site prior to demolition. Both the Council and Environment Canterbury staff visited and investigated the site towards the end of May after receiving residents' concerns and there were no dust issues evident.

10. ELECTED MEMBERS' INFORMATION EXCHANGE**10.1 MAINTENANCE CONTRACTORS**

The Board **decided** to request an update from staff on the new maintenance contracts that will come into force on 1 July 2015 and clarification on maintenance each contractor is responsible for.

10.2 ST SAVIOUR ON TRINITY

The Board received information on the recent opening of St Saviour on Trinity Church.

10.3 URUMAU RESERVE

The Board received information on the recent meeting regarding the Urumau Reserve including a briefing on the Sumner Road Reopening project, which confirmed that explosives will not be stored on site but brought in specifically on the day of any blasting.

10.4 LYTTELTON LIONS CLUB

The Board received information on the recent 50 years celebration of the Lyttelton Lions Club and acknowledged the work carried out in the community by the Lions Club.

10.5 FESTIVAL OF LIGHTS - STREET PARTY

The Board was advised that problems regarding the Festival of Lights Street Party Traffic Management Plan could cause a grid-lock because of the road being closed to visitors into the township.

It was **agreed** that the Board request to be informed of the process for the approval of a road closure and that the New Zealand Transport Authority (NZTA) be made aware of the problems created at the exit to the tunnel during such an event.

10.6 LOONS THEATRE TRUST

The Board **decided** to invite a representative from Loons Theatre Trust to give an update to the Board on the Trust's activities.

10.7 REPRESENTATION REVIEW

The Board was informed that the Council will consider and decide on the Representation Review option for consultation at a July 2015 Council meeting.

10 Cont'd**10.8 GOVERNORS BAY COMMUNITY ASSOCIATION - PUBLIC MEETING**

The Board received information on a public meeting held regarding the communities' concerns with anti-social drivers through Governors Bay. Members were advised that a large crowd had attended the meeting.

The Board **decided** to invite the Canterbury Police District Road Policing Manager to the July 2015 Board meeting in order that the Board can work with the police to solve this problem.

10.9 UPDATE FROM COMMUNITY BOARD CHAIRPERSONS FORUM

The Chairperson updated the Board on issues raised at the Community Board Chairpersons and Staff Forum held on Friday 5 June 2015.

10.10 SUMNER ROAD REOPENING

The Board discussed the recent Sumner Road Reopening Consent Decision, specifically that the Commissioner (page 44 of the Consent Decision) highlighted that the proposal struggled with matters under some parts of Section 5 (Purpose), Sections 6 (Matters of National Importance) and 7 (Other Matters) of the Resource Management Act.

11. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**12. CONFIRMATION OF MEETING MINUTES**

The Board **resolved** that the minutes of the Board's ordinary meeting held on Wednesday 20 May 2015 be confirmed, subject to the following alteration:

Page 8, Clause 8.12 - Board Representation - Delete "Whangarei" and insert "Whanganui".

Denis Aldridge/Ann Jolliffe

Carried

13. APPLICATION TO LYTTTELTON/MT HERBERT DISCRETIONARY RESPONSE FUND - DIAMOND HARBOUR COMMUNITY ASSOCIATION

The Board considered an application for funding from its 2014/15 Discretionary Response Fund from the Diamond Harbour Community Association towards purchase of a dish washer as part of the Diamond Harbour Community Hall upgrade.

The Board **resolved** to grant \$3,317 from its 2014/15 Discretionary Response Fund to the Diamond Harbour Community Association towards purchase of a dish washer as part of the Diamond Harbour Community Hall upgrade.

Paula Smith/Denis Aldridge

Carried

The meeting concluded at 11.45am.

KARAKIA WHAKAMUTUNGA: Nil.

CONFIRMED THIS 15TH DAY OF JULY 2015

**PAULA SMITH
CHAIRPERSON**

**TE HAPORI O ŌHINEHOU RAUA KO AHU PĀTIKI
LYTTELTON/MT HERBERT COMMUNITY BOARD
1 JULY 2015**

**Report of the Extraordinary meeting of the Lyttelton/Mt Herbert Community Board
held on Wednesday 1 July 2015 at 9.30am
in the Boardroom, Lyttelton Service Centre, 15 London Street, Lyttelton**

PRESENT: Paula Smith (Chairperson), Denis Aldridge, Ann Jolliffe, Andrew Turner and Christine Wilson.

APOLOGIES: Nil.

MIHI/KARAKIA TIMATANGA: Paula Smith

PART B - REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

There were no declarations of interest received.

2. LYTTELTON/MT HERBERT COMMUNITY BOARD STRENGTHENING COMMUNITIES FUND - 2015/16 KEY LOCAL PROJECTS

The Board's recommendations on this matter will be presented to the Council at its meeting on 26 August 2015 as part of the report on 2015/16 Metropolitan Strengthening Communities Funding.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

3. LYTTELTON/MT HERBERT COMMUNITY BOARD STRENGTHENING COMMUNITIES FUND 2015/16

The Board **resolved** to transfer the three proposed Board Projects ANZAC Day Services, Communicating with the Community, and Neighbourhood Week from the 2015/16 Strengthening Communities Fund pool to the 2015/16 Discretionary Response Fund pool for consideration from that funding pool.

Christine Wilson/Andrew Turner

Carried

The meeting concluded at 9.35am.

CONFIRMED THIS 15TH DAY OF JULY 2015.

**PAULA SMITH
CHAIRPERSON**

COUNCIL 13. 8. 2015

CLAUSE 10

**RICCARTON/WIGRAM COMMUNITY BOARD
30 JUNE 2015**

**Report of a meeting of the Riccarton/Wigram Community Board
held on Tuesday 30 June 2015 at 4.01pm in the Community Room,
Upper Riccarton Library, 71 Main South Road.**

PRESENT: Mike Mora (Chairperson), Natalie Bryden, Jimmy Chen,
Peter Laloli, and Debbie Mora

APOLOGIES: Apologies for absence were received and accepted from Vicki Buck
and Helen Broughton.

The Board reports that:

PART B - REPORTS FOR INFORMATION**1. DECLARATIONS OF INTEREST**

Natalie Bryden declared an interest in relation to clause 10 of the agenda regarding the Discretionary Response Fund application from Hornby Community Care Trust, and took no part in the discussion and voting thereon.

Debbie Mora declared an interest in relation to clause 11 of the agenda in relation to the Metropolitan Strengthening Communities Fund - 2015/16 and Key Local Projects, and took no part in the discussion and voting thereon.

2. DEPUTATIONS BY APPOINTMENT

Nil.

3. PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. CORRESPONDENCE

Nil.

6. BRIEFINGS

Nil.

**7. RICCARTON/WIGRAM COMMUNITY BOARD - METROPOLITAN STRENGTHENING
COMMUNITIES FUND - 2015/16 KEY LOCAL PROJECTS**

The Board's recommendations on this matter will be presented to the Council at its meeting on 26 August 2015 as part of the report on 2015/16 Metropolitan Strengthening Communities Funding.

Riccarton/Wigram Community Board 30. 6. 2015

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8. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** a tabled memorandum from the Community Board Adviser that provided information on upcoming Board related activities including its Submissions Committee meeting on 2 July 2015, Informal Meeting with interested parties on 7 July 2015 regarding the Carrs Road Reserve, Extraordinary Meeting on 8 July 2015, the Board hosted Riccarton/Wigram Community Service and Youth Service Awards function on 1 July 2015 and the Joint Seminar with the Infrastructure, Transport and Environment Committee, Riccarton/Wigram and Hagley/Ferrymead Community Boards on 8 July 2015.

Clause 8 continued (Part C) of this report, records a decision to receive and note for record purposes, the Board's submission made on the Proposed Christchurch Replacement District Plan - Stage Two.

9. MEMBER'S INFORMATION EXCHANGE

Mention was made of the following matters:

- Long Term Plan 2015-2025 - key Riccarton/Wigram projects that have been included in the adopted Plan.
- Infrastructure, Transport and Environment Committee Meeting on 2 July 2015 regarding the Main South Road - attendance and input from the Board Chairperson.

10. MEMBERS' QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**11. CONFIRMATION OF MEETING MINUTES – 8 JUNE 2015 AND 16 JUNE 2015**

The Board **resolved** that the minutes of the Joint Extraordinary Spreydon/Heathcote and Riccarton/Wigram Community Board Meeting of 8 June 2015, be confirmed.

Debbie Mora/Mike Mora

Carried

The Board **resolved** that the minutes of its Ordinary Meeting of 16 June 2015, be confirmed.

Natalie Bryden/Debbie Mora

Carried

12. RICCARTON/WIGRAM COMMUNITY BOARD - 2014/15 DISCRETIONARY RESPONSE FUND - APPLICATION - JESSICA ELIZABETH JULIE PUGH

The Board considered a report seeking its approval to allocate funding from its 2014/15 Discretionary Response Fund.

The Board **resolved** to approve a grant of \$395 from its 2014/15 Discretionary Response Fund to Jessica Pugh towards the cost of attending the Checcetti Ballet Conference in July 2015.

Natalie Bryden/Peter Laloli

Carried

13. RICCARTON/WIGRAM COMMUNITY BOARD - 2014/15 DISCRETIONARY RESPONSE FUND - APPLICATION - HORNBY COMMUNITY CARE TRUST

The Board considered a report seeking its approval to allocate funding from its 2014/15 Discretionary Response Fund.

Riccarton/Wigram Community Board 30. 6. 2015

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13 Cont'd

The Board **resolved** to approve a grant of \$350 from its 2014/15 Discretionary Response Fund to be allocated to the Hornby Community Care Trust towards the expenses of hosting the monthly Hornby Community Workers Network Luncheon meetings.

Peter Laloli/Jimmy Chen

Carried

8. COMMUNITY BOARD ADVISER'S UPDATE CONTINUED

Further to clause 8 (Part B) of this report, the Board **resolved** that the minutes of its Submissions Committee meeting of 8 June 2015, held to formulate the Board's submission on the Proposed Christchurch Replacement District Plan - Stage Two, be received and noted for record purposes.

Debbie Mora/Peter Laloli

Carried

The meeting concluded at 4.32pm.

CONFIRMED THIS 14TH DAY OF JULY 2015

**MIKE MORA
CHAIRPERSON**

**RICCARTON/WIGRAM COMMUNITY BOARD
8 JULY 2015**

**Report of an Extraordinary Meeting of the Riccarton/Wigram Community Board
held on Wednesday 8 July 2015 at 3.03pm in the Community Room,
Upper Riccarton Library, 71 Main South Road.**

PRESENT: Mike Mora (Chairperson), Helen Broughton, Vicki Buck,
Jimmy Chen, Peter Laloli and Debbie Mora

APOLOGIES: An apology for absence was received and accepted from
Natalie Bryden.

The Board **resolved** to suspend Standing Orders at 3.06pm for the consideration of clause 2.

Peter Laloli/Helen Broughton

Carried

The Board **resolved** to resume Standing Orders at 4.28pm for the consideration of clause 3.

Helen Broughton/Debbie Mora

Carried

The Board reports that:

PART B - REPORTS FOR INFORMATION

**1. CARRS RESERVE, HALSWELL - RELOCATION OF CHRISTCHURCH KART CLUB AND
CANTERBURY GREYHOUNDS**

This matter was considered by the Strategy and Finance Committee on 16 July 2015.

2. DECLARATIONS OF INTEREST

Nil.

3. DEPUTATIONS BY APPOINTMENT

Nil.

The meeting concluded at 4.29pm.

CONFIRMED THIS 4TH DAY OF AUGUST 2015

**MIKE MORA
CHAIRPERSON**

13. 8. 2015

CLAUSE 12

**RICCARTON/WIGRAM COMMUNITY BOARD
14 JULY 2015**

**Report of a meeting of the Riccarton/Wigram Community Board
held on Tuesday 14 July 2015 at 4.03pm in the Community Room,
Upper Riccarton Library, 71 Main South Road.**

PRESENT: Mike Mora (Chairperson), Helen Broughton, Jimmy Chen, and Peter Laloli

APOLOGIES: Apologies for absence were received and accepted from Natalie Bryden, Vicki Buck and Debbie Mora.

The meeting adjourned from 5.30pm to 5.41pm.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. ROAD LEGALISATION - 29L NGA MAHI ROAD

		Contact	Contact Details
Executive Leadership Team Member responsible:	General Manager, Culture Leisure and Parks	N	
Officer responsible:	Acting Unit Manager, Transport and City Streets	N	
Author:	Justin Sims, Property Consultant	Y	941-6424

1. PURPOSE AND ORIGIN OF REPORT

- 1.1 The purpose of this report is to present the Riccarton/Wigram Community Board's recommendation to the Council that, pursuant to Section 114 of the Public Works Act 1981, to declare as road, the section of land covered by a point strip agreement known as 29L Nga Mahi Road and identified as Lot 5 DP366482 on the plan at **Attachment 1**.
- 1.2 This request follows an application by the adjoining land owner to the point strip, to secure access across it, in accordance with the terms of the point strip agreement.

2. BACKGROUND

- 2.1 The Long Term Plan page 82, "Streets and Transports Objectives" – enables access to goods and services, work and leisure activities.

3. COMMENT

- 3.1 A Point Strip Agreement is a mechanism for the developer of the road, to receive a contribution to the cost of construction from the adjoining land owner who will need to use the road for access.
- 3.2 Under the terms of the Point Strip Agreement the person wishing to obtain access over the Point Strip pays to the Council a sum of money that is then paid to the original developer. Under the terms of the agreement, the Council then creates a legally enforceable right of access over the Point Strip.
- 3.3 Whilst there is no obligation to formalise the land as legal road, it is sensible for this to be undertaken otherwise the Council would end up owning many un-useable parcels of land that have ongoing liabilities.

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1 Cont'd

3.4 The applicant has paid the amount detailed in the Point Strip Agreement to the original developer, as required.

4. FINANCIAL IMPLICATIONS

4.1 There will be an increase in road network operational expenditure and this has been factored in with the annual growth of the road network.

5. STAFF RECOMMENDATION

It is recommended that the Riccarton/Wigram Community Board recommends that the Council:

5.1 Approve that subject to fulfilment of the requirements in the Point Strip Agreement for Lot 5 identified on Deposited Plan 366482 (29L Nga Mahi Road), declare the land as legal road.

5.2 Approve that the Manager, Property Consultancy Team, is authorised to finalise and conclude the process of legalising the parcel of land in 5.1 above, as road.

6. BOARD RECOMMENDATION

That the staff recommendation be adopted.

Helen Broughton/Peter Laloli

Carried

Riccarton/Wigram Community Board 14. 7. 2015

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USE 1



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PART B - REPORTS FOR INFORMATION**2. DECLARATIONS OF INTEREST**

Nil.

3. DEPUTATIONS BY APPOINTMENT**3.1 MELANIE COKER AND XAVIER HODGSON**

The Board **agreed** to receive this deputation.

Melanie Coker and Xavier Hodgson addressed the Board requesting that the Council consider the provision of a new footpath on the west side of Halswell Road between Augustine Drive and Dunbars Road.

After questions from members and advice from staff in attendance, the Chairperson thanked Melanie Coker and Xavier Hodgson for their deputation.

The Board **decided** to support in principle the request made by the deputation for a new footpath on the west side of Halswell Road (Augustine Drive and Dunbars Road), and to refer the matter to staff for consideration and response.

Mike Mora/Helen Broughton

Carried

3.2 AWATEA RESIDENTS' ASSOCIATION

The Board **agreed** to receive this deputation.

Kay Stieller and Peter Dellica, representatives of the Awatea Residents' Association, addressed the Board with their concerns regarding the recent correspondence received from the Christchurch City Council informing a number of local residents that as from 1 July 2015, their properties would be levied the Sewerage Targeted Rate.

After questions from members, the Chairperson thanked Kay Stieller and Peter Dellica for their deputation.

The Board **decided** that the matter of the Sewerage Targeted Rate as raised by the Awatea Residents' Association be referred to the staff for consideration and response.

Mike Mora/Helen Broughton

Carried

3.3 RICcarton BUSH/KILMARNOCK RESIDENTS' ASSOCIATION

The Board **agreed** to receive this deputation.

Helen Spear, representing the Riccarton Bush/Kilmarnock Residents' Association, addressed the Board in relation to the Riccarton Road Bus Priority Project and indicated a preference for Option A.

The Chairperson thanked Helen Spear for the deputation.

Clause 1 (Part A) of this report details the Board's recommendation to the Infrastructure, Transport and Environment Committee regarding the Riccarton Road Bus Priority Project.

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3 Cont'd**3.4 JULIE SHIVAS AND JASMINA HENDERSON**

The Board **agreed** to receive this deputation.

Julie Shivas and Jasmina Henderson, residents of Wigram Skies, addressed the Board with their concerns over issues associated with the removal of the medium density fibreboard (MDF) from the Owaka Road site.

After questions from members, the Chairperson thanked Julie Shivas and Jasmina Henderson for their deputation.

At this point in the meeting, the Board **agreed** to consider the bi monthly information update from staff on the removal of the MDF material from the Owaka Holdings Ltd property in Owaka Road as included in the Community Board Adviser's update.

From its ensuing discussion, the Board **decided** to request that staff:

- 3.4.1 Provide details of all approved sites in the South Island that are capable of receiving this Medium Density Fibreboard (MDF) material.
- 3.4.2 Confirm the destination of the MDF material being removed from the Owaka Road property.
- 3.4.3 Obtain information from Worksafe New Zealand on the details of the appropriate handling procedures for this MDF material.
- 3.4.4 Provide clarification from the operators of the Kate Valley Landfill that this MDF material is being disposed of at that facility.

Helen Broughton/Peter Laloli

Carried

4. PETITIONS

Nil.

5. NOTICES OF MOTION

Nil.

6. CORRESPONDENCE

The Board **received** correspondence from Caroline Shone, Chief Executive of Community Energy Action, thanking the Board for the opportunity to address the Board on 16 June 2015.

Peter Laloli/Helen Broughton

Carried

7. BRIEFINGS

Nil.

8. RICCARTON ROAD BUS PRIORITY PROJECT - CONSULTATION OUTCOMES AND STREET MEASURES

This matter was considered by the Infrastructure, Transport and Environment committee on 6 August 2015.

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9. COMMUNITY BOARD ADVISER'S UPDATE

The Board received a tabled memorandum from the Community Board Adviser containing the following:

9.1 UPCOMING BOARD ACTIVITIES

Information on forthcoming Board related activity was noted.

9.2 HORNBY LIBRARY AND SERVICE CENTRE

The Board **decided** that the information memorandum from staff on the Hornby Library and Service Centre project, be received.

Peter Laloli/Mike Mora

Carried

9.3 URBAN PARKS MAINTENANCE - CONTRACTOR CHANGES

The Board **decided** that the information from staff on the Urban Parks Maintenance - Contractor Changes, be received.

Peter Laloli/Jimmy Chen

Carried

Clause 9 continued (Part C) of this report records a decision made by the Board regarding its Submissions Committee.

10. MEMBERS' INFORMATION EXCHANGE

Mention was made of the following:

- University of Canterbury - update on the University of Canterbury's resource consent application for a student hostel at 7 Kirkwood Avenue.
- Proposed Christchurch Replacement District Plan, Stage Two - the Board has lodged four further submissions.

11. MEMBERS' QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**12. CONFIRMATION OF MEETING MINUTES – 30 JUNE 2015**

The Board **resolved** that the minutes of its Ordinary Meeting of 30 June 2015, be confirmed.

Helen Broughton/Peter Laloli

Carried

13. PROPOSED ROAD NAME - LONGHURST SUBDIVISION

The Board considered a report seeking approval for the naming of a new road in the Longhurst Subdivision in Halswell.

The Board **resolved** to approve the name 'Derek Anderson Place' for the new road in the Longhurst Subdivision.

Peter Laloli/Helen Broughton

Carried

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14. WIGRAM SKIES SUBDIVISION, PART TWO - PROPOSED INTERSECTION CONTROLS AND NO STOPPING RESTRICTIONS

The Board considered a report seeking approval that appropriate intersection controls and no stopping restrictions be installed in the Wigram Skies Subdivision, Part Two.

The Board **resolved** to approve the following:

14.1 Give Way Controls

- 14.1.1 That a Give Way control be placed against Caudron Road on its north western approach to the intersection with Grebe Place.
- 14.1.2 That a Give Way control be placed against Joe Burns Place at its intersection with Caudron Road.
- 14.1.3 That a Give Way control be placed against Hurricane Way at its intersection with Caudron Road.
- 14.1.4 That a Give Way control be placed against Spitfire Place at its intersection with Hurricane Way.
- 14.1.5 That a Give Way control be placed against Lightning Close at its intersection with Hurricane Way.
- 14.1.6 That a Give Way control be placed against Mustang Avenue on its north approach to the intersection with Sioux Avenue.
- 14.1.7 That a Give Way control be placed against Sioux Avenue on its east approach to the intersection with Mustang Avenue.
- 14.1.8 That a Give Way control be placed against Mustang Avenue on its south approach to the intersection with Sioux Avenue.
- 14.1.9 That a Give Way control be placed against Sioux Avenue on its west approach to the intersection with Mustang Avenue.

14.2 No Stopping Restrictions

- 14.2.1 That the stopping of vehicles be prohibited at any time on the north west side of Grebe Place commencing at its intersection with Caudron Road and extending in a north easterly direction for a distance of 16 metres.
- 14.2.2 That the stopping of vehicles be prohibited at any time on the south east side of Grebe Place commencing at a point 61 metres south west of its intersection with Corsair Drive and extending in a south westerly then south easterly direction (following the kerb line) around into Caudron Road for a total distance of 30 metres.
- 14.2.3 That the stopping of vehicles be prohibited at any time on the south west side of Caudron Road commencing at a point 81 metres north west from its intersection with Hurricane Way and extending in a north westerly direction (following the kerb line) for a distance of 28 metres.
- 14.2.4 That the stopping of vehicles be prohibited at any time on the north east side of Caudron Road commencing at its intersection with Grebe Place and extending in a north westerly direction for a distance of 12 metres.
- 14.2.5 That the stopping of vehicles be prohibited at any time on the north east side of Sioux Avenue commencing at its intersection with Hurricane Way and extending in a south easterly direction for a distance of 40 metres.

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14 Cont'd

- 14.2.6 That the stopping of vehicles be prohibited at any time on the south west side of Sioux Avenue commencing at a point 160 metres north west of its intersection with Bennington Way and extending in a north westerly direction for a distance of 29 metres.
- 14.2.7 That the stopping of vehicles be prohibited at any time on the south west side of Sioux Avenue commencing at a point 207 metres north west of its intersection with Bennington Way and extending in a north westerly direction for a distance of six metres.
- 14.2.8 That the stopping of vehicles be prohibited at any time on the north east side of Sioux Avenue commencing at its intersection with Hurricane Way and extending in a north westerly direction for a distance of 22 metres.
- 14.2.9 That the stopping of vehicles be prohibited at any time on the north west side of Hurricane Way commencing at its intersection with Sioux Avenue and extending in a north easterly direction for a distance of 23 metres.
- 14.2.10 That the stopping of vehicles be prohibited at any time on the south east side of Hurricane Way commencing at its intersection with Sioux Avenue and extending in a north easterly direction for a distance of 36 metres.
- 14.2.11 That the stopping of vehicles be prohibited at any time on the east side of Handley Crescent commencing at its intersection with Harston Place and extending in a southerly direction for a distance of 18 metres.
- 14.2.12 That the stopping of vehicles be prohibited at any time on the west side of Handley Crescent commencing at a point 63 metres north from its intersection with Sioux Avenue and extending in a northerly then westerly direction (following the kerb line) for a distance of 36 metres.
- 14.2.13 That the stopping of vehicles be prohibited at any time on the north side of Harston Place commencing at a point 71 metres west of the cul-de-sac end of Harston Place and extending in a westerly direction (following the kerb line) around the build out into Handley Crescent for a total distance of 40 metres.
- 14.2.14 That the stopping of vehicles be prohibited at any time on the south side of Harston Place commencing at its intersection with Handley Crescent and extending in a easterly direction for a distance of 22 metres.
- 14.2.15 That the stopping of vehicles be prohibited at any time on the west side of Mustang Avenue commencing at its intersection with Sioux Avenue and extending in a northerly direction for a distance of 29 metres.
- 14.2.16 That the stopping of vehicles be prohibited at any time on the east side of Mustang Avenue commencing at its intersection with Sioux Avenue and extending in a northerly direction for a distance of 29 metres.
- 14.2.17 That the stopping of vehicles be prohibited at any time on the north side of Sioux Avenue commencing at its intersection with Mustang Avenue and extending in an easterly direction for a distance of 33 metres.
- 14.2.18 That the stopping of vehicles be prohibited at any time on the south side of Sioux Avenue commencing at its intersection with Mustang Avenue and extending in an easterly direction for a distance 26 metres.
- 14.2.19 That the stopping of vehicles be prohibited at any time on the east side of Mustang Avenue commencing at its intersection with Sioux Avenue and extending in a southerly direction for a distance of 32 metres.

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14 Cont'd

- 14.2.20 That the stopping of vehicles be prohibited at any time on the west side of Mustang Avenue commencing at its intersection with Sioux Avenue and extending in a southerly direction for a distance of 32 metres.
- 14.2.21 That the stopping of vehicles be prohibited at any time on the south side of Sioux Avenue commencing at its intersection with Mustang Avenue and extending in a westerly direction for a distance of 37 metres.
- 14.2.22 That the stopping of vehicles be prohibited at any time on the north side of Sioux Avenue commencing at its intersection with Mustang Avenue and extending in a westerly direction for a distance 38 metres.

Jimmy Chen/Helen BroughtonCarried

15. RICCARTON/WIGRAM COMMUNITY BOARD 2015/16 - DISCRETIONARY RESPONSE FUND – APPLICATION - ESTABLISHMENT OF 2015/16 RICCARTON/WIGRAM YOUTH DEVELOPMENT FUND

The Board considered a report seeking approval to allocate funding from its 2015/16 Discretionary Response Fund for the purpose of establishing a 2015/16 Youth Development Fund.

The Board **resolved** to:

- 15.1.1 Establish the Riccarton/Wigram Youth Development Fund 2015/16.
- 15.1.2 Approve the transfer of \$7,500 from the Riccarton/Wigram Community Board's 2015/16 Discretionary Response Fund to the Riccarton/Wigram Youth Development Fund 2015/16.

Jimmy Chen/Helen BroughtonCarried

16. RICCARTON/WIGRAM COMMUNITY BOARD - 2015/16 YOUTH DEVELOPMENT FUND – APPLICATION - JESSIE LOUISE FITZJOHN

The Board considered an application for funding from its 2015/16 Youth Development Fund.

The Board **resolved** to approve a grant of \$500 from its 2015/16 Youth Development Fund to Jessie Fitzjohn towards the cost of competing at the biennial Inter Pacific Exchange in Canada from 30 July 2015 to 19 August 2015.

Mike Mora/Helen BroughtonCarried

9. COMMUNITY BOARD ADVISER'S UPDATE CONTINUED

9.1 OWAKA HOLDINGS LTD - MEDIUM DENSITY FIBREBOARD (MDF) REMOVAL

Clause 4.4 (Part B) of this report records the Board's consideration and decision on this matter.

Riccarton/Wigram Community Board 14. 7. 2015

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9 Cont'd

9.2 SUBMISSIONS COMMITTEE - MEETING MINUTES OF 2 JULY 2015

The Board **resolved** that the minutes of its Submissions Committee meeting held on 2 July 2015 to formulate the Board's submission on the Draft Cleanfill and Waste Handling Operations Bylaw 2015 and the Draft Trade Waste Bylaw 2015, be received and noted for record purposes.

Peter Laloli/Mike Mora

Carried

The meeting concluded at 5.54pm.

CONFIRMED THIS 4TH DAY OF AUGUST 2015

**MIKE MORA
CHAIRPERSON**

13. 8. 2015

CLAUSE 13

**REPORT BY THE CHAIRPERSON OF THE
RICCARTON/WIGRAM COMMUNITY BOARD
4 AUGUST 2015**

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. RICCARTON RACECOURSE - PROPOSAL FOR TEMPORARY ALCOHOL BAN

The Board **received** a deputation on this matter; clause 2 (Part B) of this report refers.

BOARD RECOMMENDATION

That the Council direct staff to investigate a temporary liquor ban being applied in the immediate area of the Riccarton Racecourse, namely Yaldhurst Road to Middlepark Road, Epsom Road to Racecourse Road, Buchanans Road to Masham Road and Masham Road to Yaldhurst Road (refer **attachment**) for its Cup Day on Saturday 14 November 2015 from 7am to 12 midnight, and to report back to the Council by 22 October 2015 through the Regulation and Consents Committee.

Peter Laloli/Natalie Bryden

Carried

PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 RICCARTON RACECOURSE - PROPOSAL FOR TEMPORARY ALCOHOL BAN

Eric Cormack, Manager, Riccarton Park Function Centre, Tim Mills, Chief Executive of Canterbury Racing, and Senior Sergeant Gordon Spite addressed the Board on a proposal for a temporary alcohol ban being applied at Riccarton Racecourse for Cup Day on Saturday 14 November 2015 from 7am to midnight.

Senior Sergeant Spite confirmed that the Police would enforce a temporary alcohol ban if approved by the Council, and also indicated support received from Community Public Health.

Messrs Cormack and Mills reported that feedback received to date from residents was favourable for a temporary alcohol ban in the area surrounding Riccarton Racecourse.

After questions from members, the Chairperson thanked Eric Cormack, Tim Mills and Senior Sergeant Spite for bringing this proposal to the Board.

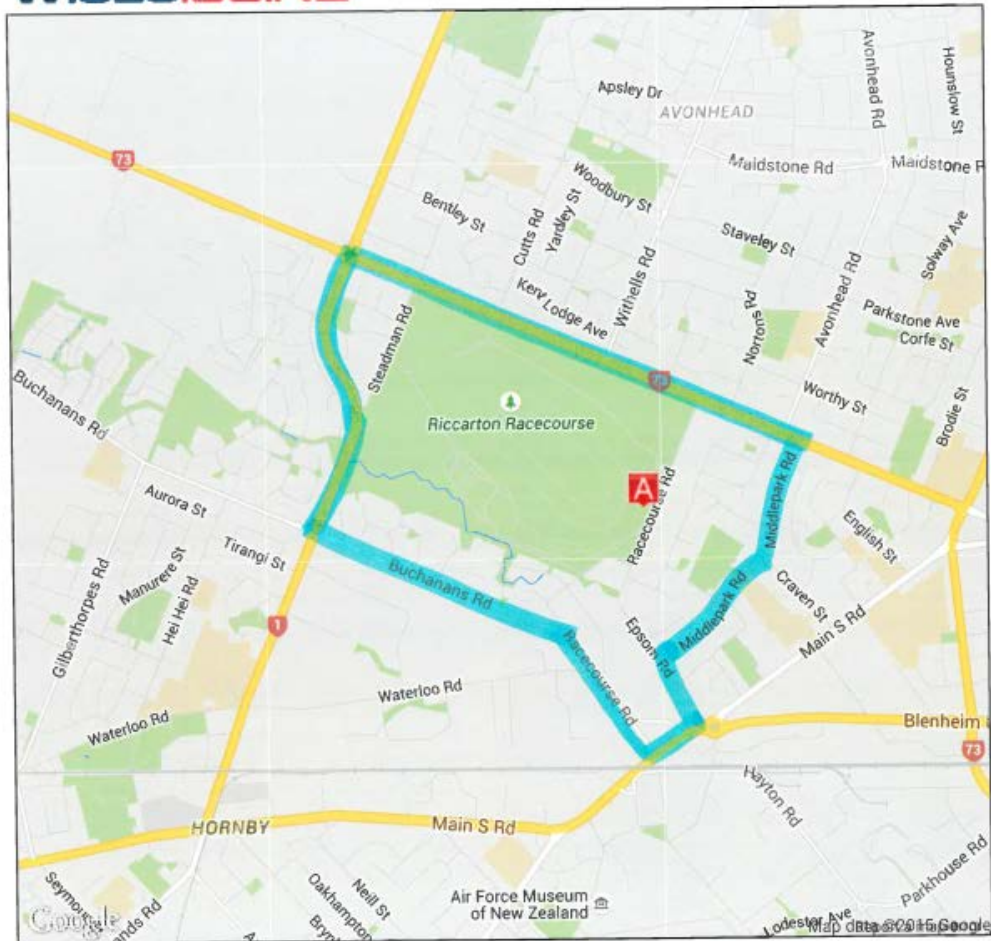
The Board **decided** to record its full support for a temporary liquor ban being applied at the Riccarton Racecourse Cup Day on Saturday 14 November 2015.

Clause 1 (Part A) of this report details the Board's recommendation to the Council on this matter.

Riccarton/Wigram Community Board 4. 8. 2015

ATTACHMENT 1 TO CLAUSE 1

WISES.CO.NZ



**SHIRLEY/PAPANUI COMMUNITY BOARD
1 JULY 2015**

**Report of the meeting of the Shirley/Papanui Community Board
held on Wednesday 1 July 2015 at 4pm in the Board Room
Papanui Service Centre, corner Langdons Road and Restell Street, Papanui**

PRESENT: Mike Davidson (Chairperson), Jo Byrne, Pauline Cotter, Ali Jones, Aaron Keown and Barbara Watson.

APOLOGIES: An apology was received and accepted from Emma Norrish.

An apology for lateness was received and accepted from Ali Jones who arrived at 5.25pm and was absent for clauses 2 to 7, 10 to 12 and part of clause 1.

Pauline Cotter retired from the meeting at 4.51pm, returning at 4.53pm and was absent for part of clause 3.

Barbara Watson retired from the meeting at 5.19pm, returning at 5.20pm and was absent for part of clause 12.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

Nil.

2. DEPUTATIONS BY APPOINTMENT

2.1 COUNCIL OF SOCIAL SERVICES (COSS) - SHARON TORSTONSON

Sharon Torstonsen, Executive Officer for COSS, attended and distributed copies of the 'Holding Hope Together' booklet detailing the contribution the not-for-profit sector in rebuilding the Christchurch community and asked that local community organisations be taken into account in Civil Defence Emergency Management (CDEM) planning.

2.2 SPENCER PARK SURF LIFE SAVING CLUB - RICHARD NEWBOLD

Richard Newbold, Clubhouse Redevelopment Project Manager, updated the Board with progress on their new facilities development.

2.3 COMMUNITY ENERGY ACTION CHARITABLE TRUST (CEA) - CAROLINE SHONE

Caroline Shone, Chief Executive, attended to update the Board on the current activities of the CEA and their focus on a warm, dry and healthy community.

Shirley/Papanui Community Board 1. 7. 2015

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3. PRESENTATION OF PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. BRIEFINGS

Nil.

6. CORRESPONDENCE

Nil.

7. SHIRLEY/PAPANUI COMMUNITY BOARD METROPOLITAN STRENGTHENING COMMUNITIES FUND- 2015/16 KEY LOCAL PROJECTS

The Board's recommendation on this matter will be presented to the Council at its meeting on 26 August 2015 as part of the report on 2015/16 Metropolitan Strengthening Communities Funding.

8. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser (CBA) on Board-related activities, including upcoming meetings and events.

8.1 STYX COMMUNITY FLOOD MEETING

The Land Drainage Manager, City Water and Waste Unit will present information on Christchurch City Council land drainage maintenance activities and levels of service in the Styx River catchment, Civil Defence Community Response Plans and what can be done to protect properties during heavy rainfall at a meeting with the Styx community on Monday 6 July 2015.

8.2 PAPANUI ROAD – ANTI-SOCIAL ISSUES

In response to perceived anti-social issues on Papanui Road members of the Board attended a meeting of the Papanui Business Association to discuss their assessment of these issues. No social issues were raised by the Association.

8.3 ST ALBANS RESIDENTS' ASSOCIATION (SARA) WORKSHOP MEETING

A workshop meeting has been arranged for 4–5pm on Thursday 16 July at the St Albans Transitional Community Facility. Agenda topics from SARA have been received and circulated.

8.4 CRANFORD/WESTMINSTER STREETS INTERSECTION

An information update from the Compliance and Investigations Team advised that the insurance company concerned has acknowledged the urgency of the situation and is working towards a quick resolution.

8.5 WESTMINSTER/COURTENAY/ROOSEVELT INTERSECTION

An upgrade is planned for this intersection and the pedestrian issues will be addressed. A plan will be presented to the Board for discussion.

Shirley/Papanui Community Board 1. 7. 2015

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8 Cont'd

8.6 MARSHLAND ROAD TRAFFIC ISSUES

The Principal of Ouruhia School has concerns about traffic issues on Marshland Road outside the school. The ward Traffic Engineer will liaise with the school regarding possible solutions.

8.7 WESTMINSTER STREET/KENSINGTON AVENUE TRAFFIC ISSUES

At the Board meeting of 17 June 2015 Board members expressed concern over difficulties in crossing these roads to reach schools and pre-schools as relayed to them by members of the school community.

The Board **decided** to request that staff investigate safer crossing options on Westminster Street for children attending schools and pre-schools in the Kensington/Mahars Road area.

The Board also **decided** to request that staff investigate safe crossing options on Kensington Avenue between the walkway past the library and the secondary access to Our Lady of Fatima School.

Jo Byrne/Ali Jones

Carried

8.8 PRESTONS ROAD TRAFFIC ISSUES

The Principal of Redwood School has expressed concerns about traffic issues on Prestons Road and has asked that the installation of a pedestrian crossing be investigated. The school has been advised to make a deputation or send a letter to the Board outlining the issues and to request this investigation.

9. ELECTED MEMBERS' INFORMATION EXCHANGE

The Board:

- Noted that the Brooklands Fire Station is moving to Spencerville with Brooklands having been red-zoned and will need to apply for a Resource Consent for their new facility. They are concerned that the application could take up to 16 months to process.
- **Decided** to send a letter of thanks to Mr Ian Thresh for his work on the Flockton Basin flooding issues.
- Noted that the Flockton community are promoting the formation of community working groups to help clear the waterways in the Flockton area and will ask the Council to provide extra green bins.

10. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

11. CONFIRMATION OF MEETING MINUTES - 17 JUNE 2015

The Shirley/Papanui Community Board **resolved** that the minutes of its ordinary meeting of Wednesday 17 June 2015 be confirmed.

Aaron Keown/Barbara Watson

Carried

Shirley/Papanui Community Board 1. 7. 2015

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12. MATSONS AVENUE AND HAREWOOD ROAD PROPOSED P120 PARKING RESTRICTION AND NO STOPPING RESTRICTION

The Board considered a report seeking its approval to install no stopping restrictions and P120 parking restrictions along Matsons Avenue and Harewood Road.

STAFF RECOMMENDATION

It is recommended that the Shirley/Papanui Community Board:

- 12.1 Revoke any and all previous parking or stopping restrictions on the north-west side of Matsons Avenue commencing at its intersection with Harewood Road and extending in a south-westerly direction for a distance of 280 metres.
- 12.2 Revoke any and all previous parking or stopping restrictions on the south-east side of Matsons Avenue commencing at its intersection with Harewood Road and extending in a south-westerly direction for a distance of 178 metres.
- 12.3 Revoke any and all previous parking or stopping restrictions on the south-west side of Harewood Road commencing at its intersection with Matsons Avenue and extending in a north-westerly direction for a distance of 15 metres.

and approve the following:

- 12.4 That the stopping of vehicles be prohibited at any time on the south-west side of Harewood Road commencing at its intersection with Matsons Avenue and extending in a north-westerly direction for a distance of 15 metres.
- 12.5 That the stopping of vehicles be prohibited at any time on the north-west side of Matsons Avenue commencing at its intersection with Harewood Road and extending in a south-westerly direction for a distance of 23 metres.
- 12.6 That the parking of vehicles be restricted to a maximum period of 120 minutes on the north-west side of Matsons Avenue commencing at a point 23 metres south-west from its intersection with Harewood Road and extending in a south-westerly direction for a distance of 71 metres. This restriction is to apply Monday to Friday from 9.00am to 5.00pm.
- 12.7 That the parking of vehicles be restricted to a maximum period of 120 minutes on the north-west side of Matsons Avenue commencing at a point 243.5 metres south-west from its intersection with Harewood Road and extending in a south-westerly direction for a distance of 35 metres. This restriction is to apply Monday to Friday from 9.00am to 5.00pm.
- 12.8 That the stopping of vehicles be prohibited at any time on the south-east side of Matsons Avenue commencing at its intersection with Harewood Road and extending in a south-westerly direction for a distance of 12 metres.
- 12.9 That the parking of vehicles be restricted to a maximum period of 120 minutes on the south-east side of Matsons Avenue commencing at a point 145 metres south-west from its intersection with Harewood Road and extending in a south-westerly direction for a distance of 32 metres. This restriction is to apply Monday to Friday from 9.00am to 5.00pm.

BOARD DECISION

The Shirley/Papanui Community Board **resolved** to adopt the staff recommendation with the addition of the following provision:

- 12.10 That parking restrictions on Matson Avenue be reviewed when the Methodist Mission's temporary consent expires (anticipated 2018).

Aaron Keown/Pauline Cotter

Carried

Shirley/Papanui Community Board 1. 7. 2015

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The meeting concluded at 6.40pm.

CONFIRMED THIS 15th DAY OF JULY 2015

**MIKE DAVIDSON
CHAIRPERSON**

13. 8. 2015

CLAUSE 15

**SHIRLEY/PAPANUI COMMUNITY BOARD
15 JULY 2015**

**Report of the meeting of the Shirley/Papanui Community Board
held on Wednesday 15 July 2015 at 4pm in the Board Room
Papanui Service Centre, corner Langdons Road and Restell Street, Papanui**

PRESENT: Mike Davidson (Chairperson), Jo Byrne, Pauline Cotter, Aaron Keown, Emma Norrish and Barbara Watson.

APOLOGIES: An apology was received and accepted from Ali Jones.

Pauline Cotter retired from the meeting at 4.38pm, returning at 4.40pm and was absent for part of clause 3.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

1. NOTICE OF MOTION

1.1 NORTHERN ARTERIAL AND CRANFORD STREET FOUR LANING

The following notice of motion was moved by Mike Davidson and seconded by Emma Norrish pursuant to Standing Order 3.10.1 for the 15 July 2015 meeting of the Shirley/Papanui Community Board, received on 6 July 2015.

“That the Shirley Papanui Community Board requests that the Council engage with the New Zealand Transport Authority and other strategic partners to explore new and smarter avenues that will ensure that traffic congestion is addressed in the northern areas of Christchurch for both the immediate future and generations to come, the two main areas of consideration being:

6.1.1 A rail system, using a park and ride model, and

6.1.2 A more robust and complete roading project that fully connects the Northern Arterial to the CBD.”

Mike Davidson/Emma Norrish

Carried

PART B – REPORTS FOR INFORMATION

2. DECLARATION OF INTEREST

Nil.

3. DEPUTATIONS BY APPOINTMENT

3.1 COMMUNITY GARDENS - CROSSWAY CHURCH, SHIRLEY PLAYCENTRE AND SHIRLEY SCHOOL

Tony Moore, Matt Morris and Rebecca Roper-Gee made a deputation to the Board on a project to develop edible community gardens and spaces - a collaborative effort by the Crossway Church supported by the Shirley Playcentre and Shirley School.

Shirley/Papanui Community Board 15. 7. 2015

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3 Cont'd**3.2 BUSINESS MENTORS NZ LTD - ELLEN PENDER**

Ellen Pender, Canterbury Coordinator for Business Mentors NZ Ltd, attended to brief the Board on the Business Mentors service in Christchurch. Business Mentors NZ Ltd have also introduced mentoring for the Not-for-Profit sector.

3.3 CHRISTCHURCH NORTH METHODIST CHURCH PROPOSAL TO ALTER VEHICLE ENTRANCE - CRAIG BYERS

Craig Byers, Senior Project Manager, Arrow International (NZ) Ltd, attended to advise the Board on the proposal to alter the vehicle entrance of the Christchurch North Methodist Church currently being rebuilt on the corner of Chapel Street and Harewood Road.

4. PRESENTATION OF PETITIONS

Nil.

5. BRIEFINGS

Nil.

6. CORRESPONDENCE**6.1 CHRISTCHURCH CITY COUNCIL MEMORANDUM - TREE REMOVALS IN UPSTREAM DUDLEY CREEK**

The Board noted the Memorandum from the Capital Consultation Team regarding the need to remove some trees and shrubs along sections of Dudley Creek as part of the ongoing upstream remediation works. The Board noted the engagement with the residents and the intention to replant appropriate vegetation on completion of the remediation works.

6.2 CHILDREN'S COMMISSIONER - GIVING2KIDS - CONNECTING LOCAL BUSINESSES TO INVEST IN OUR FUTURE

The Board noted the letter from the Children's Commissioner which provided information on the launch of the "Giving2Kids" programme which is a guide for those who want to invest in children, and do it well.

6.3 COMMUNITY ENERGY ACTION - THANK YOU FOR DEPUTATION OPPORTUNITY AND WARD STATISTICS

The Board noted the letter from the Community Energy Action Charitable Trust and noted with interest the statistics provided.

6.4 STRONGER CHRISTCHURCH INFRASTRUCTURE REBUILD TEAM (SCIRT) - MEMORANDUM RE TREE REMOVAL - ROADING AND STORM WATER RENEWAL, NORTH PARADE AND STAPLETONS ROAD

The Board noted the memorandum from SCIRT updating them on the removal of two street trees during the renewal of roading and storm water infrastructure in the North Parade and Stapletons Road area and the intention to replant with a one for one replacement following completion of the work.

The Board **decided** to receive the correspondence.

Mike Davidson/Pauline Cotter

Carried

Shirley/Papanui Community Board 15. 7. 2015

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7. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on Board-related activities, including upcoming meetings and events.

7.1 CRANFORD WESTMINSTER STREETS INTERSECTION

From the Board meeting of 1 April 2015.

Compliance reports that the owner has been contacted and his insurance company has agreed to pay for the repair and this will happen as soon as possible. If this work is not done before the road works start then the Council will do the work and charge the owner. Road works may start in 2-3 weeks.

7.2 BLIGHS ROAD TRAFFIC ISSUES

From the Board meeting of 18 February 2015.

Members of the Board had requested an update on plans to improve the Blighs/ Papanui Road intersection because of left turn traffic backing up on Blighs Road and blocking the right turning traffic.

The Traffic Engineer has provided the following information:

This project is on the optimisation project budget for next financial year. Once costs are confirmed, projects that can be built in 2015/16 financial year will be finalised. Expected timeframe for this is the end of July and the Board will be notified.

7.3 YOUTH FUNDING APPLICATIONS

From the Board meeting of 20 May 2015.

Further to the report on this agenda to revoke the resolution of 20 May it is intended to shorten the process for Youth Funding applications to be presented to the Board for their decision. For requests of under \$500 only the sign-off by the Community Governance Manager will be needed and staff will ensure that these reports are included in agendas as quickly as possible.

The information on Youth Funding will be changed and the reference to a six week turnaround will be removed.

7.4 SHIRLEY/PAPANUI COMMUNITY BOARD SEMINAR - WEDNESDAY 8 JULY 2015

A number of topics were presented to the Board at this seminar including:

- Bus stops and timetables (refer to Part C. 7. Community Board Adviser's Update (Continued))

7.5 SIGNAGE NORM WITHERS PARK

Information on progress to date was circulated separately. Various queries will be referred to staff including the number of words allowable and Board members in conjunction with staff will review the wording supplied. A further quote for signage will be obtained.

7.6 STYX COMMUNITY MEETING

The Shirley/Papanui Community Board agreed to make a site visit to Prestons to look at the water treatment and the outflow to the Styx River from this subdivision in conjunction with Christchurch City Council drainage engineers.

Shirley/Papanui Community Board 15. 7. 2015

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7 Cont'd

The Board also agreed to set up a Working Party with a maximum of three representatives from each of the interested residents groups (Brooklands, Kainga, Ouruhia and Spencerville) plus Shirley Papanui Community Board members and appropriate staff to work together on drainage issues affecting these communities.

The Board also agreed to hold a public meeting at Ouruhia in early September to provide information to the community on drainage issues.

7.7 CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (CERA) DRAFT TRANSITION RECOVERY PLAN

Information on CERA's draft Transition Recovery Plan was circulated to members and tabled at the meeting. The draft plan is available to be viewed on the CERA website and submissions are due by 5pm on Thursday 30 July 2015.

Refer Part C, clause 7 Community Board Adviser's Update, 7.7 for the Board's decision.

7.8 GROYNES PLAYGROUND TIMEFRAME

The Board **received** Information from the Project Manager. On site construction is planned for late September with completion late November ready for Christmas.

8. ELECTED MEMBERS' INFORMATION EXCHANGE

The Board noted:

- A resident of Grimseys Road had queried whether the Council process for the disposal of cleaning fluid bottles had changed. The matter will be referred to staff with a request to contact the resident and also provide information to the Board on the current policy in this regard.
- A resident of Marwick Courts has raised concerns regarding the time being taken by various agencies to rectify the problem of discoloured water flowing from all taps in her flat. The Board asked for this to be referred to staff.
- Board members queried whether the installation of yellow lines on Sawyers Arms Road has been fully completed as the 'old' white ticks are still visible and potentially causing confusion for motorists. The Board asked that this be referred to staff.
- The Board expressed their thanks to the Community Support Officer for her organisation of the Shirley/Papanui Community Service Awards 2015.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**7. COMMUNITY BOARD ADVISER'S UPDATE (CONTINUED)****7.4 SHIRLEY/PAPANUI COMMUNITY BOARD SEMINAR – WEDNESDAY 8 JULY 2015 (CONTINUED).**

Refer Part B, clause 7 Community Board Adviser's Update, 7.4.

Shirley/Papanui Community Board 15. 7. 2015

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7 Cont'd

The Shirley/Papanui Community Board **resolved** to request that staff investigate the possibility of moving the bus stop at 464 Papanui Road to the next block (east) and the inclusion of a pedestrian traffic refuge around the area where the existing bus stop is situated and that a response be provided to the Board (potentially via an Information Memorandum).

Mike Davidson/Pauline Cotter

Carried

7.7 CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (CERA) DRAFT TRANSITION RECOVERY PLAN (CONTINUED)

Refer Part B, clause 7 Community Board Adviser's Update, 7.7.

The Shirley/Papanui Community Board **resolved** to consider making a submission on the CERA draft Transition Recovery Plan and for Board members to meet informally on Friday 24 July 2015 from 4–5pm for discussion.

The Board also **resolved** to delegate authority to the Community Board Chairperson to sign off any submission to the CERA draft Transition Recovery Plan as the final submission date of 30 July falls prior to the next scheduled Board meeting.

Emma Norrish/Barbara Watson

Carried

(**Note:** Aaron Keown voted against the resolution).

10. CONFIRMATION OF MEETING MINUTES – 1 JULY 2015

The Shirley/Papanui Community Board **resolved** that the minutes of its ordinary meeting of Wednesday 1 July 2015 be confirmed subject to the following amendments in clause 9, first bullet point as noted below:

- Noted that the Brooklands Fire Station is moving to Spencerville with Brooklands having been red-zoned and ~~have applied~~ *will need to apply* for a Resource Consent for their new facility. They ~~have been advised~~ *are concerned* that the application could take up to 16 months to process.

Aaron Keown/Barbara Watson

Carried

11. SHIRLEY/PAPANUI COMMUNITY BOARD – REVOCATION OF FUNDING RESOLUTION 17 JUNE 2015

The Board considered a report seeking the revocation of a funding resolution made at its meeting of 17 June 2015.

The Shirley/Papanui Community Board **resolved** to revoke the following resolution from their meeting of 17 June 2015:

"That the Shirley Papanui Community Board delegate authority to staff to assess, process and dispense grants for 2015/16 Youth Development Funding applications up to a threshold of \$500 and produce a written report on both successful and unsuccessful applications to the next available meeting of the Board,"

and that the previous process for assessing, processing and dispensing of Youth Development Funding applications be reinstated.

Mike Davidson/Barbara Watson

Carried

Shirley/Papanui Community Board 15. 7. 2015

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11 Cont'd

(**Note:** Aaron Keown voted against the resolution).

The meeting concluded at 6pm.

CONFIRMED THIS 5TH DAY OF AUGUST 2015

**MIKE DAVIDSON
CHAIRPERSON**

13. 8. 2015

CLAUSE 16

**SPREYDON/HEATHCOTE COMMUNITY BOARD
19 JUNE 2015**

**Report of a meeting of the Spreydon/Heathcote Community Board
held on Friday 19 June 2015 at 8am in the Board Room,
Beckenham Service Centre, 66 Colombo Street, Beckenham.**

PRESENT: Paul McMahon (Chairperson), Phil Clearwater, Melanie Coker, Helene Mautner, Karolin Potter, Tim Scandrett, and Rik Tindall.

APOLOGIES: An apology for early departure was received and accepted from Tim Scandrett who departed at 10.01am and was absent for part of clause 2.

The Board meeting adjourned from 9.19am to 9.28am.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. NOTICE OF MOTION

The following Notice of Motion was submitted by Karolin Potter:

That the Board recommends to the Council that all development proposals addressed by community boards and/or the Council include the following considerations that must be addressed and commented on by staff (as for instance legal considerations are): disability access and other issues; and cultural history, artefacts and other issues.

The motion was seconded by Paul McMahon and on being put to the meeting, was declared **carried**.

Karolin Potter/Paul McMahon

Carried

Clause 1 (Part B) continued of these minutes also refers.

2. ELECTED MEMBERS' INFORMATION EXCHANGE

2.1 ACCESSIBLE CAR PARKING DATA SET FOR SPREYDON/HEATHCOTE WARD

The Board discussed the benefits of the Council providing an up-to-date database of accessible car parking spaces in the Spreydon/Heathcote ward.

The Board **decided** to recommend that the Council investigate the provision and maintenance of an up- to -date database of accessible car parking spaces in the Spreydon/Heathcote ward that is available to elected members and the public.

Rik Tindall/Melanie Coker

Carried

Clause 2.1 (Part B) continued refers to this matter

(Staff note: The costs to establish an Accessible Parking Database for the Spreydon/Heathcote Ward would be in the order of \$5.500 however, given that Council's Regulatory Compliance Unit consider that the management of accessible spaces forms part of their 'business as usual' consent monitoring process, staff believe there would be very little value in an audit/database of all mobility car parks in one ward.)

Spreydon/Heathcote Community Board 19. 6. 2015

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PART B - REPORTS FOR INFORMATION**2. ELECTED MEMBERS' INFORMATION EXCHANGE CONTINUED**

The Board noted:

2.1 TENNYSON STREET - PEDESTRIAN REFUGE ISLAND

The Board discussed the pedestrian refuge islands on Tennyson Street and in particular, their safe use by children.

The Board **decided** to request that staff contact local schools in the Tennyson Street area to provide education regarding the safe use of pedestrian refuge islands.

Tim Scandrett/Helene Mautner

Carried

2.2 BARRINGTONS MALL ENTRANCE

The Board discussed the Barrington Street entrance to Barrington Mall and voiced concern for the safety of vehicles entering and exiting the Mall and for pedestrians crossing the entranceway.

The Board **decided** to request a memorandum from staff regarding options for improving the traffic and pedestrian safety at the Barrington Street entrance to Barrington Mall.

Karolin Potter/Tim Scandrett

Carried

2.3 SAINT MARY'S CHURCH, ADDINGTON - ACCESSIBLE PARKING SIGN OUTSIDE

The Board noted that the sign at the disability parking space outside Saint Mary's Church, Addington, currently incorrectly showed a maximum parking time of 10 minutes and needed to be replaced with a sign showing a maximum parking time of 120 minutes.

The Board **decided** to request that staff correct the current accessible parking sign outside Saint Mary's Church, Addington so that the maximum parking time is changed from 10 minutes to 120 minutes.

Karolin Potter/Helene Mautner

Carried

2.4 WALSALL STREET, ADDINGTON - PARKING

The Board discussed residents requests for the installation of 90 minute car parking spaces on Walsall Street, Addington, to provide parking for persons visiting residences.

The Board **decided** to request that staff investigate and consult on installing one or two 90 minute car parking spaces on the south eastern side of Walsall Street near the south western end of Walsall Street, Addington.

Paul McMahon/Phil Clearwater

Carried

2.5 ADDINGTOWN MALL - DISABILITY CAR PARK

The Board discussed the removal of a disability car parking space from the car park at the Addingtown Mall.

The Board **decided** to request enforcement staff to investigate the removal of an accessible car park in Addingtown Mall.

Karolin Potter/Helene Mautner

Carried

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2 Cont'd**2.6 HEATHCOTE RIVER UPDATE**

A workshop to discuss the possible formation of a Heathcote River support network. is to be held on 20 June 2015, attended by invitees.

2.7 CODE OF CONDUCT

The Board **decided** to hold a workshop with an independent facilitator on a Board Code of Conduct with a view to this being adopted by the Board.

Phil Clearwater/Paul McMahon

Carried

3. DECLARATION OF INTEREST

Nil.

4. DEPUTATIONS BY APPOINTMENT**4.1 AHMED TANI, CANTERBURY REFUGEE COUNCIL**

The scheduled deputation did not attend.

5. COUNCILLORS' UPDATE

Nil.

6. PRESENTATION OF PETITIONS

NIL.

7. CORRESPONDENCE

Nil.

8. BRIEFINGS

Nil.

9. COMMUNITY BOARD ADVISER'S UPDATE**9.1 FUNDING UPDATE**

The Board discussed the funds remaining in its 2014/15 Discretionary Response Fund and Communicating with Communities Fund.

Clause 9.1 (Part C) continued of these minutes, records the Board's decision on this matter.

9.2 PIONEER LEISURE CENTRE - PARKING

Staff are looking at options to improve accessible parking at the Pioneer Leisure Centre.

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9 Cont'd**9.3 CENTAURUS ROAD UPDATE**

The Board noted staff advice relating to heavy vehicles using Centaurus Road. The advice was that this road is designated a minor arterial route, and therefore available for use by to heavy vehicles.

A change to the designation is not supported by staff, as this alternative route is required for heavy vehicles in emergency situations. Staff are to discuss with the transport industry, the appropriate use of Centaurus Road.

9.4 FORMER HOON HAY LIBRARY FACILITY

The Board received an update on the former Hoon Hay Library facility.

9.5 BOARD VISIBILITY CLOTHING

The Board noted the advice given on the availability of items of clothing labelled to identify Board members that could be worn to facilitate interaction with members of the community.

Clause 9.5 (Part C) continued of these minutes, records a funding decision in relation to this matter.

9.6 SPREYDON/HEATHCOTE COMMUNITY BOARD'S SUBMISSION TO PROPOSED CHRISTCHURCH REPLACEMENT PLAN - STAGE TWO

The Board noted that in accordance with the process previously adopted, the Board's submission to the Proposed Christchurch Replacement District Plan - Stage Two was lodged on 15 June 2015 after having been circulated to members.

Clause 9.6 (Part C) continued of these minutes, records the Board's decision on this matter.

9.7 COMINGS AND GOINGS

The Board noted that Marja Blom is soon to leave Addington Net and Bella Kilkelly will also be leaving Waltham Cottage.

Clause 9.7 (Part C) continued of these minutes, records a Board decision on this matter.

10. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISION TAKEN BY THE BOARD**9. COMMUNITY BOARD ADVISER'S UPDATE CONTINUED****9.1 FUNDING UPDATE CONTINUED**

The Board **resolved** to transfer \$2,000 from the Communicating with Communities Fund back to the 2014/15 Discretionary Response Fund.

Paul McMahon/Tim Scandrett

Carried

Clause 9.1 (Part B) of these minutes also refers.

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9 Cont'd**9.5 BOARD VISIBILITY CLOTHING CONTINUED**

The Board **resolved** to allocate up to \$1,000 from the 2014/15 Communicating with Communities Fund for the purchase of vests or similar clothing to be used by the Board to identify members and assist engagement with the community. The Deputy Chairperson to be delegated selection of the appropriate item.

Karolin Potter/Helene Mautner

Carried

Clause 9.5 (Part B) of these minutes also refers.

9.6 SPREYDON/HEATHCOTE COMMUNITY BOARD'S SUBMISSION TO THE PROPOSED CHRISTCHURCH REPLACEMENT PLAN - STAGE TWO CONTINUED

The Board **resolved** to retrospectively adopt the Spreydon/Heathcote Community Board's submission to the Proposed Christchurch Replacement District Plan - Stage Two, as lodged on 15 June 2015.

Paul McMahon/Melanie Coker

Carried

Note: Tim Scandrett and Phil Clearwater declared an interest and took no part in the discussion or voting on this item.

Clause 9.6 (Part B) of these minutes also refers.

9.7 COMINGS AND GOINGS CONTINUED

The Board **resolved** to allocate \$200 from the 2014/15 Communicating with Communities Fund to provide an acknowledgment to Marja Blom of Addington Net and Bella Kilkelly of Waltham Cottage for their services to the community.

Paul McMahon/Helene Mautner

Carried

Clause 9.7 (Part B) of these minutes also refers.

11. CONFIRMATION OF MEETING MINUTES - 3 JUNE 2015 AND 8 JUNE 2015

The Board **resolved** that the minutes of the Board's meeting of 3 June 2015 (both open and public excluded sections), and the minutes of the Joint Extraordinary Meeting of the Spreydon/Heathcote Community Board and Riccarton/Wigram Community Board of 8 June 2015, be confirmed.

The meeting concluded at 10.15am.

CONFIRMED THIS 7TH DAY OF JULY 2015

**PAUL MCMAHON
CHAIRPERSON**

13. 8. 2015

CLAUSE 17

**SPREYDON/HEATHCOTE COMMUNITY BOARD
7 JULY 2015**

**Report of a meeting of the Spreydon/Heathcote Community Board
held on Tuesday 7 July 2015 at 5.07pm in the Board Room,
Beckenham Service Centre, 66 Colombo Street, Beckenham.**

PRESENT: Paul McMahon Chairperson, Karolin Potter, Tim Scandrett,
Phil Clearwater, Melanie Coker, Helene Mautner and Rik Tindall.

APOLOGIES: There were no apologies.

The Board meeting adjourned from 5.55pm to 6pm.

The Board reports that:

PART B - REPORTS FOR INFORMATION

**1. SPREYDON/HEATHCOTE COMMUNITY BOARD STRENGTHENING COMMUNITIES FUND -
2015/16 KEY LOCAL PROJECTS**

The Board's recommendations on this matter will be presented to the Council at its meeting on 26 August 2015 as part of the report on 2015/15 Metropolitan Strengthening Communities Funding.

2. DECLARATION OF INTEREST

Nil.

3. DEPUTATIONS BY APPOINTMENT

3.1 COUNCIL OF SOCIAL SERVICES OF CHRISTCHURCH (COSS) – SHARON TORSTONSON

Ms Sharon Torstonson, Executive Officer for Council of Social Services, attended and introduced to the Board the booklet 'Holding Hope Together' that acknowledges the contribution of the not-for-profit sector in rebuilding Christchurch. Ms Tortonson identified a need for local community organisations to be involved in civil defence and emergency Civil Defence Emergency Management planning.

The Chairperson thanked Ms Tortonson for her deputation.

3.2 COMMUNITY ENERGY ACTION CHARITABLE TRUST (CEA) – CAROLINE SHONE

The scheduled deputation was unable to attend.

3.3 COMMUNITIES AND NEIGHBOURS (CAN) - KIRSTIN-DINGWALL-OKAYE

Ms Kirstin Dingwall-Okaye attended the meeting and addressed the Board on the work of Communities and Neighbours, which aims to help older people living in isolation, and stresses the benefits of strengths based giving in the community.

The Chairperson thanked Ms Dingwall-Okaye for her deputation.

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4. ELECTED MEMBERS' INFORMATION EXCHANGE

The Board noted:

4.1 CORONATION RESERVE

The Board discussed the planned works in Coronation Reserve.

The Board **decided** to request that staff provide advice on the planned works in Coronation Reserve, specifically whether they are still required in the post-earthquake context and the priority that they should be accorded.

Paul McMahon/Tim Scandrett

Carried

4.2 LOCAL GOVERNMENT NEW ZEALAND CONFERENCE 2015

Karolin Potter reported back on the Local Government New Zealand Conference at Waitangi that she attended recently.

4.3 HEATHCOTE RIVER UPDATE

Helene Mautner outlined the successful Heathcote River meeting held recently, and the plans for a river support network to be established. Staff were thanked for their input and work into making the event successful.

4.4 YOUTH AND COMMUNITY SERVICE AWARDS

The Board noted that the event had been very successful, and thanked the staff involved for their work.

4.5 HILLMORTON HOSPITAL KERBING

The Board was advised that the requested kerbing is to be installed on the road to the hospital.

4.6 LOWER HEATHCOTE MASTER PLAN

The Board noted that the Lower Heathcote master plan referred to in the Draft Long Term Plan has not been included in the Long Term Plan Board adopted by the Council.

4.7 WORKSHOPS FOR STRESS RELIEF

Board members noted that the Red Cross is offering workshops for stress relief.

5. COUNCILLORS' UPDATE

The Board noted:

- The Long Term Plan particularly in relation to the proposals for the Northern Arterial Motorway.

6. PRESENTATION OF PETITIONS

Nil.

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7. NOTICES OF MOTION

The following notice of motion was submitted and moved by Melanie Coker in accordance with Standing Order 3.10.1.

- 7.1 That the Board requests that Council staff in the Community Governance Team and the Recreation and Community Facilities Unit contact all the community parties interested in the use of the former Hoon Hay Library and site (as previously advised by members the Board) to investigate how these community parties could work together to build a business case for use of the former Hoon Hay Library at 90 Hoon Hay Road, and/or independently for the use of the former Early Learning Centre at 113 Huxley Street.

Melanie Coker/Helene Mautner

Carried

- 7.2 That the Board requests a workshop with appropriate Council staff within the next two months regarding initiating an annual sustainable/edible/rain garden award for the Spreydon /Heathcote ward.

Melanie Coker/Rik Tindall

Carried

- 7.3 That the Board requests a workshop with appropriate Council staff within the next two months about the possibility of converting Carlyle Park into an exemplar sustainable/edible/rain garden.

Melanie Coker/Phil Clearwater

Carried

Tim Scandrett requested that his vote against this clause be recorded.

The Board considered an addition to the Notice of Motion:

- 7.4 The Board requests that staff note information provided by Board Members with regard to land declared surplus by the Council asset owners in the ward, as referred to in clause 7.1 and including 124 Garlands Road.

Melanie Coker/Helene Mautner

Carried

8. CORRESPONDENCE

Correspondence was **received** from Addington Community Cottage thanking the Board for its ongoing support.

Phil Clearwater/Karolin Potter

Carried

9. BRIEFINGS**9.1 SYDENHAM CEMETERY TREE REPLANTING**

Ann Campbell, Consultation Leader, Greenspace, addressed the Board on the proposed tree replanting in Sydenham Cemetery and Somerfield Park, which is going out for public consultation.

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10. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** an update from the Community Board Adviser on Board related matters including upcoming Board commitments.

10.1 KEEP NEW ZEALAND BEAUTIFUL CONFERENCE

The Board discussed the attendance of a Board member for Keep New Zealand Beautiful.

The Board **decided** to request that staff provide advice on Council policy regarding funding organisations that accept tobacco industry sponsorship.

Helene Mautner/Karolin Potter

Carried

10.2 2015 CIVIC AWARDS

The Board discussed the 2015 Civic Awards.

11. SYDENHAM HERITAGE TRUST

The Board noted that the Council has asked for staff advice on a comprehensive clean-up of the former Sydenham Church site on the corner of Brougham and Colombo Streets.

12. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**13. CONFIRMATION OF MINUTES - 19 JUNE 2015**

The Board **resolved** that the minutes of the Board's meeting of Friday 19 June 2015, be confirmed.

The meeting concluded at 7.09pm.

CONFIRMED THIS 17TH DAY OF JULY 2015

**PAUL MCMAHON
CHAIRPERSON**

13. 8. 2015

CLAUSE 18

**SPREYDON/HEATHCOTE COMMUNITY BOARD
17 JULY 2015**

**Report of a meeting of the Spreydon/Heathcote Community Board
held on Friday 17 July 2015 at 8am in the Board Room,
Beckenham Service Centre, 66 Colombo Street, Beckenham**

PRESENT: Paul McMahon (Chairperson), Melanie Coker,
Helene Mautner, Rik Tindall, Tim Scandrett and Karolin Potter.

APOLOGIES: Apologies for absence were received and accepted from
Phil Clearwater.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

Nil.

2. DEPUTATIONS BY APPOINTMENT

2.1 PAT ASHER AND NICK HITCHINS - OPAWA COMMUNITY CHURCH

Mr Pat Asher and Mr Nick Hitchins addressed the Board regarding the work of the Opawa Community Church, including making the church hall available for a variety of community uses. The church hall was damaged during the earthquake and is currently being rebuilt.

The Chairperson thanked Messrs Asher and Hitchins for their deputation, and commended them on the work undertaken.

2.2 ELLEN PENDER - BUSINESS MENTORS NEW ZEALAND LIMITED

Ms Ellen Pender briefed the Board on the work of Business Mentors New Zealand Limited. The group has been working since 1991, and has just commenced offering a mentoring programme for "not for profit" organisations. She described the programme, explaining that community organisations can apply for a mentor to work alongside them as a volunteer for up to a year.

The Chairperson thanked Ms Pender for her deputation.

2.3 SPOKES

The scheduled deputation was unable to attend.

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2. Cont'd**2.4 ROWLEY RESOURCE CENTRE - DONNA MCALEER**

Ms Donna McAleer, the new manager of the Rowley Resource Centre, introduced herself to the Board. Rowley Resource Centre is currently moving to a new site, and is in the process of applying for the necessary resource consents to have the premises converted to a fully functional centre.

The Chairperson thanked Ms McAleer for her deputation.

3. ELECTED MEMBERS' INFORMATION EXCHANGE

The Board noted:

3.1 FORMER SYDENHAM CHURCH SITE

The current status of the former Sydenham church site was discussed. A plan for the removal of the demolished material is currently being prepared ahead of the removal work being tendered.

3.2 WARD CLINICS

The Board **decided** to hold a workshop with staff to discuss and plan future Board clinics.

Melanie Coker/Karolin Potter

Carried

3.3 The Board also noted:

- Barrington Mall entrance on Barrington Street
- Establishing new Resident's Associations

4. COUNCILLORS' UPDATE

The Board noted:

- An abandoned property near to Coronation Reserve
- Cass Street Waste Depot

5. PRESENTATION OF PETITIONS

Nil.

6. NOTICES OF MOTION

Nil.

7. CORRESPONDENCE

Nil.

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8. BRIEFINGS**8.1 IAN JACKSON, SOUTH NEIGHBOURHOOD AND SPORTS TEAM AND JILL GORDON, DELTA REPRESENTATIVE**

Jill Gordon, representative for Delta, the new contractor for parks maintenance in the Spreydon/Heathcote ward, was introduced to the Board and outlined the work being undertaken as part of the contract. Delta proposes attending Board meetings each month to update and liaise with the Board on maintenance issues.

9. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** an update from the Community Board Adviser on Board related matters including upcoming Board commitments.

9.1 CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (CERA) DRAFT TRANSITION RECOVERY PLAN

The Canterbury Earthquake Recovery Authority has released a draft Transition Recovery Plan - Greater Christchurch that sets out government proposals for the next state of Christchurch's recovery. There is an opportunity for comments to be made on these proposals prior to 30 July 2015.

Clause 9 Continued (Part C) of these minutes refers to a Board decision in relation to this matter.

10. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**9. COMMUNITY BOARD ADVISERS UPDATE CONTINUED****9.1 CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (CERA) DRAFT TRANSITION RECOVERY PLAN**

The Board **resolved** to delegate to the Board Chairperson and Deputy Chairperson approval of any Board submission to Canterbury Earthquake Recovery Authority's draft Transition Recovery Plan following circulation of the final draft to all Board members to enable the submission to be lodged by 30 July 2015.

Paul McMahon/Tim Scandrett

Carried

Clause 9 (Part B) of these minutes also refers to this matter.

11. CONFIRMATION OF MINUTES – 7 JULY 2015

The Board **resolved** that the minutes of the Board's meeting of Tuesday 7 July 2015 be confirmed, with the amendment to clause 3.3, to read as follows:

Ms Kristen Dingwall -Okaye attended the meeting and addressed the Board on the work of Communities and Neighbours, which aims to help older people living in isolation, and stresses the benefits of strengths based giving in the community..

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12. SANDYFORD STREET P10 PARKING RESTRICTION

The Spreydon/Heathcote Community Board considered a report seeking its approval to install ten minute parking restrictions and a loading zone outside 9A Sandyford Street.

The Board **resolved** to:

- 12.1 Approve that any parking restrictions on the north side of Sandyford Street commencing at its intersection with Orbell Street and extending in an easterly direction for a distance of 58 metres be revoked.
- 12.2 Approve that the parking of vehicles be prohibited at any time on the north side of Sandyford Street commencing at its intersection the Orbell Street and extending in an easterly direction for a distance of six metres.
- 12.3 Approve that the parking of vehicle be restricted to a maximum period of 10 minutes at any time on the north side of Sandyford Street commencing at a point 30 metres east of its intersection with Orbell Street and extending in a easterly direction for a distance of six metres.
- 12.4 Approve that the parking of vehicle be prohibited at any time on the north side of Sandyford Street commencing at a appoint 36 metres east of its intersection with Orbell Street and extending in a easterly direction for a distance of three metres.
- 12.5 Approve that a P5 Loading Zone (Restricted to Goods Vehicles Only) be installed on the northern side of Sandyford Street, commencing at 39 metres east of its intersection with Orbell Street and extending in an easterly direction for a distance of nine metres.
- 12.6 Approve that the parking of vehicle be prohibited at any time on the north side of Sandyford Street commencing at a appoint 48 metres east of its intersection with Orbell Street and extending in a easterly direction for a distance of three metres.
- 12.7 Approve that the parking of vehicle be restricted to a maximum period of 10 minutes at any time on the north side of Sandyford Street commencing at a point 51 metres east of its intersection with Orbell Street and extending in a easterly direction for a distance of seven metres.

Tim Scandrett/Rik Tindall

Carried

13. KINGSLEY STREET PARKING RESTRICTION

The Spreydon/Heathcote Community Board considered a report seeking its approval to install 10 minutes parking restrictions outside 96 Kingsley Street.

The Board **resolved** to:

- 13.1 Approve that any parking restrictions on the south side of Kingsley Street commencing at its intersection with Brisbane Street and extending in an easterly direction for a distance of 60 metres be revoked.
- 13.2 Approve that the parking of vehicles be prohibited at any time on the south side of Kingsley Street commencing at its intersection with Brisbane Street and extending in an easterly direction for a distance of 10 metres.
- 13.3 Approve that the parking of vehicle be restricted to a maximum period of 10 minutes at any time on the south side of Kingsley Street commencing at a point 48 metres east of its intersection with Brisbane Street and extending in an easterly direction for a distance of 12 metres.

Tim Scandrett/Rik Tindall

Carried

14. APPLICATION TO SPREYDON/HEATHCOTE COMMUNITY BOARD 2015/16 DISCRETIONARY RESPONSE FUND

The Board considered a report seeing its approval to set aside \$7,500 from its 2015/16 Discretionary Response Fund for the purpose of establishing a Youth Achievement and Development Scheme Fund.

STAFF RECOMMENDATION

It is recommended that the Spreydon/Heathcote Community Board approves a grant of \$7,500 from its 2015/16 Discretionary Response Fund to establish the Youth Achievement and Development Scheme Fund.

BOARD CONSIDERATION

The Board discussed the criteria that should apply to the Youth Achievement and Development fund and **decided** to add two assessment criteria

BOARD DECISION

The Spreydon/Heathcote Community Board **resolved** to:

- 14.1 Approve that \$7,500 be set aside from its 2015/16 Discretionary Response Fund for the purpose of establishing a Youth Achievement and Development Scheme Fund.
- 14.2 Approve the adoption of an age criteria of School Year 7 to 25 years as an eligibility criteria for the application to the fund.
- 14.3 Approve the adoption of an additional assessment criteria, the consideration of the financial circumstances of the applicant.

Karolin Potter/Helene Mautner

Carried

15. APPLICATION TO THE SPREYDON/HEATHCOTE COMMUNITY BOARD'S YOUTH ACHIEVEMENT AND DEVELOPMENT FUND - ELIZABETH ANN COLLINS CRUSE

The Board considered a report seeking its approval for an application for funding from the Community Board's 2015/16 Youth Achievement and Development Fund.

The Board **resolved** to approve a grant of \$300 from the 2015/16 Spreydon/Heathcote Community Board Youth Achievement and Development Scheme fund to for Elizabeth Ann Collins Cruse to attend and present at the Women Leading Education Across Continents Conference from 31 August to 3 September 2015, in Hamilton.

Karolin Potter/Helene Mautner

Carried

16. RESOLUTION TO EXCLUDE THE PUBLIC

The Board **resolved** that the resolution to exclude the public set out on page 22 of the agenda be adopted.

Paul McMahon/Karolin Potter

Carried

The Board **resolved** to exclude the public at 9.09am.

The meeting resumed in open meeting at 9.14am.

13. 8. 2015

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The meeting concluded at 9.59am.

CONFIRMED THIS 4TH DAY OF AUGUST 2015

**PAUL MCMAHON
CHAIRPERSON**

**BURWOOD/PEGASUS COMMUNITY BOARD
15 JUNE 2015**

**Report of a meeting of the Burwood/Pegasus Community Board
held on Monday 15 June 2015 at 4.30pm in the Boardroom,
Corner Beresford and Union Streets, New Brighton, Christchurch.**

PRESENT: Andrea Cummings (Chairperson), Tim Baker, David East, Glenn Livingstone, Tim Sintes, Linda Stewart and Stan Tawa.

APOLOGIES: David East arrived at 5pm and was absent for clauses 1, 2, 3.1 and 3.2.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. PARKLANDS BOWLING CLUB - NEW BUILDING AND LEASE

The Part A component of this item was presented to the 9 July 2015 Council meeting by way of a Chairpersons report.

Refer to Clause 1 continued (Part C) of these minutes for the Board's delegated decision on this matter.

2. DECLARATION OF INTEREST

There were no declarations of interest.

3. DEPUTATIONS BY APPOINTMENT

3.1 SURF COMMUNITY TRUST - LESLEY FULTON AND JASON MILL

Lesly Fulton and Jason Mill, representatives of Surf Community Trust, spoke to the Board explaining who they are, what their objectives are and what they are doing in the New Brighton area.

Surf Community Trust is a registered charitable trust raising awareness of social issues that affect New Brighton through the promotion of cultural and community initiatives. The Trust consists of 12 trustees from diverse backgrounds and works collaboratively with other local groups, in particular Renew Brighton, New Brighton Project, New Brighton Business and Landowner's Association organising events designed to engage the local community and people of Christchurch city to support the recovery of New Brighton.

The trust is self-funded and run solely by volunteers who have raised \$25,000 through fundraising activities in the community. A final planning session amongst local groups is to be held on 18 June 2015 to discuss ideas on how best to utilise this fund to enhance the area of New Brighton.

3.2 THE COUNCIL OF SOCIAL SERVICES (COSS) - SHARON TORSTONSON

Sharon Torstonson, representing The Council of Social Services, spoke to the Board about the contribution the not-for-profit sector can make to Civil Defence and Emergency Management.

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3 Cont'd

The Council of Social Services recently published a book entitled 'Holding Hope Together' on the experiences of not-for-profit groups as they supported their communities, during and after the earthquakes. A copy of the book was presented to each Community Board member.

3.3 COMMUNITY ENERGY ACTION (CEA) - CAROLINE SHONE

Caroline Shone, Chair of Community Energy Action, was unable to attend and has requested that her presentation be postponed to the 20 July 2015 Board meeting.

3.4 PARKLANDS BOWLING CLUB - WAYNE EDEN

Wayne Eden, representing the Parklands Bowling Club, gave a presentation to the Board regarding the Club's new building and lease. Clause 1 (Part A and Part C) of these minutes refers.

Parklands Bowling Club is seeking a renewal of its current lease for a period of 33 years. The Bowling Club has been developing a bond with the Parklands Rugby Club over the past year and has a joint venture with them to share the new clubhouse providing access to the wider community sport and recreation groups.

3.5 PRESTONS ROAD FOOTPATH - KEITH WHITESIDE

Keith Whiteside, resident of Prestons Road, presented his concerns at the lack of a footpath on the greater portion of the south side of Prestons Road, east of the Marshland Road BP Service Station to 386 Prestons Road.

Mr Whiteside believed the lack of a consistent footpath on either side of this portion of Prestons Roads presented a significant safety hazard for pedestrians and cyclists. There is also a very large ditch on the south side that needs to be filled for safety purposes.

With significant infrastructure planned over the next two to three years, and the planned opening of the new Marshland School in February 2016, an extension of the temporary footpath was required on the northern and southern side of Prestons Road.

Staff advised there are a number of Council groups involved in resolving matters along the section of road being discussed. This included cable laying by Orion, planned for 2017.

Funding is available to build a temporary footpath along the north side of Prestons Road from its intersection with Marshland Road to 393 Prestons in time for the Marshland School opening. This would be temporary to provide for the later installation of Orion cabling. Consideration is also being given to a pedestrian refuge. Extension of the southern side footpath is more challenging as it needs to take into account the final plans for a Supermarket adjacent to the BP Service Station.

Other works included the extension of Goodmans Drain via piping across Prestons Road by number 386.

Staff undertook to brief the Board once there was certainty around planned works for this section of Prestons Road.

4. PRESENTATION OF PETITIONS

Nil.

5. NOTICES OF MOTION

Nil.

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6. CORRESPONDENCE**6.1 MARY MCGRATH - OBJECTION TO PROPOSED SITING OF BUS STOP BOWER AVENUE**

Correspondence was **received** from Mary McGrath, resident of Bower Avenue, objecting to the proposed siting of a bus stop outside her property in Bower Avenue.

Clause 8.1 continued (Part C) of these minutes refers.

6.2 BURWOOD EAST RESIDENTS ASSOCIATION - CONCERN AT ROAD LAYOUT CHANGES IN BURWOOD EAST

Correspondence was **received** from Sarah Barnes, Chair of Burwood East Residents Association, regarding concerns at the road layout changes in Burwood East.

Staff advised of two reports coming to the Board in late July on road layout changes in the Burwood East area.

The Board **decided** that Stronger Christchurch Infrastructure Rebuild Team (SCIRT) be requested to consider meeting the Burwood East Residents Association to discuss the concerns that the Association has with road layout changes in Burwood East.

7. BRIEFINGS**7.1 STRENGTHENING CHRISTCHURCH INFRASTRUCTURE REBUILD TEAM (SCIRT) UPDATE**

Haidee Scott and Stella Castelow of City Care gave a presentation to the Board on the Aranui vacuum wastewater pump station. More than 500 vacuum collection chambers have been installed with connection to houses being completed over the next few months.

SCIRT has been briefing community leaders and informing local residents and businesses of road closures and one way routes with radio and print advertising, letterbox drops and a fortnightly traffic e-newsletter. Monitoring of Bluetooth data is taking place down Pages Road to record traffic flow timeframes of cars and buses travelling this route.

SCIRT formally acknowledged the wonderful attitude of Aranui Primary School to the works being carried out around the school.

8. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on Board related activities including upcoming meetings, current consultations and the following:

8.1 BOWER AVENUE BUS STOPS

The Board **received** a staff memorandum updating the Board on the proposal to permanently install two bus stops on Bower Avenue and confirm requirements as requested of staff.

Refer to Clause 8.1 continued (Part C) of these minutes for the Board's delegated decision on this matter.

8.2 APPOINTMENT TREE POLICY WORKING PARTY

Refer to Clause 8.2 (Part C) of these minutes for the Board's delegated decision on this matter.

8.3 APPOINTMENT CHAIRPERSON SUBMISSIONS COMMITTEE

Refer to Clause 8.3 (Part C) of these minutes for the Board's delegated decision on this matter.

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8 Cont'd**8.4 BURWOOD/PEGASUS COMMUNITY BOARD STRENGTHENING COMMUNITIES FUND – 2015/16 KEY LOCAL PROJECTS**

The Board's recommendations on this matter will be presented to the Council at its meeting on 26 August 2015 as part of the report on 2015/16 Metropolitan Strengthening Communities Funding.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

10. ELECTED MEMBERS' INFORMATION EXCHANGE

- New Brighton Pier

Staff advised of a seminar in July from the Regional Parks Team which would be discussing the Board's concerns regarding use of the Pier.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**11. CONFIRMATION OF MEETING MINUTES – 2 JUNE 2015**

It was **resolved** that the minutes of the Board's ordinary meeting of 2 June 2015 be confirmed.

Tim Baker/Tim Sintes

Carried

1. PARKLANDS BOWLING CLUB – NEW BUILDING AND LEASE (CONTINUED)

The Board considered a report seeking its approval to grant a new lease to Parklands Bowling Club Incorporated to build new club rooms. The Board was also asked to recommend to the Council that it exercise the delegation granted by the Minister of Conservation to approve a new Deed of Lease to Parklands Bowling Club Incorporated.

The Burwood/Pegasus Community Board **resolved** to:

- 1.2 Approve the demolition and rebuild of the Parklands Bowling Club rooms as shown on the plans in the Agenda, subject to the following condition:
 - 1.2.1 That Parklands Bowling Club Incorporated is to obtain all necessary resource and building consents as required by the Council acting as a Territorial and Building Control Authority before building commences on the site.
- 1.3 Grant a lease over approximately 1.061 hectares being part of Lot 1 DP 82355 contained in Computer Freehold Register CB47C/164, and held as a recreation reserve in accordance with section 54 of the Reserves Act 1977 for 33 years broken into three terms of 11 years with three-yearly rent reviews.
- 1.4 Authorise the Property Consultancy Manager to negotiate, conclude and administer all further terms and conditions of the lease agreement.

Linda Stewart/Andrea Cummings

Carried

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12. ROAD NAMES FOR PRESTONS SUBDIVISION

The Board considered a report seeking its approval for the naming of four new roads and an extension of a fifth road in Prestons Subdivision.

The Board **resolved** to approve the following names in Prestons Subdivision:

- Dunlops Crescent
- Polish Settlers Place
- Makawe-roa Street
- Te Whariki Street
- Kohunga Crescent

Andrea Cummings/Tim Baker

Carried

13. APPLICATION TO BURWOOD/PEGASUS COMMUNITY BOARD 2014/15 DISCRETIONARY RESPONSE FUND - PARKLANDS RESIDENTS' ASSOCIATION

The Board considered an application for funding from its 2014/15 Discretionary Response Fund from Parklands Residents' Association for its operating costs project.

The Board **resolved** to grant \$373 from its 2014/15 Discretionary Response Fund to Parklands Residents' Association for its operating costs project.

Stan Tawa/Linda Stewart

Carried

14. APPLICATION TO BURWOOD/PEGASUS COMMUNITY BOARD 2014/15 DISCRETIONARY RESPONSE FUND - CROSSROADS YOUTH WITH A FUTURE TRUST AND OTHERS

The Board considered an application for funding from its 2014/15 Discretionary Response Fund from Crossroads Youth with a Future Trust for their Community Cafe project.

The Board noted that prior to this decision, it was necessary to transfer its remaining Youth Development Fund balance into the 2014/15 Discretionary Response Fund and also formally transfer unspent funds from previous Discretionary Response Fund decisions.

The Board **resolved** to transfer the remaining \$3,550 in the 2014/15 Youth Development Fund to the 2014/15 Burwood/Pegasus Discretionary Response Fund and transfer the following funds into the 2014/15 Burwood/Pegasus Discretionary Response Fund:

Garden Pride Award 2014	\$233.73
Neighbourhood Week	\$815.38
Ripene Ma Opening	\$56.52
YDF Function	\$500.00

Tim Baker/Andrea Cummings

Carried

The Board **resolved** to:

- 14.1 Approve a grant of \$16,000 from its 2014/15 Discretionary Response Fund to Crossroads Youth with a Future Trust for the Community Café project.
- 14.2 Approve a grant of \$300 from its 2014/15 Discretionary Response Fund to Dallington Residents Association towards the Gayhurst Road Bridge opening ceremony.
- 14.3 Approve a grant of \$474.36 from its 2014/15 Discretionary Response Fund to Southshore Residents Association for a community get together.

Tim Baker/Linda Stewart

Carried

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15. BURWOOD/PEGASUS COMMUNITY BOARD STRENGTHENING COMMUNITIES FUND – 2015/16 BOARD PROJECTS

The Board considered a report seeking its approval of Board projects submitted on its behalf to the Burwood/Pegasus 2015/16 Strengthening Communities Fund.

The Board **resolved** to:

- 15.1.1 Nominate Skate Jam Thomson Park at \$3,000 as a Board Project application to be considered for funding from the Burwood/Pegasus 2015/16 Discretionary Response Fund.
- 15.1.2 Nominate Youth Development Fund at \$7,500 as a Board Project application to be considered for funding from the Burwood/Pegasus 2015/16 Discretionary Response Fund.
- 15.1.3 Nominate Neighbourhood Week at \$3,500 as a Board project application to be considered for funding from the Burwood/Pegasus 2015/16 Discretionary Response Fund.
- 15.1.4 Nominate Garden Pride Awards at \$3,000 as a Board project application to be considered for funding from the Burwood/Pegasus 2015/16 Discretionary Response Fund.
- 15.1.5 Nominate I Love New Brighton at \$4,500 as a Board project application to be considered for funding from the Burwood/Pegasus 2015/16 Discretionary Response Fund.

David East/Andrea Cummings

Carried

8. COMMUNITY BOARD ADVISER'S UPDATE (CONT'D)**8.1 BOWER AVENUE BUS STOPS**

The Board **received** a staff memorandum updating it on the proposal to permanently install two bus stops on Bower Avenue and confirm requirements as requested of staff.

Staff confirmed that thorough consultation on the siting of bus stops in Bower Avenue has been completed as required by Council procedures. An independent Safety Audit has been completed which confirms there are no safety issues with installing the bus stops in the locations as resolved on 16 March 2015 by the Community Board.

Staff advised they have taken into account each of the objections raised by Mary McGrath in her correspondence at Clause 6.1 (Part B) of these minutes. These did not change the conclusions reached in the memorandum on the agenda.

The Board **resolved** to receive the information supplied by staff and confirm its decision of 16 March 2015 to relocate two temporary bus stops located on Bower Avenue, to permanent positions outside number 509E and 524, and request staff to proceed accordingly.

Andrea Cummings/Tim Baker

Carried

Linda Stewart and Glenn Livingstone voted against this motion.

8.2 APPOINTMENT TREE POLICY WORKING PARTY

The Board considered the appointment of a Board member as a representative on the Council's Tree Policy Working Party following the resignation of Linda Stewart from that role.

The Board **resolved** to appoint Tim Baker to represent the Burwood/Pegasus Community Board on the Council's Tree Policy Working Party.

Andrea Cummings/Tim Sintes

Carried

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8 Cont'd

8.3 APPOINTMENT CHAIRPERSON SUBMISSIONS COMMITTEE

The Board considered the appointment of Board member to fill the vacancy of Chairperson for its Submissions Committee following the resignation of Linda Stewart from that role.

The Board **resolved** to appoint Stan Tawa as Chairperson of the Burwood/Pegasus Community Board's Submissions Committee.

Tim Baker/Andrea Cummings

Carried

The Board Chairperson declared the meeting closed at 6.55pm.

CONFIRMED THIS 6TH DAY OF JULY 2015

**ANDREA CUMMINGS
CHAIRPERSON**

**BURWOOD/PEGASUS COMMUNITY BOARD
6 JULY 2015**

**Report of a meeting of the Burwood/Pegasus Community Board
held on Monday 6 July 2015 at 4.30pm in the Boardroom,
Corner Beresford and Union Streets, New Brighton, Christchurch.**

PRESENT: Andrea Cummings (Chairperson), Tim Baker, David East, Glenn Livingstone, Linda Stewart and Stan Tawa.

APOLOGIES: An apology for absence was received and accepted from Tim Sintes.

Andrea Cummings/Tim Baker

Carried

The Board acknowledged the departure from Council of Savannah Clarke and thanked her for her efficient service as the Board's Governance Support Officer.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

There were no declarations of interest.

2. DEPUTATIONS BY APPOINTMENT

Nil.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. CORRESPONDENCE

Nil.

6. BRIEFINGS

6.1 PARKLANDS AND NORTH NEW BRIGHTON PRESSURE WASTEWATER NETWORK

The Board **received** a briefing from John Moore, Unit Manager City Water and Wastewater Rebuild, on the decision to repair the gravity wastewater in parts of Parklands and North New Brighton. Advice to owners was being sent this week.

In addition to the information provided in the Community Board Adviser's Update, a memorandum with further details was tabled at the meeting.

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7. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on Board related activities including upcoming meetings, current consultations, the final allocations from the 2014/15 Discretionary Response Fund and the following:

7.1 NEW BRIGHTON PIER

The Council has submitted the final claim documentation to the insurance company and is awaiting the decision. Early commencement of repairs will mitigate further deterioration.

It is hoped that the repair work could be undertaken without the necessity to close the pier to the public, but this won't be known until the work has been tendered and the contractors have had an opportunity to prepare a repair methodology, which may or may not require closure.

7.2 POPPIES OVER GALLIPOLI

The Board **received** a memorandum updating it on the progress of the proposed restoration around the Poppies over Gallipoli artwork on the corner of Anzac Drive and QEII Drive.

Council staff will continue to work with AvON-Otakaro Network to develop and agree on the final landscape plan so that it takes into consideration the low lying area.

7.3 KEEP NEW ZEALAND BEAUTIFUL CONFERENCE

The Board **received** advice that registrations are now open for the Keep New Zealand Beautiful conference, hosted by local branch Keep Christchurch Beautiful, to be held in Christchurch over the weekend of 4th - 6th September 2015.

The Board **decided** they would not be sending a Board representative to the Keep New Zealand Beautiful conference, 4th - 6th September 2015.

7.4 2015 CHRISTCHURCH CIVIC AWARDS

The Board **received** advice that nominations for the 2015 Christchurch Civic Awards will open on Wednesday, 1 July and will close on Friday 31 July 2015.

7.5 ANZAC DRIVE EPHEMERAL SCULPTURE

The Board **received** a memorandum informing it about a planting project that is to take place on 31 July 2015 and of an ephemeral sculpture that is to be placed in Anzac Drive Reserve.

7.6 MEETING WITH THE RESIDENTS' ASSOCIATIONS

Staff advised the proposed meeting on 15 July 2015 with the Residents' Associations to report back on matters raised in October 2014 has been postponed due to the Board's current workload and focus. The Community Service Awards ceremony on 15 July 2015 still stands.

The Board **decided** that staff be requested to send a written response to the Residents Associations who had raised questions at their meeting with the Board on 15 October 2014.

7.7 SEAGULL RUBBISH BINS

Staff were advised that a Board briefing on proposed seagull proof rubbish bins for New Brighton was being arranged.

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7 Cont'd**7.8 DUDLEY CREEK OPTIONS FOR DOWNSTREAM, LONG TERM FLOOD REMEDIATION**

Staff advised that consultation on Dudley Creek options for downstream, long term flood remediation was currently open for consultation until 5pm 8 July 2015.

The Board noted the consultation options:

Option A - Warden Street, Shirley Intermediate School piped bypass and localised Banks Avenue channel works.

Option B - Warden Street, Shirley Intermediate School, Marian College, Richmond Park and Residential Red Zone (or Medway Street) piped bypass.

Option C - Localised Stapletons Road channel works and piped bypass in Petrie Street, Randall Street and Medway Street.

The Board **decided** that staff be requested to assist the Board in the preparation of feedback to the Council on the Dudley Creek options for downstream, long term flood remediation consultation, noting the following:

- The Board has concern about the effects off additional flow into the Avon River; noting that possible stop bank widening is a Canterbury Earthquake Recovery Authority land use issue, yet to be resolved.
- The Board does not favour Option A because of the tree removal required.

8. QUESTIONS UNDER STANDING ORDERS

Nil.

9. ELECTED MEMBERS' INFORMATION EXCHANGE

- Parklands Library Land: As part of the facilities rebuild process, Tranche 2, structural and cosmetic repairs on this library will be carried out. A portion of the site, currently temporarily fenced off, may become available for library/community use.

The Board **decided** to request staff to ascertain if the portion of Parklands Library land currently fenced off, could be made available for community use.

- Rawhiti Golf Club: Over 250 people attended New Brighton Celebration Day at Rawhiti Golf Club on 4 July 2015.
- Members attended the South Brighton Te Waka Aroha Opening.
- Two recent "sod turning" events took place - Aranui Community Campus and Aranui Community Centre.

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PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

10. CONFIRMATION OF MEETING MINUTES - 15 JUNE 2015

It was **resolved** that the minutes of the Board's ordinary meeting of 15 June 2015 be confirmed.

Stan Tawa/Linda Stewart

Carried

The Board Chairperson declared the meeting closed at 5.27pm.

CONFIRMED THIS 20TH DAY OF JULY 2015

**ANDREA CUMMINGS
CHAIRPERSON**

**BURWOOD/PEGASUS COMMUNITY BOARD
20 JULY 2015**

**Report of a meeting of the Burwood/Pegasus Community Board
held on Monday 20 July 2015 at 4.30pm in the Boardroom,
Corner Beresford and Union Streets, New Brighton, Christchurch.**

PRESENT: Andrea Cummings (Chairperson), Tim Baker, David East, Linda Stewart and Stan Tawa.

APOLOGIES: Apologies for absence were received and accepted from Glenn Livingstone and Tim Sintes.

An apology for late arrival was received and accepted from Linda Stewart who arrived at 4.35pm and was absent for clauses 1, 2, 11 and part of clause 3.

David East retired from the meeting at 7.39pm, returning at 7.41pm and was absent for part of clause 10.

Andrea Cummings/Tim Baker

Carried

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. SALE OF 18R BASSETT STREET TO ORION FOR ELECTRICITY KIOSK

		Contact	Contact Details
Executive Leadership Team Member responsible:	Director Council Facilities and Infrastructure Rebuild Group	N	
Officer responsible:	Unit Manager, City Water and Waste Rebuild	N	
Author:	Justin Sims, Property Consultant	Y	DDI: 941 6424

1. PURPOSE AND ORIGIN OF REPORT

- 1.1 To seek Council approval to the sale of a small parcel of land with Certificate of Title reference 659155 purchased for the siting of an electricity transformer kiosk, as staff do not have a delegation to sell property.
- 1.2 This is a staff initiated report following a request from Orion.

2. BACKGROUND

- 2.1 As the land will be solely occupied by Orion with 100 percent site coverage, an easement is not appropriate. A sale to Orion is therefore the most appropriate property transaction.

3. COMMENT

- 3.1 Stronger Christchurch Infrastructure Rebuild Team (SCIRT) are constructing a new sewer pump station opposite numbers 19 and 21 Bassett Street. As a result, a new Orion electricity transformer kiosk is required to provide power to the pump station.
- 3.2 A five square metre site was subsequently acquired from the owner of 18 Bassett Street which is diagonally opposite the pump site.

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1 Cont'd

- 3.3 As Orion's kiosk will occupy the whole site and have exclusive occupation, an easement is not appropriate to cover their use.
- 3.4 Normally the kiosk would be constructed on the property owners land but as the pump station is being built in the road corridor Council had to acquire a site in the knowledge this would be utilised by Orion.

4. FINANCIAL IMPLICATIONS

- 4.1 Orion have a fixed fee for acquiring kiosk sites of \$2,174 inclusive of GST.
- 4.2 As is normal practice with projects such as this, all costs associated with dealing with the land will be paid by the Council through the SCIRT project as the requirement for the kiosk has been triggered by the new pump station.

5. STAFF RECOMMENDATION

It is recommended that the Burwood/Pegasus Community Board recommends that the Council:

- 5.1 Approve that the land identified on the plan at Attachment 1 with Certificate of Title reference 659155 is declared surplus to operational needs and sold to Orion.
- 5.2 Approve that the Manager Property Consultancy is delegated authority to manage and conclude any and all of the negotiations and transactions arising from the sale of the property on terms and conditions satisfactory to them.

BOARD RECOMMENDATION

That the Council adopt the staff recommendation.

Tim Baker/Stan Tawa

Carried

PART B - REPORTS FOR INFORMATION**2. DECLARATION OF INTEREST**

There were no declarations of interest.

3. DEPUTATIONS BY APPOINTMENT**3.1 LEADERSHIP IN COMMUNITIES (LINC) PROJECT - CHRIS MENE AND CHRIS JANSEN**

Chris Mene and Dr Chris Jansen, on behalf of the Leadership of LinC briefed the Board with an update on the project. The LinC project has been running for six months and involves community leaders, Christchurch City Council elected members and Council staff from across Christchurch, Waimakariri and Hurunui. Also in attendance were Claire Phillips, Manager Community Support Team and two LinC participants, Dianna Donald and Jane Harrison.

3.2 COMMUNITY ENERGY ACTION - (CEA) - CAROLINE SHONE

Caroline Shone, Chief Executive, Community Energy Action, spoke to the Board about the current activities CEA are working on and what is available to the communities in the Burwood/Pegasus ward.

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3 Cont'd**3.3 BUSINESS MENTORS NZ LTD - ELLEN PENDER**

Ellen Pender, Canterbury Coordinator for Business Mentors NZ Ltd, spoke to the Board about a new service they have recently launched to assist Community/Not For Profit Groups in Christchurch.

3.4 RELOCATION OF DISUSED BUS STOPS - PHILIP HAYTHORNTHWAITE

Philip Haythornthwaite, a representative of Dallington Residents' Association and President of the Disabled Persons Assembly - Christchurch, submitted a proposal to relocate disused bus stop shelters on New Brighton Road between Anzac Drive and the Bassett Street/Avondale roundabout to Burwood Road and the Shirley Tennis/Rugby Clubs at Cresswell Avenue/Gayhurst Road.

The Board received advice from staff that they would be working with Mr Haythornthwaite, as representative of the Dallington Residents' Association and Disabled Persons Assembly, and also with the Burwood East Residents Association, to arrange for the relocation of the disused bus stop shelters as identified by Mr Haythornthwaite.

3.5 PRESTONS ROAD PLANNED WORKS - SHANNON STEPHENS

Shannon Stephens, Resident of Prestons Road, spoke to the Board regarding planned works involving cycle lanes and pedestrian walkways along Prestons Road from Oasis Grove to Te Kokari Drive.

Mrs Stephens' concern was that planned cycle lanes and pedestrian walkways (involving covering of the exposed Snellings drain) on the north side of Prestons Road do not extend the additional 65 metres to the east, to Bluestone Drive. Mrs Stephens believed the exposed box drain was hazardous to young pedestrians.

The Board **decided** to request that staff provide advice on the Prestons Road matters raised by Shannon Stephens in her deputation, and including matters previously raised by Mr Keith Whiteside, regarding the south side of Prestons Road, and that this advice include an overview of the pedestrian and cycle management plan for both sides of Prestons Road from Marshland Road to Bluestone Drive.

Andrea Cummings/David East

Carried

3.6 BURWOOD EAST RESIDENTS' ASSOCIATION - PROPOSED ROAD NAME: BLOM WAY - SARAH BARNES

Sarah Barnes, a representative of Burwood East Residents' Association, spoke to the reports at Clause 14 and 15 (Part C) of these minutes.

Sarah Barnes was supportive of the name Kingsbridge West for the proposed link road.

4. PRESENTATION OF PETITIONS

Nil.

5. NOTICES OF MOTION

Nil.

6. CORRESPONDENCE

Nil.

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7. BRIEFINGS**7.1 RECREATIONAL SERVICES UPDATE**

Warwick Sissons from Recreational Services, was unable to attend.

8. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on Board related activities including upcoming meetings and the following:

8.1 HAVE YOUR SAY, IT'S EASY

The Board **received** advice regarding a generic leaflet which is being prepared for each Community Board, encouraging the community to make deputations.

The Board **decided** to consider appropriate wording changes to localise the information.

8.2 YOUTH DEVELOPMENT FUND REPORT BACKS

The Board **decided** that staff be requested to arrange an annual event for Youth Development Fund recipients to report back to the Board, with the first of these to be held in November 2015.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

10. ELECTED MEMBERS' INFORMATION EXCHANGE

The Board was advised that:

- The Canterbury Earthquake Recovery Authority (CERA) Draft Transition Recovery Plan had been previously circulated to members.

The Board **decided** to convene a meeting of its Submissions Committee to prepare a submission on the CERA Draft Transition Recovery Plan noting the need to lodge a submission by 30 July 2015.

- The Board noted that the inaugural QEII Park Partnership Meeting proposed for 8 July 2015 had been postponed. Staff undertook to follow up on a replacement date for this meeting.
- At the request of the Board, staff undertook to recirculate the article The Sinking City, prepared by authors including Matthew Hughes and Mark Quigley and published in the Geological Society of America in March/April 2015.
- An elected member and staff had met the proprietor of the Naked Baker, Beach Road, to hear his concerns about traffic matters which included a slumped driveway, illegal parking, appropriateness of existing parking ticks, need to renew faded parking ticks and consideration of 30 minute parking restrictions.

Staff advised that the Senior Traffic Engineer had provided advice on each of the issues raised by the proprietor of the Naked Baker. Staff undertook to circulate this advice to the Board for information.

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- Seagull Proof Rubbish Bins: the Board had been previously advised that staff were arranging a briefing for the Board on proposed rubbish bins that had been designed to deter scavenging by seagulls. Board members had since been advised that the new bins have been ordered and **decided** to express concern that there had been no consultation with them.
- Coastal Hazards Management Public Meetings: Following the recent public meetings held to explain Coastal Hazards Management, the Board discussed ways in which it could support local communities with the differing hazard concerns (i.e. dunes, Avon River and Estuary). It was suggested this support could take the form of public meetings with community leaders to establish issues.

The Board **decided** that staff be requested to advise what the next level of planned consultation on Coastal Hazards Management would be.

- The Board noted Energizer New Zealand had granted \$5,000 to Sports Canterbury's active kids programme for lighting the New Brighton skate park in Thompson Park. Staff advised the Board of Council restrictions around lighting of public parks.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**11. CONFIRMATION OF MEETING MINUTES - 6 JULY 2015**

It was **resolved** that the minutes of the Board's ordinary meeting of 6 July 2015 be confirmed.

Tim Baker/Stan Tawa

Carried

12. 283 BURWOOD ROAD P10 PARKING RESTRICTIONS

The Board considered a report seeking its approval to install ten minute parking restrictions outside 283 Burwood Road.

The Board **resolved** to:

- 12.1 Approve that any parking restrictions on the western side of Burwood Road commencing at its intersection with Mairehau Road and extending in a northerly direction for a distance of 41 metres be revoked.
- 12.2 Approve that the stopping of vehicles be prohibited at any time on the western side of Burwood Road commencing at its intersection with Mairehau Road and extending in a northerly direction for a distance of 24 metres.
- 12.3 Approve that the stopping of vehicles be restricted to a maximum period of ten minutes at any time, on the western side of Burwood Road commencing at a point 24 metres north of its intersection with Mairehau Road and extending in a northerly direction for a distance of 17 metres.

David East/Stan Tawa

Carried

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13. 300 LAKE TERRACE ROAD BUS STOP MARKINGS

The Board considered a report seeking its approval to install parking restrictions at an existing bus stop located on Lake Terrace Road.

The Burwood/Pegasus Community Board **resolved** to:

13.1 Approve that all existing parking and stopping restrictions on the north western side of Lake Terrace Road commencing at a point 130 metres north east of its intersection with Marshland Road and extending in a north easterly direction for a distance of 26 metres be revoked.

13.2 Approve that a marked bus stop be installed on the north western side of Lake Terrace Road commencing at a point 130 metres north east of its intersection with Marshland Road and extending in a north easterly direction for a distance of 26 metres.

Stan Tawa/Tim Baker

Carried

14. PROPOSED ROAD NAME: BLOM WAY

The Board considered a report seeking its approval for the naming of a new road linking Vivian Street and Kingsbridge West. The suggested name from the Capital Construction Team was Blom Way.

STAFF RECOMMENDATION

It is recommended that the Burwood/Pegasus Community Board approve the name Blom Way as suggested.

BOARD CONSIDERATION

The Board received advice from staff that the road naming regulator, Land Information New Zealand, had confirmed that it was acceptable for the link road to be treated as an extension of Kingsbridge West and to adopt that name. This was also in keeping with the wishes of adjacent residents.

BOARD RESOLUTION

The Board **resolved** that the Burwood/Pegasus Community Board approve the name Kingsbridge West for the link road between Vivian Street and the existing Kingsbridge West. The Board's related decision at Clause 15 (Part C) of these minutes refers.

Andrea Cummings/Tim Baker

Carried

15. VIVIAN STREET AND KINGSBRIDGE WEST TRAFFIC RESTRICTIONS AND MARKINGS

The Board considered a report seeking its approval for all the actions required relating to the new link road Vivian Street/Kingsbridge West, comprising of traffic restrictions and markings.

STAFF RECOMMENDATION

It is recommended that the Burwood/Pegasus Community Board approve:

15.1 That a give way be placed against the (new link road) approach (name as decided by the Community Board on a separate report) at the intersection with Vivian Street.

15.2 That all parking restrictions on the north and east side of Vivian Street commencing at a point 82 metres east of its intersection with Bassett Street and extending 30 metres in an easterly and then southerly direction be revoked.

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- 15.3 That all parking restrictions on the west and east side of Kingsbridge West commencing at a point 120 metres west of its intersection with Brooker Avenue and extending 42 metres in a northerly direction be revoked.
- 15.4 That the stopping of vehicles be prohibited at any time on the north and east side of Vivian Street commencing at a point 82 metres east of its intersection with Bassett Street and extending 30 metres easterly and then southerly direction.
- 15.5 That the stopping of vehicles be prohibited at any time on the north side of (new link road) commencing at its intersection with Vivian Street and extending 15 metres in an easterly direction.
- 15.6 That the stopping of vehicles be prohibited at any time on the south side of (new link road) commencing at its intersection with Vivian Street and extending 72 metres in an easterly direction.
- 15.7 That the stopping of vehicles be prohibited at any time on the north side of (new link road) commencing at a point 57 metres east of Vivian Street and extending 17 metres in an easterly direction.
- 15.8 That the stopping of vehicles be prohibited at any time on the west side of Kingsbridge West (north south section) commencing at the intersection where it goes north and south, and extending 11 metres in a southerly direction.
- 15.9 That the stopping of vehicles be prohibited at any time on the west side of Kingsbridge West (north south section) commencing at the intersection where it goes north and south, and extending 14 metres in a northerly direction.
- 15.10 That the stopping of vehicles be prohibited at any time on the east side of Kingsbridge West (north south section) commencing at appoint 14 metres north of where it goes north and south, and extending 27 metres in a southerly direction.

Note: A separate report recommending approval of the road name should be considered in conjunction with this report.

BOARD RESOLUTION

The Board **resolved**:

- 15.11 That a give way be placed against the new extension of Kingsbridge West approach at the intersection with Vivian Street.
- 15.12 That all parking restrictions on the north and east side of Vivian Street commencing at a point 82 metres east of its intersection with Bassett Street and extending 30 metres in an easterly and then southerly direction be revoked.
- 15.13 That all parking restrictions on the west and east side of the existing Kingsbridge West commencing at a point 120 metres west of its intersection with Brooker Avenue and extending 42 metres in a northerly direction be revoked.
- 15.14 That the stopping of vehicles be prohibited at any time on the north and east side of Vivian Street commencing at a point 82 metres east of its intersection with Bassett Street and extending 30 metres easterly and then southerly direction.
- 15.15 That the stopping of vehicles be prohibited at any time on the north side of the new Kingsbridge West extension commencing at its intersection with Vivian Street and extending 15 metres in an easterly direction.
- 15.16 That the stopping of vehicles be prohibited at any time on the south side of the new Kingsbridge West extension commencing at its intersection with Vivian Street and extending 72 metres in an easterly direction to the intersection of the existing Kingsbridge West.

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15.17 That the stopping of vehicles be prohibited at any time on the north side of the new Kingsbridge West extension commencing at a point 57 metres east of Vivian Street and extending 17 metres in an easterly direction.

15.18 That the stopping of vehicles be prohibited at any time on the west side of the existing Kingsbridge West (north south section) commencing at the intersection where it goes north and south, and extending 11 metres in a southerly direction.

15.19 That the stopping of vehicles be prohibited at any time on the west side of the existing Kingsbridge West (north south section) commencing at the intersection where it goes north and south, and extending 14 metres in a northerly direction.

15.20 That the stopping of vehicles be prohibited at any time on the east side of the existing Kingsbridge West (north south section) commencing at appoint 14 metres north of where it goes north and south, and extending 27 metres in a southerly direction.

Note: A separate report recommending approval of the road name was considered at Clause 14 (Part C) of these minutes.

David East/Andrea Cummings

Carried

16. BURWOOD/PEGASUS COMMUNITY BOARD 2015/16 DISCRETIONARY RESPONSE FUND APPLICATION – KIDSFIRST KINDERGARTEN PORTSMOUTH STREET – JULY 2015

The Board considered a report seeking funding from its 2015/16 Discretionary Response Fund of \$5,480 to Kidsfirst Kindergarten Portsmouth Street for their Food Friday programme.

The Board **resolved** to approve a grant of \$2,960 from its 2015/16 Discretionary Response Fund to Kidsfirst Kindergarten Portsmouth Street for the Food Friday project.

Andrea Cummings/Linda Stewart

Carried

17. BURWOOD/PEGASUS COMMUNITY BOARD 2015/16 DISCRETIONARY RESPONSE FUND APPLICATION – NEW BRIGHTON PROJECT

The Board considered a report seeking funding from its 2015/16 Discretionary Response Fund of \$15,000 to New Brighton Project for wages.

The Board **resolved** to approve a grant of \$15,000 from its 2015/16 Discretionary Response Fund to New Brighton Project for wages.

David East/Stan Tawa

Carried

18. BURWOOD/PEGASUS COMMUNITY BOARD 2015/16 DISCRETIONARY RESPONSE FUND APPLICATION – COMMUNITY BOARD PROJECTS 2015/16

The Board considered four nominated projects, Garden Pride Awards 2015; Neighbourhood Week 2015; Thompson Park Skate Jam; "I Love" New Brighton, from its 2015/16 Discretionary Response Fund.

Burwood/Pegasus Community Board 20. 7. 2015

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18 Cont'd

The Board **resolved** to:

- 18.1 Approve a grant of \$3,000 from its 2015/16 Discretionary Response Fund to the Community Governance and Support Unit for the Garden Pride Awards 2015.
- 18.2 Approve a grant of \$3,500 from its 2015/16 Discretionary Response Fund to the Community Governance and Support Unit for Neighbourhood Week 2015.
- 18.3 Approve a grant of \$3,000 from its 2015/16 Discretionary Response Fund to the Community Governance and Support Unit for Thompson Park Skate Jam.
- 18.4 Approve a grant of \$4,500 from its 2015/16 Discretionary Response Fund to the Community Governance and Support Unit for "I Love" New Brighton.

Linda Stewart/Stan Tawa

Carried

19. BURWOOD/PEGASUS COMMUNITY BOARD 2015/16 DISCRETIONARY RESPONSE FUND APPLICATION – TO ESTABLISH THE CRITERIA AND FUNDING FOR THE BURWOOD/PEGASUS 2015/16 YOUTH DEVELOPMENT FUNDING SCHEME

The Board considered a report seeking its approval to fund the 2015/16 Youth Development Funding Scheme from its 2015/16 Discretionary Response Fund.

STAFF RECOMMENDATION

It is recommended that the Burwood/Pegasus Community Board:

- 19.1 Approves a grant of \$7,500 from the Burwood/ Pegasus Community Board's 2015/16 Discretionary Response Fund to establish the Burwood/ Pegasus Youth Development Funding Scheme 2015/16.
- 19.2 Approve the criteria and processes outlined by staff in item 4 of this report for the Burwood/Pegasus Youth Development Funding Scheme 2015/16.
- 19.3 Establish a Burwood Pegasus Funding Subcommittee with delegated authority to consider and grant funding on applications recommended for funding up to an amount of \$500 from the Discretionary Response Fund 2015/16 and Youth Development Fund 2015/16.
- 19.4 That allocations granted by the Burwood/Pegasus Funding Subcommittee be reported on to the Board for record purposes.

Burwood/Pegasus Community Board 20. 7. 2015

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19 Cont'd**BOARD RESOLUTION**

The Board **resolved** to:

- 19.5 Approve a grant of \$7,500 from the Burwood/Pegasus Community Board's 2015/16 Discretionary Response Fund to establish the Burwood/ Pegasus Youth Development Funding Scheme 2015/16.
- 19.6 Approve the criteria and processes outlined by staff in their report to the Board for the Burwood/Pegasus Youth Development Funding Scheme 2015/16 with the following amendments:
- 19.6.1 That applicants are to be aged between 10-20 years of age with discretion in special circumstances for younger applicants
- 19.6.2 The removal of the criteria that the need for assistance must be proven, e.g. limited income/unwaged.
- 19.7 Establish a Burwood Pegasus Funding Subcommittee with a quorum of two with a suggested membership of the Chairperson and Deputy Chairperson with delegated authority to consider and grant funding on applications recommended for funding up to an amount of \$500 from the Discretionary Response Fund 2015/16 and Youth Development Fund 2015/16. This process to be reviewed in 8 weeks' time.
- 19.8 Request that allocations granted by the Burwood/Pegasus Funding Subcommittee be reported on to the Board for record purposes.

Andrea Cummings/Tim Baker

Carried

The Board Chairperson declared the meeting closed at 7.46pm.

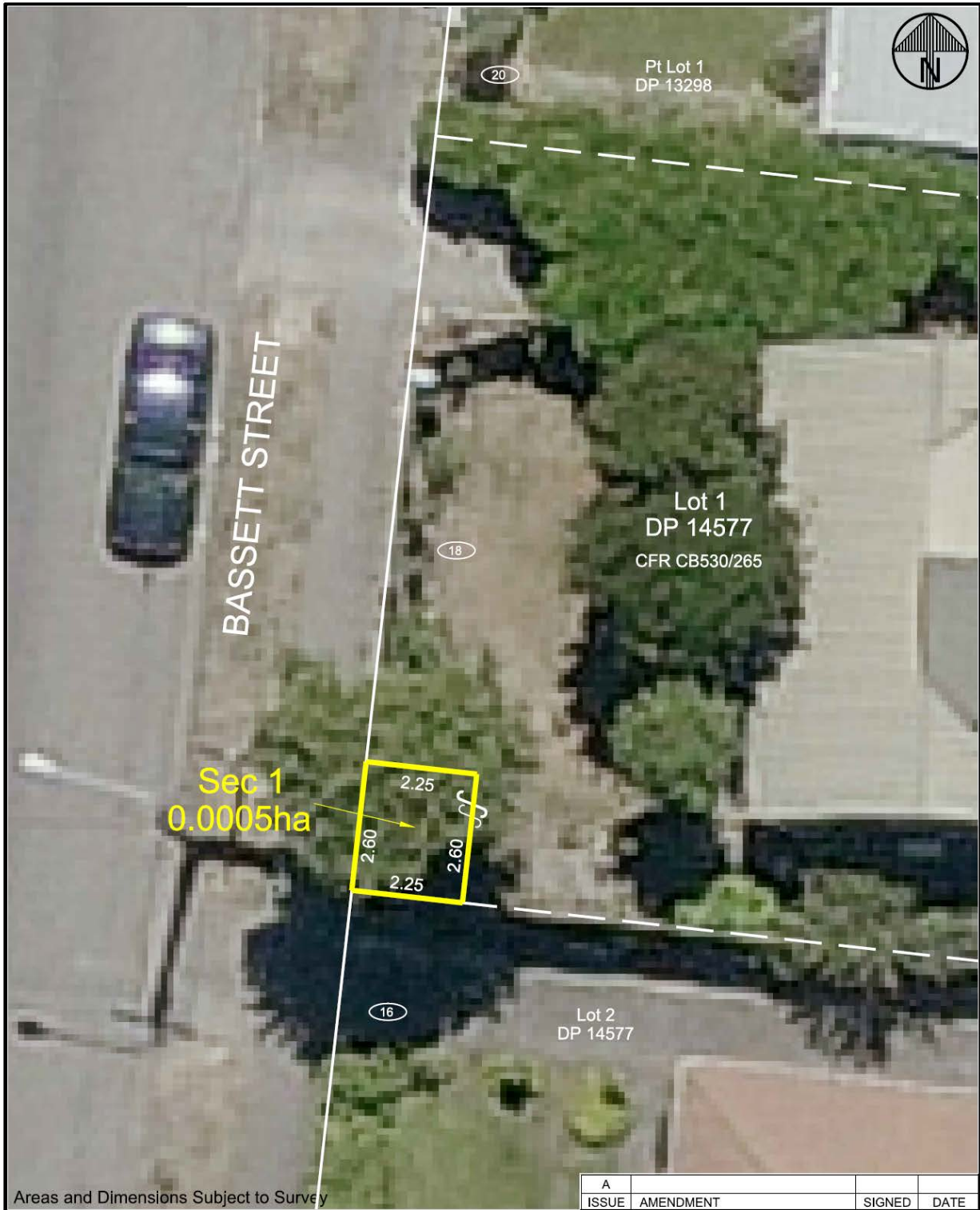
CONFIRMED THIS 3RD DAY OF AUGUST 2015

**ANDREA CUMMINGS
CHAIRPERSON**

Burwood/Pegasus Community Board 20. 7. 2015

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ATTACHMENT 1 TO CLAUSE 1



Areas and Dimensions Subject to Survey

A			
ISSUE	AMENDMENT	SIGNED	DATE

LAND TO BE ACQUIRED

<p>Christchurch City Council</p> <p>CAPITAL PROGRAMME GROUP</p>	SURVEYED DRAWN JA DATE 02/2014	DRAWING NUMBER RPS901-02	ORIGINAL SHEET SIZE A4	SCALES 1:100
	© COPYRIGHT CHRISTCHURCH CITY COUNCIL AERIAL PHOTOGRAPHY © COPYRIGHT TERRALINK INTERNATIONAL LIMITED	FILE REFERENCE SCIRT 11041	PROJECT NUMBER RPS 901	SHEET 1 OF 1

**FENDALTON/WAIMAIRI COMMUNITY BOARD
29 JUNE 2015**

**Report of a meeting of the Fendalton/Waimairi Community Board
held on Monday 15 June 2015 at 4pm
in the Boardroom, Fendalton Service Centre, Corner Jeffreys and Clyde Roads**

PRESENT: Val Carter (Chairperson), David Cartwright (Deputy Chairperson), Sally Buck, Jamie Gough and Bridget Williams.

APOLOGIES: Apologies for absence were received and accepted for Faimeh Burke and Raf Manji.

Jamie Gough left the meeting at 4.14pm and returned at 4.16pm and was absent for part of clause 2.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

Nil.

2. DEPUTATIONS BY APPOINTMENT

3.1 AHMED TANI - REFUGEE COUNCIL

Mr Ahmed Tani was in attendance and spoke to the Board regarding the work being done by the Refugee Council in and around the City.

The Chairperson thanked Mr Rani for his presentation.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICE OF MOTION

Nil.

5. CORRESPONDENCE

5.1 PT WILLIAMS AND LM KILDUFF - FENDALTON LIBRARY CARPARK

The Board **received** tabled correspondence from residents thanking the Board for its support in the moving of the barrier arm in the Fendalton Library carpark to restrict access after 8pm.

Fendalton/Waimairi Community Board 29. 6. 2015

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6. BRIEFINGS**6.1 RAMON STRONG - LAND DRAINAGE MANAGER**

Mr Ramon Strong, Land Drainage Manager, sent apologies for his absence and requested that his briefing be postponed to possibly the next meeting.

6.2 SUE RAMSAY - PLYNLIMON PARK CRIME PREVENTION THROUGH ENVIRONMENT DESIGN (CPTED) REPORT

Sue Ramsey, Crime Prevention Team Leader, was in attendance to speak to a report regarding Plynlimon Park.

REPORT RECOMMENDATIONS:

6.2.1 Consider extension of Plynlimon Park to annex the roadway of the cul-de-sac to the east of the corner of Orkney Street.

6.2.2 Consider installation of traffic control bollards along the boundary of the annexed section of the park in order to prevent vehicle access to the cul-de-sac end of Plynlimon Road.

6.2.3 Consider installation of wayfinding signage and cues relating the park to the wider environment e.g. highlighting connection to cycle path.

6.2.4 Continue with regular maintenance programme with capacity for unscheduled response if needed.

6.2.5 Explore potential for local residents and school students to take on a caretaker/guardianship role in relation to Plynlimon Park supported by Christchurch City Council.

The Board **decided** to request that staff further assess the practical, operational and financial implications of annexing the end of Plynlimon road as described in the CPTED report in conjunction with relevant experts including traffic engineers, planning staff etc. This assessment to also include the implication of some form of community partnership, for example a community garden, or other arrangement for the ongoing maintenance associated with such an annexation/inclusion of this within the existing reserve.

The Board also **decided** to request that a formal update, accompanied by an information memorandum be provided to the Board addressing these matters in due course.

Sally Buck/Bridget Williams

Carried

7. FENDALTON/WAIMAIRI COMMUNITY BOARD KEY LOCAL PROJECTS (KLP) FOR 2015/16 FINANCIAL YEAR

The Board's recommendations on this matter will be presented to the Council at its meeting on 26 August 2015 as part of the report on 2015/16 Metropolitan Strengthening Communities Funding.

8. SUBMISSIONS COMMITTEE - MINUTES OF 12 JUNE 2015

The Fendalton/Waimairi Community Board **received** the report submitting the outcomes of its Submissions Committee meeting held on 12 June 2015.

Sally Buck/Bridget Williams

Carried

Fendalton/Waimairi Community Board 29. 6. 2015

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9. COMMUNITY BOARD ADVISER'S UPDATE

- **Board meeting of 13 July 2015**

Due to members being unavailable during the week starting 13 July, the Board **decided** to postpone its scheduled meeting of Monday 13 July 2015 to Monday 20 July 2015 at 4pm in the Boardroom, Fendalton Service Centre.

David Cartwright/Jamie Gough

Carried

- **Meeting of Submission Committee**

The Board **decided** that Submission Committee members would meet informally on Monday 6 July 2015 at 4pm in the Boardroom, Fendalton Service Centre and the Board delegated the Chair and one other member of the committee to approve submissions regarding the Uni Cycle Way and the Cleanfill Waste Bylaw.

Sally Buck/Bridget Williams

Carried

- **Keep Christchurch Beautiful Conference**

Members were informed that the Keep Christchurch Beautiful conference would be held in Christchurch on 4-6 September 2015 and that a report on this matter would be forthcoming shortly requesting nominations for member attendance.

10. ELECTED MEMBERS' INFORMATION EXCHANGE

- **Bus Stop and Loading Zone on Papanui Road, Merivale**

Concern was raised regarding the recent change of configuration to the bus stop and loading zone in Papanui Road Merivale (near Westpac). Members understand that the change has caused problems for bus passengers queuing for the bus and for local business with loading and unloading stock.

The Board **decided** to request information on the recent reversal of position of the bus stop and loading zone which appears to be causing issues to local businesses and commuters and whether this could/should be revised. Staff were requested to liaise with members of the Merivale Business Association on the matter.

David Cartwright/Bridget Williams

Carried

- **Vandalism of Planters in Merivale**

Concern was raised regarding continued vandalism of plants in planters on Papanui Road in the Merivale area.

The Board **decided** to request that staff investigate options to address ad hoc vandalism of plants in the planters on Papanui Road in Merivale and to liaise with the Merivale Business Association who currently maintain these planters in partnership with the Council (including Fendalton/Waimairi Community Board) and that the Community Police be advised of the issues being encountered.

David Cartwright/Bridget Williams

Carried

- **Uni Cycle Way Briefing**

Members had a discussion regarding a recent briefing on the proposed Uni Cycleway and several questions were raised. The Board requested that staff arrange for relevant staff to attend the informal meeting of the Submission Committee to brief the members prior to formulating any submission.

Fendalton/Waimairi Community Board 29. 6. 2015

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PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**11. CONFIRMATION OF MEETING MINUTES – 2 JUNE 2015**

The Fendalton/Waimairi Community Board **resolved** that the minutes of its ordinary meeting of Monday 15 June 2015, be confirmed.

David Cartwright/Bridget Williams

Carried

12. APPLICATION TO THE FENDALTON/WAIMAIRI COMMUNITY BOARD'S 2014/15 DISCRETIONARY RESPONSE FUND - ANGLICAN PARISH OF FENDALTON - ST BARNABAS CHURCH

The Fendalton/Waimairi Community Board considered a request for funding from its 2014/15 Discretionary Response Fund from the Anglican Parish of Fendalton - St Barnabas Church.

The Fendalton/Waimairi Community Board **resolved** to grant \$2,183 from its 2014/15 Discretionary Response Fund to the Anglican Parish of Fendalton - St Barnabas Church towards vehicle running costs of the Fendalton/Waimairi community van.

Sally Buck/David Cartwright

Carried

13. APPLICATION TO THE BOARD'S 2014/15 DISCRETIONARY RESPONSE FUND - WAI LING CHAN (YOUTH DEVELOPMENT)

The Fendalton/Waimairi Community Board considered a request for funding from its 2014/15 Discretionary Response Fund from Wai Ling Chan towards costs involved in competing in the Commonwealth Fencing Junior Championships in Cape Town.

The Fendalton/Waimairi Community Board **resolved** to grant \$400 from its 2014/15 Discretionary Response Fund to Wai Ling Chan towards the costs involved in competing in the Commonwealth Fencing Junior Championships in Cape Town, South Africa from the 11-17 July 2015.

David Cartwright/Sally Buck

Carried

The meeting concluded at 5.07pm.

CONFIRMED THIS 20TH DAY OF JULY 2015

**VAL CARTER
CHAIRPERSON**

**HAGLEY/FERRYMEAD COMMUNITY BOARD
1 JULY 2015**

**Report of a meeting of the Hagley/Ferrymead Community Board
held on Wednesday 1 July 2015 at 3.30pm in the Boardroom,
180 Smith Street, Linwood, Christchurch.**

PRESENT: Alexandra Davids, Joe Davies, Paul Lonsdale, Brenda Lowe-Johnson and Islay McLeod.

APOLOGIES: Apologies for absence were received and accepted from Sara Templeton and Yani Johanson.

Islay McLeod/Alexandra Davids

Carried

The Board meeting adjourned at 4.35pm and reconvened at 4.42pm.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. HAGLEY/FERRYMEAD COMMUNITY BOARD STRENGTHENING COMMUNITIES FUND - 2015/16 KEY LOCAL PROJECTS

The Board's recommendations on this matter will be presented to the Council at its meeting on 26 August 2015 as part of the report on 2015/16 Metropolitan Strengthening Communities Funding.

2. DECLARATION OF INTEREST

There were no declarations of interest.

3. DEPUTATIONS BY APPOINTMENT

3.1 UNIVERSITY OF CANTERBURY GEOG402 SUSTAINABLE URBAN DEVELOPMENT STUDENTS

The Board received a deputation and supporting information from University of Canterbury GEOG402 Sustainable Urban Development Students, Eleanor Newsome and Andrew Wright-Taylor, presenting their Rejuvenating Linwood Park through Placemaking project. The Board was advised of the research undertaken, methods used, issues identified and resulting recommendations for the park.

The Board thanked Eleanor Newsome and Andrew Wright-Taylor for their presentation on the project.

3.2 FOUNDATION FOR YOUTH DEVELOPMENT

The Board received a deputation and supporting information from Noeline Allan of the K2 Youth Development Trust on the Foundation for Youth Development and the programmes they provide. The Board was advised of the Foundation's current work in Hornby, that Linwood is the next community the Foundation hopes to bring its programmes to and that they are sourcing funding to enable this to happen in 2016.

The Board thanked Noeline Allan for her deputation and for the programmes the Foundation provides.

Hagley/Ferrymead Community Board 1. 7. 2015

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3 Cont'd

3.3 JHARNA DASGUPTA

An apology was received from Jharna Dasgupta. The Community Board Adviser read a statement provided by Jharna Dasgupta expressing her concerns with a resource consent issued to 11 Sunrise Place.

The Board decided to **receive** the statement and to request the Community Board Adviser refer it to staff to respond to.

Islay McLeod/Paul Lonsdale

Carried

4. PRESENTATION OF PETITIONS

Nil.

5. NOTICES OF MOTION

Nil.

6. CORRESPONDENCE

Nil.

7. BRIEFINGS

Nil.

8. COMMUNITY BOARD ADVISER'S UPDATE

- The Board **received** an update from the Community Board Adviser on Board related matters including upcoming Board commitments and current Council consultations.
- The Board was advised nominations for the 2015 Christchurch Civic Awards opened on 1 July and close on 31 July 2015.
- The Board was advised of the Gayhurst Bridge opening and community interest in holding an event to celebrate the opening of the bridge. The Board agreed that Islay McLeod will be the Board liaison in the development of an event.
- The Board was advised that the Keep New Zealand Beautiful Conference will be held in Christchurch from 4 to 6 September 2015 and that Alexandra Davids, Chairperson of Keep Christchurch Beautiful, will be attending.
- The Board **received** information from the public meeting on Odours in the Bromley area held by the Board on 30 June 2015 and agreed to discuss this at the next Board meeting.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

Hagley/Ferrymead Community Board 1. 7. 2015

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10. ELECTED MEMBERS' INFORMATION EXCHANGE

- Paul Lonsdale referred to circulated information from Elle Coberger raising an issue with the safety of what is considered footpath on the northern side of Michael Avenue and requesting that it be extended. Staff advice was provided clarifying that this is not a footpath and that a footpath is provided on the southern side of the road in accordance with Council policy. Staff undertook to investigate appropriate signage to identify the provided footpath and direct users to it.
- The Board was advised that its submission to the Ministry of Education on the Proposed Closure of Redcliffs School was submitted.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**11. CONFIRMATION OF MEETING MINUTES - 17 JUNE 2015**

It was **resolved**, that the minutes of the Hagley/Ferrymead Community Board ordinary meeting of 17 June 2015 be confirmed.

Islay McLeod/Alexandra Davids

Carried

12. FERRY ROAD AND WATERMAN PLACE - PROPOSED TRAFFIC MANAGEMENT AND PARKING CHANGES

The Board considered a report and the requested information from staff seeking the Board's retrospective approval for changes made to lane markings and parking in Ferry Road opposite Waterman Place. The Board previously considered this report at its meeting on 17 June 2015 and resolved that the report lie on the table.

STAFF RECOMMENDATION

It is recommended that the Hagley/Ferrymead Community Board:

- 12.1 Revoke any and all parking restrictions on the southern side of Ferry Road commencing at a point 492 metres east of its intersection with Tunnel Road and extending in an easterly direction for 98 metres.
- 12.2 Approve that the stopping of vehicles be prohibited at any time on the southern side of Ferry Road commencing at a point 492 metres east of its intersection with Tunnel Road and extending in a easterly direction for 98 metres.
- 12.3 Approve the lane marking and traffic median island changes commencing on Ferry Road at a point 56 metres west of the intersection of Waterman Place, and extending east for 121 metres as detailed on Attachment 1.

BOARD CONSIDERATION

The Board considered the staff report and the information requested at the 17 June 2015 Board meeting on investigation into the reduction of parking restrictions to allow for an additional two parking spaces. The Board was advised that following investigation staff propose no change to the staff recommendation in the report.

Hagley/Ferrymead Community Board 1. 7. 2015

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12 Cont'd

BOARD DECISION

The Board **resolved** to adopt the staff recommendation with the addition below:

12.4 To request that staff investigate additional parking to the north of this area.

Islay McLeod/Brenda Lowe-Johnson

Carried

Joe Davies abstained from voting on this matter.

13. THE CANTERBURY SOFTBALL ASSOCIATION – DETERMINATION OF LEASE RENTAL

The Board considered a report seeking the Board's approval to set the contract rental under a lease agreement with the Canterbury Softball Association, over part of 220 Pages Road. Documents detailing Council policy on leasing park or reserve land to clubs occupying Council owned park or reserve and own their own buildings was provided to Board members.

The Board **resolved** to:

13.1 Approve the setting of the Canterbury Softball Association's contract rental at \$8,600 plus GST per annum in accordance with paragraph 3.6 (Option Two) of the report.

13.2 Authorise the Property Consultancy Manager in conjunction with the Recreation and Sports Unit Manager to negotiate, conclude and administer all further terms and conditions of the lease agreement.

Paul Lonsdale/Islay McLeod

Carried

14. ESTABLISHMENT OF A HAGLEY/FERRYMEAD COMMUNITY BOARD 2015/16 LIGHT BULB MOMENTS FUND

The Board considered a report seeking the Board's approval to establish a Light Bulb Moments Fund to provide the community with access to small grants as seed funding for small community projects from its 2015/16 Discretionary Response Fund. The Board amended the staff recommendation to delegate authority to the Board Chairperson and Deputy Chairperson to the Board Chairperson and Board member Joe Davies.

The Board **resolved** to:

14.1 Establish a 2015/16 Hagley/Ferrymead Light Bulb Moments Fund.

14.2 Approve the transfer of \$5,000 from the 2015/16 Hagley/Ferrymead Community Board Discretionary Response Fund to the 2015/16 Hagley/Ferrymead Light Bulb Moments Fund.

14.3 Delegate authority to the Board Chairperson and Joe Davies (or their nominees) to consider and make decisions on applications according to the criteria outlined in the report and approve grants up to \$250. Staff will report to the Board quarterly on applications received, grants made and accountability.

Paul Lonsdale/Islay McLeod

Carried

Hagley/Ferrymead Community Board 1. 7. 2015

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15. ESTABLISHMENT OF A HAGLEY/FERRYMEAD COMMUNITY BOARD 2015/16 YOUTH DEVELOPMENT SCHEME

The Board considered a report seeking the Board's approval to establish a Hagley Ferrymead 2015/16 Youth Development Scheme from its 2015/16 Discretionary Response Fund. The Board amended the staff recommendation to accept applications from young people in Year 7 at school up to 24 years old.

The Board **resolved** to:

- 15.1 Establish a 2015/16 Hagley Ferrymead Youth Development Scheme.
- 15.2 Accept applications from young people from school Year 7 up to 24 years old.
- 15.3 Approve the transfer of \$10,000 from the 2015/16 Hagley/Ferrymead Community Board Discretionary Response Fund to the 2015/16 Hagley/Ferrymead Youth Development Scheme.

Islay McLeod/Joe Davies

Carried

The Board Chairperson declared the meeting closed at 4.57pm.

CONFIRMED THIS 15TH DAY OF JULY 2015

**SARA TEMPLETON
CHAIRPERSON**

**HAGLEY/FERRYMEAD COMMUNITY BOARD
15 JULY 2015**

**Report of a meeting of the Hagley/Ferrymead Community Board
held on Wednesday 15 July 2015 at 3.30pm in the Boardroom,
180 Smith Street, Linwood, Christchurch.**

PRESENT: Sara Templeton (Chairperson), Joe Davies, Yani Johanson, Alexandra Davids, Paul Lonsdale, Brenda Lowe-Johnson and Islay McLeod.

APOLOGIES: There were no apologies.

The Board meeting adjourned at 5.01pm and reconvened at 5.07pm.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. DEPUTATIONS BY APPOINTMENT

1.1 BRUCE KING

The Board received a deputation and supporting document from Bruce King regarding odours in the Bromley area reported to be coming from the Living Earth Composting Plant. He thanked the Board for the public meeting held 30 June 2015 relating to the issue and requested action be taken to ensure the Plant complies with its resource consent.

The Board Chairperson thanked Bruce King for his deputation.

The Board **decided** to request that the Council:

- Meet with the Board and Environment Canterbury regarding the odour issues and work towards a solution.
- Make live data on odours collected by the electronic nose accessible to the public via the Council.

Yani Johanson/Paul Lonsdale

Carried

(Staff Note: The Council has regular (monthly) contract meetings with the site manager of Living Earth. Ongoing improvements are made and written in Contract Management Minutes and communicated and written in the minutes of the Community Liaison Group (CLG) of which the Kings are attendees. Environment Canterbury has regular dialogue with the Council, weekly odour monitoring and reporting takes place, and information goes as and when required to CLG meetings.)

PART B - REPORTS FOR INFORMATION

2. RICCARTON ROAD BUS PRIORITY PROJECT - CONSULTATION OUTCOMES AND STREET MEASURES

This item was presented to the 6 August 2015 meeting of the Infrastructure, Transport and Environment Committee by way of a Chairperson's Report.

3. DECLARATION OF INTEREST

Islay McLeod declared an interest in matters related to Bromley odours, considered in the deputation from Bruce King, Clause 1.1 of these minutes refer.

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1. DEPUTATIONS BY APPOINTMENT CONTINUED**1.2 HOUSING NEW ZEALAND CORPORATION**

The Board received a deputation and presentation from Fraser Benson, Tenancy Services Area Manager and Tim Allan, Strategic Planning and Implementation Manager providing information on housing portfolio objectives and an update on Housing New Zealand activities in the ward, including newly built homes. The Board expressed an interest in being involved in further discussion about housing developments in the ward.

The Board Chairperson thanked Fraser Benson and Tim Allan for the deputation.

1.3 SUMNER COMMUNITY RESIDENTS' ASSOCIATION

The Board received a deputation from Bryan Kaschula, Chair of the Sumner Community Residents' Association, Peter Hanson and Kath Cross seeking the Board's approval for the establishment of a joint working group, to implement the Association's submission to the Council's Long Term Plan Hearings on 15 May 2015, as circulated.

The Board Chairperson thanked Bryan Kaschula, Peter Hanson and Kath Cross for the deputation.

The Board **decided** to request a report from staff on the requests from the deputation, the establishment of a working group to implement the Sumner Village Centre Master Plan and ongoing facilities, infrastructure and maintenance matters.

Yani Johanson/Paul Lonsdale

Carried

1.4 THE EARTHQUAKE COMMISSION (EQC)

The Board received a deputation and presentation from Keith Land, Head of Canterbury Land, Earthquake Commission and Mike Jacka, Geotechnical Engineer from Tonkin and Taylor providing an update to the Board on the process and claims for land with increased flooding vulnerability. The Board requested that the next deputation include information about springs in the ward.

The Board Chairperson thanked Keith Land and Mike Jacka for the deputation.

4. PRESENTATION OF PETITIONS

Nil.

5. NOTICES OF MOTION

Nil.

6. CORRESPONDENCE**6.1 CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (CERA) - TE PAPA ŌTĀKARO/AVON RIVER PRECINCT**

The Board received tabled correspondence from Rob Kerr, Development Director, Anchor Projects at Canterbury Earthquake Recovery Authority offering a briefing regarding the progress and plans for Te Papa Ōtākaro/Avon River Precinct rebuild project

The Board **decided** to receive the correspondence and accept the offer of a briefing on Te Papa Ōtākaro/Avon River Precinct.

Joe Davies/Paul Lonsdale

Carried

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7. BRIEFINGS**7.1 HOUSING UNIT, HOUSING REBUILD AND REPAIR PROGRAMME**

The Board received a briefing from Paul Hulse, Housing Assets and Partnership Manager, Claire Milne, Programme Liaison Advisor and Stuart Taylor, Project Manager providing an update on the social housing earthquake repairs and rebuild programme in the ward. The Board was advised of the Osborne Street intensification project, consultation and engagement planned and the opportunity to provide feedback on proposed colour selection.

8. COMMUNITY BOARD ADVISER'S UPDATE

- The Board **received** an update from the Community Board Adviser on Board related matters including upcoming Board commitments, current Council consultations and circulated memorandums on Stronger Christchurch Infrastructure Repair Team (SCIRT) in the Woolston area and the pre-feasibility tidal barrier study.
- The Board **received** a memorandum informing the Board of the urban parks maintenance contractor changes. The Board was advised a briefing on these changes will be scheduled.
- The Board **received** an update on the Woolston Borough Memorial and possible treatments to address graffiti removal.
- The Board was advised of the submission timeline of the Proposed Christchurch Replacement District Plan Stage 3, agreed on a date for a workshop to prepare a submission and to promote the consultation to the community.
- The Board was advised that as an original submitter the Christchurch City Council Local Alcohol Policy in June 2013 the Board had been able to register as an interested party in the current notification process for the Draft Policy. The Board Chairperson, Deputy Chairperson and Community Board Adviser will work to provide further detail on this matter. Yani Johanson and Paul Lonsdale took no part in this discussion.
- Clause 8 Community Board Adviser's Update Continued (Part C) of these minutes records the Board's decisions on applications for grants of \$5,000 and less to its 2015/16 Strengthening Communities Fund and the Canterbury Earthquake Recovery Authority Draft Transitional Plan.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

10. ELECTED MEMBERS' INFORMATION EXCHANGE

- The Board was advised that a collective forum for the homeless community of Canterbury is being held on 24 July 2015.
- The Board discussed the Bromley odours public meeting held 30 June 2015 and agreed that an email will be sent thanking participants for their attendance and advising of the Board's decision (Clause 1.1 of these minutes refers).
- The Board was advised that the Draft Victoria Square Restoration Plan has been released for feedback. It is a restoration plan with some inclusions but little change to the existing Square.
- The Board was advised that construction on the Mt Pleasant Community Centre has commenced and that a nine day festival is planned to be held around the new year as a fundraiser.

Hagley/Ferrymead Community Board 15. 7. 2015

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10 Cont'd

- The Board was advised of a request from Trees for Canterbury to the Board Chairperson for a reference from the Board to be used in support of applications for funding.

The Board **decided** to provide a letter of support for funding applications from Trees for Canterbury.

The Board **noted** that this support for Trees for Canterbury does not indicate Board approval under its delegations at any future time.

Sara Templeton/Paul Lonsdale

Carried

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

11. CONFIRMATION OF MEETING MINUTES - 1 JULY 2015

It was **resolved**, that the minutes of the Hagley/Ferrymead Community Board ordinary meeting of 1 July 2015 be confirmed.

Islay McLeod/Alexandra Davids

Carried

8. COMMUNITY BOARD ADVISER'S UPDATE CONTINUED

8.1 HAGLEY/FERRYMEAD 2015/16 STRENGTHENING COMMUNITIES FUNDING

The Board considered discussion from the Board seminar held on 13 July 2015 on the funding of applications to its 2015/16 Strengthening Communities Fund for grants of \$5,000 and less.

The Board **resolved** that staff include recommendations to fund some applications for grants \$5,000 and less from the 2015/16 Strengthening Communities Fund in the report to be considered by Board on 19 August 2015.

Joe Davies/Islay McLeod

Carried

8.2 CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (CERA) DRAFT TRANSITION RECOVERY PLAN

The Board discussed previously circulated information on the draft Transition Recovery Plan: "Greater Christchurch Earthquake Recovery: Transition to Regeneration".

The Board decided to provide written comment on the Canterbury Earthquake Recovery Authority (CERA) draft Transition Recovery Plan and **resolved** to delegate to the Board Chairperson, following circulation of the final draft, authority to approve the comment to enable it to be submitted by 30 July 2015.

Paul Lonsdale/Brenda Lowe-Johnson

Carried

The Board Chairperson declared the meeting closed at 6.49pm.

CONFIRMED THIS 5TH DAY OF AUGUST 2015

**SARA TEMPLETON
CHAIRPERSON**

**STRATEGY AND FINANCE COMMITTEE
16. 7. 2015**

**A meeting of the Strategy and Finance Committee
was held in the No.1 Committee Room
on 16 July 2015 at 1.03pm.**

PRESENT: The Mayor (Chair)
Councillors Vicki Buck, Jimmy Chen, Jamie Gough, Yani Johanson and Andrew Turner.

IN ATTENDANCE: Councillors East and Scandrett were in attendance for Clauses 3 and 11.

APOLOGIES: Apologies for absence were received and accepted from Councillors Clearwater and Manji.

An apology for lateness was received and accepted from Councillor Buck who arrived at 1.30pm and was absent for Clauses 7, 8 and part of Clause 9.

Councillor Gough was absent from the meeting from 4.10pm until 4.20pm and was absent for part of clause 3.

Councillor East retired from the meeting at 5.10pm and was absent for clause 12 and part of clause 11.

The Meeting stood adjourned from 3.55pm until 4.10pm.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. CARRS RESERVE, HALSWELL - RELOCATION OF CHRISTCHURCH KART CLUB AND CANTERBURY GREYHOUNDS

Executive Leadership Team Member responsible:	Acting Chief Planning Officer, Strategy and Planning Group	N	
Officer responsible:	City Planning Unit Manger	N	
Author:	Brent Smith, Team Leader Network Planning - Parks and Facilities Ivan Thomson, City Planning Team Leader	Y	941-8645

1. PURPOSE AND ORIGIN OF REPORT

- 1.1 To provide an update on the current status, financial position and other issues and options with this project; and
- 1.2 To seek further direction on the proposed relocation of the Christchurch Kart Club's and the Canterbury Greyhounds' tracks and associated facilities from their current sites at Carrs Reserve, Halswell, to alternative suitable sites.
- 1.3 For the Committee to make a recommendation on the above matter to the Council.

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2. EXECUTIVE SUMMARY

- 2.1 A report was presented to the Council on 24 June 2013 regarding the potential relocation of the Christchurch Kart Club (Kart Club) and the Canterbury Greyhounds (Greyhounds) facilities from the Carrs Road Reserve in Halswell (refer **Attachment 2** for site location). The report was in the context that an alternative site for the Kart Club had been identified near McLeans Island. The Council considered after much debate that, in the circumstances presented to it, helping to fund the relocation was a sound strategic investment.
- 2.2 The relocation is needed if the full residential development potential of the 'Awatea Block' south of Wigram is to be achieved. With the Kart Club operating there is limited potential for residential development on land surrounding Carrs Reserve because of the noise generated from karting activities. An estimated minimum of 380 and a maximum of 670 households cannot be developed on residential land south of the Christchurch Southern Motorway (CSM) unless the Kart Club is moved. The potential number of section depends on the range of the site sizes in the affected area which, for the Density B area, can be between 450 metres squared and 800 metres squared.
- 2.3 At the 24 June meeting, the Council resolved to support the relocation of the Kart Club and the Greyhounds facilities from Carrs Reserve. Additionally, as part of its three year plan deliberations, the Council also resolved to fund replacement facilities for the two clubs, committing to \$3,500,000 and \$450,000 respectively. A copy of the resolutions is found in **Attachment 1**.
- 2.4 Council staff have been working with the Kart Club since that time to develop and agree a Draft Heads of Agreement (HOA) to cover the details of the relocation and the provision of an "A rated" facility. A Draft HOA was presented to the Kart Club in December 2013 but a signed HOA was not received back from them until the end of November 2014, twelve months later.
- 2.5 Over that period some significant consenting, financial, and timing issues have arisen, compounded by delays in receiving the draft HOA, that require further consideration from the Council before it countersigns the agreement. Firstly, it has come to the attention of officers that there could be adverse noise effects on the Isaac Wildlife Trust's operation at Peacock Springs. The Trust has expressed concern at the proposed relocation of the Kart Club to that area. The required consent for this site could be publicly notified and is likely to attract objections. If the relocation is to proceed it is conceivable that further funding will be required to mitigate any noise effects as a consent condition. The Council were not prepared to lodge a consent application for the shift until the HOA was signed.
- 2.6 Secondly, recent cost estimates indicate that there will be a significant funding shortfall in shifting the Kart Club and providing an "A rated" facility at their new site. Current cost estimates are now \$7,417,986 as at January 2015 (increased from \$3,500,000). This is due to significant cost increases in construction, and servicing the site with utilities. Thirdly, excavation of the (quarry) land at McLeans Island, which is subject to a conditional Sale and Purchase Agreement, is progressing at a slower rate than first projected, so is unlikely to meet the original projected timelines. Current estimates still place the completion of the excavation at 12 to 18 months away. This creates further uncertainty around the suitability of the site, the timing of the shift and the continuing escalation of costs.
- 2.7 Fourthly, an additional set of issues relate to how the existing facility could be upgraded and the noise effects mitigated should the track remain where it is. One of these issues is whether a land use buffer, such as an industrial zone, should be created between the track and the existing and planned residential areas. It is highly likely the Independent Hearings Panel will be considering submissions affecting land use in the vicinity of the Kart track as part of Stage 2 of the Replacement District Plan. Decisions made as a result of this report will form part of the evidence officers present to the Panel later this year.

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3 BACKGROUND

3.1 Planning Context

- 3.1.1 The land between Awatea Road and Halswell Junction Road has been identified as a potential urban growth area since 1995 as part of the Halswell/Wigram expansion area. Provisions, including an Outline Development Plan were inserted into the Operative City Plan through Change 5 in July 2011 that enabled the residential and industrial subdivision to commence. One of the growth constraints for housing recognised in Change 5 is of the Carrs Road karting facility. Operative City Plan Policies 10.3.5(c) seeks to *avoid the subdivision of land identified for residential purposes on land to the south of the Christchurch Southern Motorway Designation until such time as the Carrs Road Kart Club ceases motor sport activities on the Carrs Road Reserve* and 11.1.11(d) states *avoid urban development in the Living G (Awatea) Zone on land to the south of the Christchurch Southern Motorway Designation until such time as the Carrs Road Kart Club ceases motor sport activities on the Carrs Road Reserve*. Volume 3, Part 2 Living Zones, Critical Standards Clause 8.4.9(b)(iii) states that until relocation or closure of the Kart Club occurs, residential land use is a non-complying activity. This rule potentially affects between 380 and 670 dwellings depending on the density that eventuates, with a possible range of permitted densities ranging from 450 metres squared to 800 metres squared.
- 3.1.2 During the preparation of Plan Change 5 Marshall Day Associates (MDA) undertook noise assessments between September 2007 and June 2008, to assess the effects of the Kart Club on the noise environment. Those assessments concluded that, with a five metre high barrier around the existing Kart Club and assuming the Club's current levels of use, any new residential development should be set back at least 150 metres from the track. These findings were also based on the assumption *that the Kart Club would be moving in the near future*, so the noise effects on the residential area would be relatively short lived. Because it was assumed that the Kart Club was going to move, and the required bunding did not eventuate, Change 5 extended the restrictions to cover a wider area.
- 3.1.3 Marshall Day Associates were re-engaged in February 2015 to update their report. The findings of the updated report have confirmed that, *should the Kart Club remain*, a wider buffer would be required making the majority of the surrounding residential zoned land south of the CSM unsuitable for residential development. Their predicted noise levels indicate that, even with a 10 metre high noise barrier, typical residential development would still not be possible within about 400 metres of the track, which effectively means no residential development south of the CSM. It might be possible for specifically designed residential developments to be located closer, but this would need to be considered on a case-by-case basis.
- 3.1.4 If residential activity is to be permitted inside a buffer zone, the track will need to be enclosed in a building. It would also be possible for a residential development to be designed to reduce noise through the following design methods:
- 3.1.4.1 large buildings at the perimeter that screen the Kart Club to create low-noise areas;
 - 3.1.4.2 situating non-noise sensitive activity areas such as bathrooms, laundries and garages in exposed locations; and
 - 3.1.4.3 consideration of the façade sound insulation, especially for habitable spaces likely to be occupied when the Kart Club is operating.

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The report notes that new approved subdivisions and existing dwellings may be exposed to noise levels above 50 dB LAeq (15 minutes). There is therefore potential for reverse sensitivity effects should the Kart Club remain at Carrs Road long-term without significantly reducing noise levels.

3.2 Carrs Reserve

The Carrs Reserve is located in Halswell, south of the CSM. Two tenants currently occupy Carrs Reserve - the Christchurch Kart Club Incorporated ('Kart Club') and the Canterbury Greyhounds Breeders, Owners and Trainers Association Incorporated ('Greyhounds'). The Reserve is ideally located to serve future residents in the new residential communities south of the CSM. Relocating the Greyhounds and the Kart Club facilities will enable Carrs Reserve to be redeveloped as a multi-functional open space area and create a significant passive recreation asset for the South West expansion area. The estimated cost to redevelop 10.3 hectares of Carrs Reserve for this purpose over the period 2017-2020 is approximately \$900,000. This would be budgeted for in future Long Term Plan's but is currently not seen as a priority.

3.3 Christchurch Kart Club

The Christchurch Kart Club (Kart Club) presently holds a lease from the Council, the term of which, including all rights of renewal, if exercised, expires on 31 January 2054. The Greyhounds also presently hold a lease, the term of which, including all rights of renewal if exercised, expires on 6 July 2047.

3.3.1 In September 2012, the Kart Club entered into a conditional Sale and Purchase Agreement with a landowner at McLeans Island for the relocation site of its track and associated facilities. The agreement is subject to several conditions, including:

The Kart Club securing all of the necessary consents, approvals and authorities on conditions to the Club (within 5 years of the September 2012 Agreement), namely:

3.3.1.1 *A subdivision consent;*

3.3.1.2 *A land use resource consent to permit the operation of a kart track, associated buildings and facilities on the site with provision for a minimum consent period of 5 years to allow for completion of the project;*

3.3.1.3 *Water rights, water discharge and effluent discharge approvals and consents from Environment Canterbury;*

3.3.1.4 *Authorities/consents as required from the Christchurch Airport Company;*

3.3.1.5 *A Funding Agreement with the Christchurch City Council and issue of building consents for the move to the site of the Kart Club's present Carrs Road facilities to enable the Club to complete construction of facilities and install services that comply with current Kart Sport New Zealand A-Grade track rating and building requirements;*

3.3.1.6 *Such other approvals, consents and authorities as may be required to enable the subdivision, development, relocation and establishment of the Kart Club operation from the Carrs Road site to the land to be acquired*

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3.4 **Canterbury Greyhounds**

Relocating the Canterbury Greyhounds (Greyhounds) is not an impediment to residential development for the Awatea Greenfield Area south of the CSM. However, including the Greyhounds in the relocation proposal is seen to be favourable. If both the Greyhounds and the Kart Club are relocated, this will enable the entire Carrs Reserve to be redeveloped as an open space area.

4. **LEGAL CONSIDERATIONS**

- 4.1 To relocate both clubs away from Carrs Reserve will require the Council to obtain the agreement of each club to surrender their existing lease. In discussions with staff, both clubs have indicated a willingness to surrender their lease, provided that the Council contributes to their relocation costs. If the Council continues to support the relocation it will be necessary to enter into the appropriate legal documentation with each club to give effect to such arrangements.

5 **ALIGNMENT WITH STRATEGIES**

- 5.1 Relocation would be consistent with the City Plan and South West Area Plan and would provide further support for earthquake recovery by enabling planned residential development to take place. It would also be consistent with the Open Space Strategy for that part of Christchurch.

6. **FINANCIAL IMPLICATIONS**

- 6.1 The original estimated total cost reported to council in June 2013 to build the Kart Club's replacement A-rated track and facility was \$3,500,000 exclusive of GST. The cost of shifting the club includes track costs, ground works, services, sealed track, pit area, boundary fences, gates, drainage, spectator seating, track accessories crash barriers, start lights, lane marking, transponder loops, control tower, stewards' room for hearings, technical room, scrutineering shed, scales area, impound, club room (excluding fit-out), toilets, small kitchen, passage/entry, changing room, professional fees and building consents. Recent estimates have now shown the required figure to be **\$7,417,986**. This includes contingency and cost escalation allowances. A full breakdown of the revised estimate is in **Attachment 3**.
- 6.2 In 2007, lawfirm Simpson Grierson provided legal advice to the Council on the use of development contributions to fund the relocation of the Kart Club's track and facilities from Carrs Reserve to a previously preferred site at West Melton. The advice was that the cost of relocating the Kart Club's track and facilities, and developing Carrs Reserve for open space purposes, can lawfully be funded from accrued development contribution funds recovered over time from a city-wide catchment for reserves. The costs associated with the demolition of the existing buildings and construction of recreational reserve facilities at Carrs Reserve may also be paid from accrued reserve development contribution
- 6.3 Should the Kart Club remain in Carrs Reserve, the Council may need to investigate the introduction of a more appropriate land use zoning. Accordingly, there is the potential cost of going through a plan change process to consider a rezoning of land south of the CSM surrounding Carrs Reserve to a compatible land use.

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- 6.4 The anticipated costs were included as projects in the Three Year Plan. The approved Three Year Plan had allocated:
- 2015/16 \$1,631,000 Carrs Reserve Kart Club Relocation
 - 2015/16 \$217,000 Carrs Reserve Greyhounds Relocation

- 6.5 The draft 2015-25 LTP currently has the following amounts which override the third year of the Three year Plan (2015/16). The draft 2015-25 LTP has allocated:

- 2020/21 \$1,847,000 & 2021/22 \$2,534,000 (including inflation) Carrs Reserve Kart Club (ID 1454)
- 2020/21 \$246,000 & 2021/22 \$317,000 (including inflation) Carrs Reserve Greyhound (ID 2150)

OPTIONS FOR CONSIDERATION

- 6.6 The Council's adoption of the Commissioner's recommendations for PC5 signalled a strong preference but not an absolute commitment to the Kart Club relocation. Due to the cost escalations, it is now an appropriate time for the Council to decide whether to review this preference. Set out below are the options for consideration and the implications of each.

Option 1: Relocating the Kart Club and Greyhounds to suitable alternative sites (the current Council position)

- 6.7 Should the Council reconfirm this option, the constrained residential area south of the CSM would become immediately available upon closure or relocation of the Kart Club.
- 6.8 This option will involve the Council increasing its budget in the Long Term Plan and agreeing to the following:

- (i) entering into an appropriate legal agreement with the Kart Club and the Greyhounds, agreeing to work jointly to relocate the Clubs from the existing site, including the reconfirmation of the Council's financial commitment in the budget;
- (ii) funding the required land-use and discharge resource consent processes; and
- (iii) supporting the relocation of both clubs to new sites, replacing Kart Club's current "A-Rated" track and facilities and the Canterbury Greyhound's track and facilities with those of an equivalent specification. Financial support would be required to the extent needed to complete both relocations, subject to the Council including this funding in and adopting the Long Term Plan, and subject to agreement between the clubs and the Council as to the facilities to be constructed. Current budget provision to carry out these relocations are \$3,500,000 and \$450,000 respectively, which fall well short of the current estimates. The risk associated with this option is the continuing rise in construction and compliance costs and having to fund any shortfall.

- 6.9 This option should have a time restriction placed on it for the uptake of the offer and a date by which the Clubs must have moved.

Option 2: Supporting the relocation of the Kart Club and Greyhounds to suitable alternative sites - fixed sum

- 6.10 Should the Council select this option, the Council's funding obligations would need to be amended in the 2015/16 year for the final version of the 2015-25 Long Term Plan to the amounts resolved in June 2013 (\$3,500,000 plus GST and \$450,000 plus GST respectively) and therefore limited to a fixed sum and not to a compliance standard.

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- 6.11 The current capital funding in the draft 2015-25 Long Term Plan for 2020/21 project ID 1454 and ID 2150 would therefore not be required as the relocation payment would be made in 2015/16.
- 6.12 The impact of borrowing \$3,500,000 and \$450,000 (excluding GST) in 2015/16 instead of the draft 2015-25 Long Tern Plan assumption of 2021/22 will have minor impact on rates (an additional 0.1 per cent spread over the next two years) and a minor impact on the net debt ratio (maybe 0.5 per cent) in the peak period.
- 6.13 It would be the responsibility of the two clubs to facilitate their own shift and any necessary planning approvals associated with this. This significantly reduces the risk to the Council, but at the same time guarantees the clubs with working capital. This option may also involve the clubs partnering with third parties to supplement their funding and help facilitate the shift.
- 6.14 Again, this option should have a time restriction placed on it for the uptake of the offer and a date by which the Clubs must have moved.

Option 3: Kart Club and Greyhounds to remain at their current location at Carrs Reserve and adjacent Developers to provide sufficient noise attenuation bunding (adjacent land to remain Living G)

- 6.15 Should the Council select this option, adjacent landowners would need to set aside sufficient land to facilitate the building of a noise bund. Further testing would need to be carried out to determine the size and effectiveness of the bund. The costs for this work would fall on the developers of the adjacent sites. However the most recent advice from Marshall Day indicate that residential development would still be desirable within 400 metres of the kart club track, although consents might still be considered on their merits, for example if dwellings were satisfactorily insulated. This results in uncertainty on the amount of land available for housing development and significantly increases the costs to the developers in the construction of noise bunds and dwellings. A decision would be needed on how the 'buffer land' would be used and owned. Moreover, it is likely to result in on-going pressure to move the Kart Club as more and more houses creep towards the facility.

Note: The Greyhounds activity does not affect future residential development, so they do not have to shift from the site.

Option 4: Kart Club and Greyhounds to remain at their current location at Carrs Reserve and Council rezone the surrounding land for activities that are not 'noise sensitive'.

- 6.16 Should the Council select this option, the Council could consider a plan change process to rezone land south of the CSM surrounding Carrs Reserve for a more compatible land use such as industrial once the Replacement District Plan is operative. That would allow the Kart Club and the Greyhounds to continue operating at their current location until their respective leases run out (i.e. Kart Club until 2054 and Greyhounds until 2047). There would be no certainty as to whether a proposed change would meet the statutory tests, and is likely to be opposed by some existing residents and supported by others. It is also possible that the Independent Hearings Panel could approve a submission seeking this outcome as part of the Stage 2 hearings on the Replacement District Plan.

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7. STAFF RECOMMENDATION

That this report be received and that the Riccarton/Wigram Community Board recommend to the Committee:

7.1 That the Council resolves to (subject to the adoption of the draft Christchurch City Long Term Plan 2015-2025 including the funding referred to in this resolution) implement Option 2 (Relocating the Kart Club and Greyhounds to suitable alternative sites - fixed sum) as specified in this report, and agrees to the following:

7.1.1 That the Corporate Support Manager(*) be delegated authority to negotiate and enter into such contractual and lease documentation as considered necessary or appropriate to effect the surrender of the existing leases at Carrs Reserve held by the Kart Club and the Greyhounds and the relocation of those clubs to alternative premises (including the grant of a new lease of Council land to the Greyhounds);

7.1.2 The Council funding (to the extent detailed in Option 2 above) for the relocation of both the Kart Club and the Greyhounds activities from Carrs Reserve to new sites be included in the final version of the 2015-25 LTP in 2015/16 year.

7.1.3 That this option should have a time restriction (six months maximum) placed on it for the uptake of the offer by the clubs, and a date be set by which the Clubs must have moved and surrendered their lease. Where possible, this date should coincide with the end of the Club's racing season so as not to disadvantage the members, but no later than 1 September 2017.

8. BOARD CONSIDERATION

In the Board's deliberations, staff members spoke to the accompanying report and responded to questions from members.

The Board discussed the options in detail and the implications for both the Council and the two clubs.

9. BOARD RECOMMENDATION

That the Riccarton/Wigram Community Board recommends to the Council that as the moving of the Canterbury Greyhounds is contingent on the relocation of the Christchurch Kart Club:

9.1 That the Council resolves to implement Option 2 (relocating both the Kart Club and Greyhounds to suitable alternative sites - fixed sum) as specified in the staff report, to enable current planned development (including residential) to be achieved and agrees to the following:

9.1.1 That the Corporate Support Manager(*) be delegated authority to negotiate and enter into such contractual and lease documentation as considered necessary or appropriate to effect the surrender of the existing leases at Carrs Reserve held by the Kart Club and the Greyhounds and the relocation of those clubs to alternative premises (including the possible grant of a new lease of Council land to the Greyhounds and Kart Club);

9.1.2 That the Council funding (to the extent detailed in Option 2 above) for the relocation of both the Kart Club and the Greyhounds activities from Carrs Reserve to new sites be brought forward as part of the deliberations on the 2016/17 Annual Plan (currently in the LTP in 2021/2022 and 2022/2023).

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9.1.3 That this option should have a time restriction placed on it for the uptake of the offer by the clubs, sufficient to ensure that the project could be considered as part of the 2016/17 Annual Plan and a date be set by which the Clubs must have moved and surrendered their respective leases. Where possible, this date should coincide with the end of the Kart Club's racing season so as not to disadvantage the members. If this option is not accepted by the Kart Club at any point up to February 2016, then Option 2 lapses and the assigned funding is potentially returned to the Council's budget.

9.1.4 That staff proceed to initiate the necessary processes for applying for consents to enable Option 2 to be achieved, in consultation with the two clubs and that any Council contribution to the consenting process be capped at \$100,000.

10. COMMITTEE RECOMMENDATION

The Committee recommend that the Council adopt the Board recommendation but include in 3.1 the monetary values as specified in the staff report as shown below:

10.1 That the Council resolves to implement Option 2 (relocating both the Kart Club and Greyhounds to suitable alternative sites - fixed sum) as specified in the staff report (**\$3.5m plus GST Kart Club and \$450,000 plus GST Greyhounds**) to enable current planned development (including residential) to be achieved and agrees to the following:

(Note: Councillor Johanson requested that his vote against this item be recorded.)

(*) Staff Note: Corporate Support Manager should read Manager Property Consultancy.)

2. LIGHTING EXEMPLAR PROJECT: LINWOOD VILLAGE STREET ENVIRONMENT

		Contact	Contact Details
Executive Leadership Team Member responsible:	Chief Planning Officer	Y	EA: Diane Campbell X8281
Officer responsible:	Unit Manager, Urban Design and Regeneration, Strategy and Planning Group	Y	941 8239
Authors:	Senior Planner (Urban Regeneration)	N	

1. PURPOSE AND ORIGIN OF REPORT

1.1 The purpose of this report is to respond to the Council's request for a report on the potential of a lighting exemplar project in Linwood Village with a specific focus on the street environment.

1.2 The origin of this report follows the resolution of the Council at the meeting of 16 April 2015, specifically resolution 7.4 of the *Draft Lighting Strategy: Scope and Exemplar Lighting Project* report:

"7.4 That Council request a report on conducting a trial exemplar project in the Linwood Master Plan area (Worcester Street / Stanmore Road)"

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2. EXECUTIVE SUMMARY

- 2.1 The Linwood Village Master Plan (adopted in 2012) includes a project for upgrading the street environment in the Linwood Village centre. The project, *Streetscape (S1)*, responds to local aspirations for an enhanced pedestrian environment in Linwood Village. The key concepts outlined for the project include: the introduction of aerial art and / or lighting to contribute atmosphere and highlight the village concept, strong streetscape elements; and improved lighting for bus waiting areas.
- 2.2 Capital funding for the street environment project of the Linwood Village Master Plan is signalled in the draft Long Term Plan for delivery over the 2015 to 2018 period. With the current funding, delivery of the project is more likely to be towards the end of this period.
- 2.3 The street environment project, *Streetscape (S1)*, is certainly suitable as an exemplar project but will not be delivered immediately. As an interim measure it is proposed that the existing street lighting in the centre is upgraded to trial the use of Light Emitting Diode (LED) based luminaires using the existing light poles. LED based street lighting is a new approach to street lighting for Christchurch, making use of advances in lighting technology. An upgrade will change the quality of the light in the centre to a whiter light, increasing illumination and in so doing help to address some of the safety and security issues for the Centre. If implemented Linwood Village will be one of the first local centres in the city to feature the new LED based street lighting.
- 2.4 LED luminaries are likely to be a feature of the lighting scheme to be developed for the *Streetscape (S1)* project. An interim upgrade affords the opportunity to trial and demonstrate one aspect of the street environment upgrade in advance, with potential to incorporate elements of this upgrade in the final delivery of the full project. The recommendation is to proceed with an interim lighting upgrade for Linwood Village.

3. BACKGROUND

- 3.1 At the Council meeting of 16 April 2015 the Council resolved to accept the recommendation of the Strategy and Finance Committee to develop a Lighting Strategy for Christchurch and identify two exemplar lighting projects (Edmonds and Jubilee clock towers). The resolution also requested that a report be provided to the Council on the potential for a third exemplar project to focus on the lighting of the street environment in Linwood Village (located at the intersection of Stanmore Road and Worcester Street).

Linwood Village Master Plan

- 3.2 The Linwood Village Master Plan was adopted by the Council in August 2012 as part of the Suburban Centres Programme. The master plan responds to the significant damage in this neighbourhood centre.
- 3.3 As part of the development of the Master Plan a Crime Prevention through Environmental Design (CPTED) assessment identified a number of safety and security issues associated with the illumination of the centre. Feedback received from the community has highlighted ongoing issues in the centre with safety and vandalism. The centre has been slower to recover than some other suburban centres. A number of large commercial land parcels remain vacant with a degree of uncertainty around when new development is likely to occur.

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- 3.4 The *Streetscape (S1)* project of the Linwood Village Master Plan promotes the upgrading of the pedestrian environment of Linwood Village. A number of key concepts are outlined in the Project which make reference to lighting. These include:
- 3.4.1 Introduction of aerial art / lighting to contribute atmosphere and highlight entry and exit points.
- 3.4.2 Improving bus waiting spaces with shelters, seating and good lighting, based on CPTED assessment recommendations and real time information.
- 3.5 Funding is allocated in the draft Long Term Plan for the *Streetscape (S1)* project. This is an increased level of service (project ID: 1973 *Suburban Master Plan: Linwood (Transport Activities)*). This funding is allocated over the 2015 to 2018 period.
- 3.6 The bus shelter design is underway as a separate component of the *Streetscape (S1)* project (and is separately funded as a transitional project). Following a consultation period in May 2015, the design is being finalised and will include lighting elements. Installation of the new shelter is expected later this year.

4. COMMENT

- 4.1 Street lighting will be an integral part of the street environment upgrade design of the *Streetscape (S1)* project. The provision of new street lighting has the potential to improve the quality of the lighting, address safety issues and will also consider introducing new street lighting poles that are more suitable to the function of the centre. The lighting scheme will be developed through the detailed design for the street environment upgrade.
- 4.2 The rebuild of the commercial buildings in Linwood Village is not complete. There are still a number of undeveloped sites within the centre (including two prominent corner sites). Consequently, there is a degree of uncertainty around what will be built and when this will happen. A street environment upgrade ideally is designed to complement either the existing buildings in a centre, or future buildings where designs are known in advance (e.g. where consents have been approved). There are also practicalities around undertaking significant street upgrades that risk being damaged by future extensive development activity. This will be a consideration for implementation timeframes of the *Streetscape (S1)* project over the next three years. With particular reference to lighting, selecting permanent, centre-wide, lighting solutions appropriate to the activities within the centre is problematic at this stage as there is not a complete picture of what these activities will be.
- 4.3 In selecting exemplar lighting schemes, officers sought to identify projects that were funded, had been tested for viability and would be delivered reasonably quickly so as to showcase exemplary approaches to lighting in advance of a Lighting Strategy. The *Streetscape (S1)* project is funded in the draft Long Term Plan. However, for the reasons outlined in paragraph 4.2 the physical delivery of the full project is not imminent.
- 4.4 There is a need to address more immediate issues for the centre around safety and security. There is also a need to improve the environment in the centre to assist in its recovery and the rebuild process which, as noted, has some way still to go. Improved lighting is one way of helping to address these issues.

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- 4.5 Staff have therefore considered opportunities for immediate improvements to lighting in Linwood Village. There is scope to replace the existing street lighting in the centre with new LED based units. LED based lighting offers some immediate advantages: it provides a more uniform illumination of the street environment, reducing the potential for dark spots within the street; it provides more accurate colour rendering which makes objects appear more like they do in ideal lighting conditions; and it provides more directional light, reducing glare. Furthermore, unlike sodium based lights, the intensity of LED lamps can be controlled and adjusted (with additional control hardware). This allows overall illumination levels to be reduced during periods of lower activity (e.g. in the early hours of the day) and raised during periods of high activity (e.g. evening shopping hours). Illumination levels may also be adjusted temporarily if needed (e.g. to support an outdoor event in the centre). LED based lighting offers some energy savings. For a commercial area the power cost is typically around 40 percent less than other types of street lighting. There are also significant maintenance savings when using LEDs compared to older technologies.
- 4.6 An interim upgrade for Linwood Village would make use of the existing light poles and therefore can be implemented reasonably quickly. When the full street environment upgrade is designed the interim LED based luminaires can be incorporated into the design. If the eventual street environment design for the centre requires moving existing light poles or installing new light poles then the interim LED luminaires can either be repositioned within the centre or used elsewhere (in the event that they are not compatible).
- 4.7 An interim lighting solution would use part of the funding allocated in 2015/2016 to the *Streetscape (S1)* project. The cost of replacing the luminaires in Linwood Village is estimated at approximately \$35,000. An additional \$15,000 is required to add the lighting controls that enable adjustments to illumination levels.
- 4.8 The interim work will not require a formal consultation process. However, the work can be informally discussed with the community as part of the ongoing Linwood Village Master Plan implementation and case management work.
- 4.9 In summary, there are two options:
- 4.9.1 Proceed to design and implementation of an interim lighting upgrade for the Linwood Village Centre (preferred option).
- 4.9.2 Do not undertake any work until the Linwood Village Master Plan *Streetscape (S1)* project as a whole is implemented.

Conclusion

- 4.10 Project *Streetscape (S1)* of the Linwood Village Master Plan is suitable in terms of scope and outcomes as an exemplar lighting project but will not be delivered immediately.
- 4.11 As an interim measure, there is an opportunity to upgrade existing street lights to trial the use of LED based luminaires. This has the potential to improve the quality of lighting and address some immediate and ongoing issues for the centre and its recovery. It will also make Linwood Village one of the first local centres to have LED based street lighting.
- 4.12 The officer recommendation is to proceed towards the implementation of an interim lighting upgrade for Linwood Village.

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5. FINANCIAL IMPLICATIONS

- 5.1 Capital expenditure for project *Streetscape (S1)* of the Linwood Village Master Plan has been provisionally allocated in the draft Long Term Plan for the 2015 to 2018 period. The total allocated is \$933,000 over three years (\$423,000 in 2015/2016, \$434,000 in 2016/2017 and \$76,000 in 2017/2018).
- 5.2 The interim lighting solution for Linwood Village using existing lighting poles, will require use of up to \$50,000 from the funds allocated for the *Streetscape (S1)* project in 2015/2016 and in advance of full implementation of the project.
- 5.3 As noted in paragraph 4.6, there is a small risk that the luminaries installed as part of an interim lighting upgrade will be incompatible (in design and / or location) with the final design of the *Streetscape (S1)* project. While the final streetscape design should, by preference, take account of this, should the luminaries be incompatible, they will be redeployed elsewhere in the city.

6. SIGNIFICANCE AND ENGAGEMENT

- 6.1 The decision to be made is of low significance in relation to assessment of the criteria in the Christchurch City Council's Significance and Engagement Policy.
- 6.2 With respect to community and stakeholder engagement, paragraph 4.8 outlines the scope of consultation anticipated for this project.
- 6.3 With respect to the potential impact, the development of a lighting project in Linwood Village is expected to have a positive effect on the community.
- 6.4 **Confirmation of Statutory Compliance**
In accordance with section 76 of the Local Government Act 2002, this report contains: Sufficient information about the options and their benefits and costs, bearing in mind the significance of the decision; and, a process of community engagement to determine and consider the views and preferences of affected and interested parties bearing in mind the significance of the decision.

7. COMMITTEE CONSIDERATION

The Committee **decided** to invite the Hagley/Ferrymead Community Board to consider the paper and report directly to the Council meeting.

8. COMMITTEE AND STAFF RECOMMENDATION

That the Strategy and Finance Committee recommend to the Council that it:

- 8.1 Endorse an interim lighting upgrade to trial the use of LED based street lighting in the Linwood Village centre in advance of commencing project *Streetscape (S1)* of the Linwood Village Master Plan.

9. HAGLEY/FERRYMEAD COMMUNITY BOARD RECOMMENDATION

The Board **decided** to record its support for option two (paragraph 4.9.2 in the staff report), progression of the Streetscape Upgrade Project (S1) works to be designed and implemented as set out in the Long Term Plan in 2015-18.

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3. PROPOSED FREEDOM CAMPING BYLAW 2015

		Contact	Contact Details
Executive Leadership Team Member responsible:	Chief Planning Officer	Dianne	8281.
Officer responsible:	Claire Bryant	Y	8876
Author:	Tina von Pein Independent Contractor		027 201 000

1. PURPOSE AND ORIGIN OF REPORT

- 1.1 On 12 March 2015, the Council resolved to direct staff to *"investigate a Freedom Camping Management Bylaw under the Freedom Camping Act and report back in June 2015 with the SCP documentation"*.
- 1.2 This report outlines the findings of these investigations, the implications of adopting a Freedom Camping Bylaw and the required Special Consultative Procedure (SCP) documentation.

2. SIGNIFICANCE

- 2.1 The implementation of a Freedom Camping Bylaw is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy:
- there is a reasonable amount of community interest in matters affecting freedom camping, particularly in some communities within the District, as evidenced by preliminary consultation and previous media reports.
 - it is expected to have a low impact overall on the environment given visitor numbers are not extremely high except for short periods in specific places although the impact (environment and social) is low-medium for these periods in these places.
 - there will be some impact on homeless people who are freedom camping throughout the city, as this bylaw applies to anyone freedom camping.
 - there will be some additional one-off costs if the Council decides to adopt a bylaw and also ongoing monitoring and maintenance costs.
- 2.2 The decision recommended in this report is of low significance in relation to assessment of the criteria in the Christchurch City Council's Significance and Engagement Policy. It is considered that there will be very localised impact on communities affected by this decision; its implementation is delivered through existing operational budget; thorough local engagement has revealed some interest in the proposal; and no adverse environmental or cultural impacts have been identified by staff.
- 2.3 The reports outline of community preliminary consultation substantiates this assessment. The proposed bylaw will be open for full public consultation through a Special Consultative Procedure process, which is required under the Freedom Camping Act 2011.

3. EXECUTIVE SUMMARY

- 3.1 Freedom camping occurs in various places in the Christchurch urban area, and around Banks Peninsula (particularly in waterfront areas). Currently freedom camping issues are being managed on a case-by-case basis.
- 3.2 Freedom camping is a permitted activity under the Freedom Camping Act 2011, subject to any other controls that may affect the ability to freedom camp. Under the Freedom Camping Act 2011, any restrictions or prohibitions put in place under a bylaw must be appropriate and proportionate to address the perceived problems.

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- 3.3 Freedom camping is clearly defined in the Freedom Camping Act 2011 and includes both self-contained and non self-contained vehicles, as well as caravans, tents and other structures.
- 3.4 The proposed Bylaw encompasses a four level approach to restrictions on freedom camping in different areas. These areas, and associated restrictions, would be clearly identified with both maps and narrative as part of the bylaw. The information would be made widely available through the use of the web, Council and other websites, social media and mobile apps such as Campermate and Wikicamps.
- 3.5 This bylaw has been developed in response to public concerns about health and safety and access to areas, and will clarify for community and visitors where, when and in what capacity freedom camping can occur. It would help to address historical complaints and perceived problems with freedom camping. The issues this bylaw addresses are summarised in the section 11 Table of Site Analysis document (**Attachment 2**).

4. BACKGROUND

- 4.1 Freedom camping is clearly defined in the Freedom Camping Act 2011 and includes the use of tents or other temporary structures, caravans, and any vehicle self-contained or otherwise.
- 4.2 The Freedom Camping Act 2011 is very explicit with regards to Councils adopting a bylaw. Four key points in relation to making a bylaw include:
- Freedom camping is considered to be a permitted activity. A bylaw cannot prohibit freedom camping completely, but some parts of a district can be designated as prohibited for freedom camping or where restrictions apply.
 - There is a need to look at restrictions and prohibitions on freedom campers in total, under any regulatory provisions.
 - The Council must be satisfied that:
 - (a) The bylaw is necessary for one or more of the following purposes:
 - (i) 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 the area; and
 - (c) The bylaw is not inconsistent with the NZ Bill of Rights Act 1990.
 - A bylaw can only regulate freedom camping on Council owned and/or managed land.
- 4.3 In developing the draft Freedom Camping Bylaw the proposed approach has been discussed with a wide range of key stakeholders. All stakeholder workshops gave their support for the proposed approach (four levels of restrictions and the locations of these) and, as a result of specific feedback, appropriate and minor amendments have been made.

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4.4 Freedom camping has a range of costs and benefits for the district:

4.4.1 Camping on public land outside of private camping grounds and holiday parks continues to be a popular activity, especially during summer, across New Zealand and provides an opportunity for an affordable holiday. Freedom camping in the Christchurch City Council district offers visitors the opportunity to experience what the city has to offer as well as some of the beach or rural scenic parts of the District.

4.4.2 Freedom campers contribute to our local communities through their engagement with local businesses, including grocery purchases, visiting tourist attractions, using recreation facilities, visiting cafes, bars, and takeaway facilities.

4.4.3 While freedom camping has some great recreation, economic and social benefits, the Council has a responsibility to make sure that freedom camping on Council land is well-managed to minimise risks to public health, amenity, the environment and public access.

4.4.4 There are two main types of freedom campers observed within the district:

- Freedom campers in self-contained vehicles
- Freedom campers who are not self-contained (either in vehicles or other structures).

4.4.5 The district receives a mix of people freedom camping, including local and visiting tourists passing through or experiencing the area; younger, generally overseas visitors on working visas who are employed on (or looking for) short-medium term contracts with the rebuild work and the homeless.

5. BYLAW DEVELOPMENT - PRELIMINARY CONSULTATION

5.1 The proposed Freedom Camping Bylaw has been developed following preliminary consultation (summary in **Attachment 3**) with a wide range of stakeholders and interested parties including:

- Briefing (presentation and feedback discussion) with all Community Boards
- Briefing and feedback discussions with the relevant staff representatives from Environment Canterbury, Waimakariri District Council, Selwyn District Council and the Department of Conservation
- Briefing and feedback with a representative from NZ Transport Association
- Two briefing and feedback sessions where invitees were people who have submitted Freedom Camping complaints in the past seven months
- Briefing and feedback sessions (two held in Christchurch and one held in Duvauchelle) where invitees included representatives from:
 - Campground owners
 - Freedom camping vehicle hire businesses
 - Hostel and backpacker accommodation providers
 - NZ Motor Caravan Association
 - All Residents Associations
 - Police
 - Social Service Providers
 - Other interested parties
- Face-to-face interviews with 34 freedom campers located at North Ramp car park and Windsport Park. Of the 34 freedom campers in 23 vehicles, 24 were working and five more were looking for work, three were travellers just passing through the city on holiday, one was a student and one person was on a sickness benefit.

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- 5.2 We have taken a coordinated approach across the Council in the development of this bylaw. The project team comprises representatives from the Parks, Transport and City Streets, Strategy and Planning, Regulatory Compliance, Legal Services and Communications.
- 5.3 Also considered in the development of the proposed bylaw was:
- A review of the nature and frequency of complaints received by Council Call Centre over the past twelve months
 - The three submissions to the LTP which commented on Freedom Camping
 - The Freedom Camping Management Plan
 - Mahaanui Iwi Management Plan 2013
 - The Freedom Camping Act 2011
 - A review of what other Councils throughout NZ are doing in relation to freedom camping
 - The Thames-Coromandel court case (*NZ Motor Caravan Association v Thames-Coromandel District Council* [2014] NZHC 2016)
- 5.4 Staff from Mahaanui Kurataiao Ltd have been briefed on the project and Council officers are working through them to engage Rūnanga. Alongside this, individual representatives from Rapaki and Koukourārata Rūnanga have been briefed on the project. We are currently endeavouring to set up specific consultation sessions with all Rūnanga to be scheduled for the public consultation period.

6. COMMENT

- 6.1 Section 10 of the Freedom Camping Act 2011 states freedom camping is permitted in any local authority area¹ unless it is restricted or prohibited in an area in accordance with a bylaw made under section 11, or under any other enactment (refer to Attachment 2). 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 freedom camping or prohibit it too restrictively (section 12 prevents an absolute prohibition).
- 6.2 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 (refer to Attachment 1). When making a bylaw the Council must use the special consultative procedure set out in the Local Government Act 2002, and it must also satisfy the tests in section 11 (see 4.2 above).
- 6.3 The Thames-Coromandel case provides some useful guidance on meeting the section 11 tests. In particular, the Court held that the Council does not have to identify site-specific problems in every area, and can take into account the problems that might arise if a bylaw is not made. The Court noted the fact the Council's approach to whether the bylaw was necessary was based on records of complaints made by residents and observations and actions of its own enforcement officers.
- 6.4 The Council ran a Freedom Camping monitoring programme from early October 2014 through to 31 March 2015 which has involved weekly monitoring of key sites traditionally associated with Freedom Camping across the Christchurch district inclusive of Banks Peninsula. (Refer to **Attachment 4** - Freedom Camping Monitoring Report 2014/15 Summer Season).
- 6.5 Other than in the "high use sites" identified there have been relatively few public complaints about freedom camping per se.

¹ Defined in the Act as "land controlled or managed by a Council under any enactment"

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- 6.6 Since council permitted the use of North Ramp in early March 2015 the number of Freedom Campers using the area has increased significantly. Though the number of complaints have been relatively few, some local residents have raised concerns about the use of the area citing problems with rubbish, soiling, breaching of the liquor ban and access to car parking in the area. An average of 20-30 campers are currently using the North Ramp who are for the most part non-self-contained.
- 6.7 To date in 2015 83 complaints have been received by the Compliance and Investigation Team about Freedom Camping. Most have been forwarded on from other units, particularly parking. The complaints were geographically dispersed throughout the city, though the majority related to Beresford Street and Waimairi Surf Club/Broadpark.

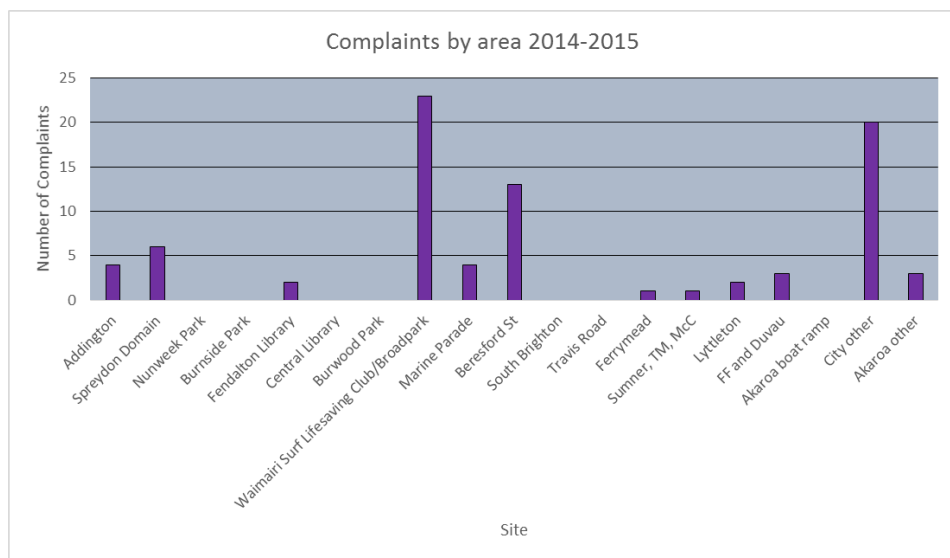


Figure 2 Complaints attributed to freedom camping may be directed to one of three areas within Council: Park Rangers, Parking Compliance and the Compliance Team.

- 6.8 The majority of complaints have related to the act of Freedom Camping itself with people expressing concerns about campers living in vehicles. This has been especially prevalent where the activity has taken place close to residential property. Noise, rubbish and concerns about soiling have also been the subject of complaints.
- 6.9 The non self-contained freedom campers interviewed indicated that they try to camp where they understand non self-contained freedom camping is permitted. They use the internet, mobile phone apps and social media to identify these areas.
- 6.10 As the visitor industry is important to the local and regional economy we need to ensure that:
- A bylaw would not reduce the attractiveness of greater Christchurch and Banks Peninsula as a visitor destination.
 - We are able to educate, inform and reduce any confusion for visitors about what and where regulations apply (as visitors may not be aware of Territorial Authority boundaries);

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6.11 We undertook preliminary consultation on a proposed bylaw approach and this was well received and generally endorsed at the briefing sessions. This encompasses a four level approach to restrictions on freedom camping:

Prohibited	No Freedom Camping permitted
Restricted CSC	Freedom Camping permitted in certified self-contained vehicles only, with a maximum stay restriction
Restricted NSC	Freedom Camping permitted in non self-contained vehicles and other structures (and includes self-contained vehicles), with a maximum stay restriction
Status Quo	Freedom Camping not restricted (status quo under the Freedom Camping Act)

6.12 The certified self-contained area boundaries generally follow the Council residential zones. The use of these boundaries is based on preliminary consultation feedback and discussions regarding continuing to enable visitors and locals to freedom camp while visiting friends within the built-up areas. It also acknowledges the current situation where many people are needing to live in campervans while their earthquake related house repairs are being undertaken.

6.13 The non self-contained freedom camping areas have been identified and included due to:

- their close proximity to facilities (like toilets and waste disposal) that are available overnight.
- the relative distance away from residential housing.
- their potential appeal to non self-contained freedom campers (facilities available, safety, being compliant, relatively quiet spots, close to city centre) which in itself encourages them to utilise these areas.

6.14 In addition the locations proposed are based on areas where non self-contained freedom camping is currently happening with minimal or no issues (aside from some not wanting them in that location). The only non self-contained location being proposed which is not currently used on a regular basis by freedom campers is the Lower Styx River car park.

6.15 The section 11 Table of Site Analysis (Attachment 2) outlines the considerations and purpose (as set out in section 4.2 of this report) of any prohibitions or restrictions being placed on certain locations within the District.

6.16 Even with the introduction of a bylaw, enforcement of freedom camping may still be problematic for a number of reasons:

- evidential problems; by their nature, tourist 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 (unless there is sufficient evidence they had stayed overnight or were making "preparations" to freedom camp);
- rebuild workers choosing to freedom camp as a way of saving money, will continue to make this choice and will locate themselves in accessible areas relatively close to their place of work (generally the central city);
- homeless people and those who choose to freedom camp as a lifestyle choice will likely be protective of the areas they have chosen to make their "home" and reluctant to comply with any restrictions put in place on their activities;
- although rental companies may have the ability to recover infringement costs from the hirer, not all freedom campers (especially those in non-self-contained vehicles) rent their vehicles. These campers are often overseas visitors who purchase a vehicle, keep it for the time they are in the country and then sell it. They may leave the country before paying the fine.

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- 6.17 The adoption of this bylaw would give a coordinated approach to ensuring freedom campers have the opportunity to and are made aware of where they can freedom camp in the district.
- 6.18 The Council has previously considered options for managing freedom camping without a bylaw, but at its meeting on 12 March it resolved to investigate a bylaw. The Council has the option not to make a bylaw and continue to manage freedom camping by other means. The recommendation in this report is to make the bylaw to better manage freedom camping in the district.

7. FINANCIAL IMPLICATIONS

- 7.1 There are financial implications associated with the adoption of a Freedom Camping Bylaw. These include:

Consultation on the proposed Freedom Camping Bylaw

7.1.1 Special Consultative Procedure:

There will be medium costs incurred by staff and Hearings Panel members time, in developing a Freedom Camping Bylaw given the requirement to undertake a special consultative procedure. This cost can be managed as part of the existing City and Community Long-Term Policy and Planning Activity work programme in 2015-16.

Implementation of the Freedom Camping Bylaw (if adopted after SCP)

7.1.2 Monitoring, Enforcement and Reporting:

- It is anticipated that a monitoring and compliance regime under the proposed bylaw would need to be implemented.
- A conservative estimate to deliver a comprehensive compliance and monitoring programme for five months over the summer period post introduction of the bylaw is \$100,000 (refer **Attachment 6**). A reduced programme could also be considered.

7.1.3 Signage:

- There will be costs involved in the design, production, erection and maintenance of appropriate signs. Preliminary estimates indicate that signage costs may be in the order of \$50,000 across the district (refer Attachment 6).

7.1.4 Education and Communication:

- Full education and communication plans will be developed to accompany the bylaw when it is presented to the Council for adoption.

7.1.5 Operational costs:

- There will be some additional operational costs associated with providing resources for freedom campers such as rubbish removal and increased cleaning. Additional resources will be considered during annual planning.

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7.1.6 Capex:

- If Lower Styx River Mouth parking area (Brooklands) is to be promoted as a Restricted Non Self-Contained site the public toilet will need capital expenditure to remain operative. This will be managed through the 2016/17 Annual Plan Capital programme.

8. PROPOSED WAY FORWARD

8.1 The proposed steps and timeframes for moving this draft bylaw forward via Special Consultative Process (SCP) are:

1. Notify the draft bylaw for public consultation	20 August
2. Submissions close	21 September
3. Hearings	13 and 16 (pm only) October
4. Report from Hearing Panel to Council	23 October
5. Adoption of Freedom Camping Bylaw	12 November
6. Bylaw becomes operative	1 December 2015

9. STAFF RECOMMENDATION

That the Council:

- 9.1 Resolve that it is satisfied the proposed Freedom Camping Bylaw 2015 meets the requirements of section 11 of the Freedom Camping Act 2011.
- 9.2 Approve the attached Statement of Proposal (including the draft bylaw and section 11 analysis) for public consultation from 20 August to 21 September 2015.
- 9.3 Resolve that a hearings panel be appointed to hear submissions, deliberate and report back to Council on the final form of the Bylaw.

10. COMMITTEE CONSIDERATION

The Committee **decided** to request that staff report to the Council by location, the analysis of the numbers and percentages of "Tourist" freedom campers and people who are accommodating themselves this way. (Staff note: This information is included in the attached staff memo - **Attachment 7.**)

The Committee also considered that if adopted, the bylaw should be reviewed after two years of operation.

11. COMMITTEE RECOMMENDATION

That the Council:

- 9.1 Resolve that it is satisfied the proposed Freedom Camping Bylaw 2015 meets the requirements of section 11 of the Freedom Camping Act 2011.
- 9.2 Approve the attached Statement of Proposal (including the draft bylaw and section 11 analysis) for public consultation from 20 August to 21 September 2015.
- 9.3 Resolve that a hearings panel be appointed to hear submissions, deliberate and report back to Council on the final form of the Bylaw.
- 9.4 That the bylaw, if adopted, be reviewed after two years of operation.

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4. RESIDENTIAL LAND AVAILABILITY IN CHRISTCHURCH CITY

		Contact	Contact Details
Executive Leadership Team Member responsible:	Mike Theelen, Chief Planning Officer	Y	Diane Campbell, 941 8281
Officer responsible:	Brigitte de Ronde, City Planning Unit Manager	Y	Sarah Streatfield 941 8045
Author:	Ivan Thomson Team Leader City Planning	Y	941 8369

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide the Committee with an update on progress towards making land available for development in the residential greenfield priority areas identified in the Land Use Recovery Plan, and Chapter 6 of the Canterbury Regional Policy Statement. These areas have been earmarked to meet the bulk of the anticipated demand for new sections in the Christchurch City area up to 2028. This (April) report is presented to the Council on a quarterly basis as requested in 2011.

2. EXECUTIVE SUMMARY

- 2.1 The priority residential greenfield areas that have been identified in the Land Use Recovery Plan (LURP) and Chapter 6 of the Canterbury Regional Policy Statement ('CRPS') will provide for up to 19,800 sections by 2028.
- 2.2 **Attachment 1** has a schedule of these areas and their development status, and **Attachment 2** provides a map identifying the location and progress of the greenfield priority areas as at April 2015. 'Development status' refers to the stage in the development process that has been reached, either zoning the land, obtaining subdivision consent, or the final stage issuing Section 224 certificates providing title to the sections (and included in an approved survey plan).
- 2.3 Since February 2011, land for around 10,592 sections has already been rezoned for housing, over half the number of sections anticipated to be needed. No new areas have been given an operative zoning since the last update provided to the Council at the end of 2014 as most, if not all, of the remaining priority areas will be rezoned through the Replacement District Plan. The number of sections that have been given subdivision consent, or for which consent has been applied for in greenfield priority areas, has increased by 127 bringing the total number of sections consented in greenfield priority areas to 5,099 (25 percent of the total anticipated in the LURP priority greenfield areas). Of these consented sections, 2,633 sections have been progressed by developers to the stage of gaining s224 approval. In addition there are over 1,200 consented sections located in areas, such as Aidenfield, that were rezoned and under development prior to greenfields priority areas being identified.
- 2.4 In terms of house building activity, 1,178 building consents have been issued for new dwellings in greenfield priority areas, split between Wigram, Prestons, Halswell West, and Awatea as presented in the table in Attachment 1. The number of consented sections can readily cater for this level of building activity.
- 2.5 There are 11,470 potential sections still subject to some form of infrastructure constraint, mostly in the South West growth area. Of these constrained sections 8,870 are yet to be rezoned. The remaining 2,600 are located in Prestons and Highfields, while 797 in Awatea await a decision regarding the kart club. Infrastructure projects to enable further subdivision continue to be progressed with the number of sections constrained by infrastructure reducing by 300 since the last update to the Council.
- 2.6 In conclusion, provided that infrastructure constraints are progressively removed, the present trends indicate that the Council is on track to meet the projected demand for greenfields sections until 2028 as required by the LURP.

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3. BACKGROUND

3.1 In 2011 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 inserted Chapter 6 into the Canterbury Regional Policy Statement, which identified specific priority greenfield areas for housing through to 2028.

3.2 Attached to this report is a schedule (Attachment 1) showing the following:

- Planning and development status of greenfield priority areas for housing identified in the LURP and CRPS as at 1 April 2014
- New and upgraded infrastructure that is required to enable the development of sections in each greenfield priority area, and the number potential sections that currently require further infrastructure
- Number of sections consented in areas zoned for residential development at the time of the earthquakes including Masham/Yaldhurst, Aidanfield, Westmorland and Wigram Skies.

3.3 Attachment 2 to the report is a map identifying the location of the greenfield priority areas.

4. COMMENT

Greenfield Priority Areas in the LURP and CRPS

4.1 The following table provides a summary of the potential number of sections in the greenfield priority areas identified in the LURP and CRPS, the number of those sections that have been zoned Living (residential) in the operative 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 update as at November 2014.

TABLE 1

Indicator	Current April 2015	Previous November 2014	Change
Potential Sections in greenfield priority areas (incl. land not zoned)	19,814	19,775	↑ 39
Potential Sections within operative Living (residential) zones in LURP priority greenfield areas (A)	10,592	10,553	↑ 39
Sections consented or subject to application for subdivision in LURP greenfield areas (B)	5,099	4,972	↑ 127 sections
Sections with s224 in Greenfield Areas	2,633		NEW
Percentage of potential sections zoned Living in LURP greenfield areas (A), with subdivision consent or subject to application for subdivision (B)	48.3%	47.1%	↑ 1.2%

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- 4.2 In summary, there are 19,814 potential sections in greenfield priority areas, up from 19,775 in the previous report. This change in potential sections was because of a calculation error in the previous report. Around 10,590 of these potential sections are in greenfield priority areas already rezoned for housing including Wigram, South West Halswell (Fulton Hogan), Awatea, Prestons, Belfast Park, North West Belfast (Belfast 293), Highfield Park and Highsted. Officers are aware however that the development some of these areas (for example Highfields, and North West Belfast) is being delayed through reasons other than infrastructure such as landowner disputes.
- 4.3 In Stage 1 of the Proposed District Plan, two greenfield priority areas are proposed for rezoning from rural to a "New Neighbourhood zone", which will accommodate up to 2,065 sections (Sparks Road and South of Masham). The decisions are yet to be released so these areas cannot be accounted for until decisions come out. Submissions have been received on Stage 1 of the Proposed District Plan from other landowners seeking to have their land rezoned. The Hearings Panel has determined that these submissions will be considered as part of the stage 2 residential hearings. The remaining rural zoned greenfield priority areas (providing for around 7,000 sections) are proposed to be rezoned 'New Neighbourhood zone' as part of Stage 2.
- 4.4 There is an additional 127 consented sections since the last report, with now over 5000 either consented or in the application stage, equating to half of the projected number in zoned areas. In terms of house building activity, 1,178 building consents have been issued for new dwellings in greenfield priority areas since February 2011, split between Wigram, Prestons, South West Halswell, and Awatea as presented in the table in Attachment 1. This is equivalent to approximately 80 hectares of land being taken up which is a relatively a small fraction of the land that has been zoned for housing.

Other Areas of Residential Development

- 4.5 In addition to the greenfield priority areas identified in the LURP, there is land with subdivision consent within existing 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 continue to contribute to the current supply of sections available to the market. The following table presents a summary of the number of sections in these areas.

TABLE 2

	Current	Previous	Change
<u>Potential sections</u> in large greenfield areas outside LURP greenfield areas, and smaller developments subject to a subdivision application	1,235	1,235	N/C
<u>Sections consented</u> in large greenfield areas outside LURP greenfield areas, and smaller developments with subdivision consent	1,235	1,235	N/C

- 4.6 Based on the above numbers of existing and potential sections, and the rate of take up through building consents there is sufficient land supply to meet housing demand for the foreseeable future. However, as presented in Table 3 below 2,600 of the 5,493 potential sections in priority greenfield areas with a residential zoning have infrastructure constraints. This highlights the importance of infrastructure delivery, which is discussed below.

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Infrastructure

- 4.7 Table 3 summarises the total potential number of sections in Greenfield areas with infrastructure constraints some good progress is being made in the delivery of infrastructure to enable development in greenfield priority areas the south west and north of the city. The key point emerging from Table 3 is that there is a high proportion of constrained land in those priority areas yet to be zoned in the District Plan. This is unsurprising given that, generally, land isn't rezoned until there is a commitment to servicing it.
- 4.8 In the south-west, pump station 105 and its associated pressure main have been commissioned which provides the major wastewater outfall to support growth in the south west. The pump station and pressure main (PS/PM115) servicing the south-west Halswell greenfield area (Fulton Hogan development on the south west side of Halswell Junction Road) is in operation as is the pump station and main between the Wigram subdivision and Halswell Junction Road that will service subdivision in the Awatea greenfield area (PS/PM 123). The latter has removed the wastewater constraints to the development of Awatea, enabling development on the north side of the Motorway. However, land on the southern side of the Motorway (South Awatea) cannot be developed until relocation of the Kart club occurs.
- 4.9 Elsewhere in the south west growth area, sufficient capacity exists in the wastewater network to accommodate 200 lots within the Sparks Road greenfield area. The balance of sections in the Sparks Road greenfield area (1,610) is subject to construction of a new pressure main along Sparks Road to connect to PS105. This connection is at a design stage and is due for completion in the 2016/17 financial year. Other development areas further to the south including the priority greenfield areas described as south Halswell (south of Glovers Road, South East Halswell (east side of Kennedys Bush Road) and Hendersons Basin will also benefit from this infrastructure.
- 4.10 In terms of water supply, 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.
- 4.11 In the north of Christchurch, there is sufficient capacity in the water supply network to accommodate demands from the priority Greenfield areas in Belfast. Stage 1 of wastewater infrastructure to service the Belfast Park area (south of Belfast Road) is subject to completion around the time this report is being written. Wastewater infrastructure to serve the north-west Belfast greenfield area (north side of Johns Road) is to be completed by the developer but the timeframe is not currently known. Capacity is available in the Council system to connect.
- 4.12 The Council has also been working with the developers of the Prestons subdivision to facilitate development. A wastewater vacuum system is now operational and serving Prestons North (Ngāi Tahu development). Designs for a new water supply pump station for the Prestons priority greenfield area are complete with construction commencing shortly. Existing water reticulation systems can meet the anticipated demand in this area until the new station comes on line in late 2015.
- 4.13 The 2,600 remaining sections in Greenfield priority areas zoned for housing, which are constrained by infrastructure includes Prestons (500) and Highfield (2,100). The Prestons constraint is the Clare Park stormwater retention project, expected to be completed in the 15/16 financial year. In respect of Highfield, connecting sewers are required to the main trunk wastewater network, as well as upgrades to accommodate flows. A recently commissioned increase in sewer capacity for Highsted has resulted in the reduction of 300 section constrained by infrastructure. A new water supply pump station is required to service the Upper Styx developments. Land purchase negotiation is in progress.



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- 4.14 The constraint to the development of more than 1,700 sections at Prestons (the balance of 500 sections) relates to the requirement for upgrades to main arterial roads including the Northern Arterial Extension or Northern Links project.

TABLE 3

	Current	% of total potential sections	Previous	Change
Potential Sections with infrastructure constraints in LURP priority greenfield areas (zoned or not)	11,470	58.0%	11,770	 300
Potential Sections with infrastructure constraints in LURP priority greenfield areas, zoned for housing	2,600	24.6%	2,900	 300

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 Council receive the report.

(Note: The Committee decided that this report go directly to the Council.)

5. WIGRAM ROAD LAND OPTIONS – CANTERBURY AGRICULTURAL AND PASTORAL ASSOCIATION - SUPPLEMENTARY REPORT

		Contact	Contact Details
Executive Leadership Team Member responsible:	Chief Operating Officer, Operations Group	N	
Officer responsible:	Unit Manager, Parks	N	
Author:	Luke Rees-Thomas, Leasing Consultant	Y	DDI: 941 8504

1. PURPOSE AND ORIGIN OF REPORT

- 1.1 The purpose of this report is to provide options and seek a decision from the Council regarding the future of bare land located at 61 and 121 Wigram Road.
- 1.2 This supplementary report has originated following the resolution of the Strategy and Finance Committee from the meeting of 18 June 2015:

"That the report lie on the table and request that staff come back with options which provide for the A and P Association (the Association) to achieve their stated outcomes, providing potential return for the Council and an opportunity to maximise the value of the land."

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- 1.3 A deputation from Ben Tohill of the Canterbury Agricultural and Pastoral Association was heard at the Committee's meeting of 18 June 2015. Mr Tohill outlined the Association's current financial position and intent for the proposed lease of land in question.

2. EXECUTIVE SUMMARY

- 2.1 During the recent consultation process within the Ngā Puna Wai Sports Hub project, the Association (which lease and licence land in neighbouring Canterbury Agricultural Park) entered a submission in opposition.
- 2.2 The Association raised issues relating with its ability to operate and grow the annual show, with specific issues noted as grazing, car parking and facilities expansion.
- 2.3 Staff have identified areas of bare land which remain underutilised as a result of the 2011 Southern Motorway division that could be used to appease the issues raised in 2.2.
- 2.4 Staff reported options for the site, recommending a lease to the A & P Association to the Strategy and Finance Committee on 18 June 2015, who resolved as per section 1.2 above.
- 2.5 Staff now report further options to the Council with a view of achieving a decision on the future of the bare land in question.

3. BACKGROUND

3.1 Further negotiations with the Agricultural and Pastoral Association:

- 3.1.1 Following the Committee's resolution on 18 June 2015, Council staff have held discussions with the Association with a view of balancing the Association's needs and the Council's requirement to ensure an equitable outcome from the land in question.
- 3.1.2 A revised set of terms have been agreed with the Agricultural and Pastoral Association Board for a lease on the site:
- (i) The Association have agreed to reduce the proposed lease area from 5.8 hectares to 5.1 hectares. The lease area in question is now solely 'Area A' on **Attachment 2**. This retains 'Area B' and surrounding areas for the Council to use or dispose as preferred under normal processes. 'Area A' is the most desirable piece of land for development purposes, based on the size and proximity to the motorway underpass.
 - (ii) For any lease term up to 35 years a nominal rental will be payable, this will allow the Association a relief period to secure funding for the development, generate rental returns and further stabilise their independent financial position.
 - (iii) For any term beyond 35 years, a market rent will be payable. Market rent being five percent of the unimproved land value at the time. It is expected that by this time, the Association will have paid down a large percentage of their original lending and be in a position to pay a commercial rate. Rental reviews will be included in the lease at regular intervals to ensure consistency with market rates.
 - (iv) Following the 2016/2017 financial year, the Council's existing events grant to the Association of \$100,000 per annum will cease in its entirety.

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- (v) If at any point during the lease term, should the Association cease to maintain their 'not for profit' operating status, then a market rent will be payable commencing immediately.

3.1.3 The above terms provide a balanced agreement for both parties, which delivers:

- tenure to secure finance for the development of the land
- rent relief to establish the project and generate rent revenue streams
- supports self-sufficiency and ensures reduction of annual Council events funding
- provides a commercial return for the Council in future years when the Association has repaid their development lending
- promotes the Association's reinvestment and enhancement of Canterbury Agricultural Park
- stimulates growth of the annual show and resulting economic benefit to the city.

3.2 Agricultural and Pastoral Association Offer - Board Representation

3.2.1 During recent conversations, an offer has been presented to Council staff from the Association that a Council Elected Member reside on the Association's board.

3.2.2 This dialogue is infant in nature and yet to be explored, however staff report this option as a means for Committee discussion.

3.2.3 The initial impressions of staff deem that the offer is genuine. One positive aspect could be increased Council decision making input with the redevelopment of the leased area and the park as a whole.

3.2.4 Should the Committee deem this option to be a worthwhile investigation, staff have included the recommendation that a legal review be initiated to determine suitability and whether any conflict of interest may occur.

4. COMMENT

4.1 Statutory limitations

Please refer to section 4.1 of **Attachment Five** regarding regulatory constraints concerning the lease of this land.

4.2 Land Options

4.2.1 Options for the land remain unchanged, as detailed within section 4.4 of **Attachment Five** and listed as follows:

Option 1 - 35 year lease to Canterbury Agricultural and Pastoral Association

Option 2 - 100 year lease to the Canterbury Agricultural and Pastoral Association

Option 3 - Investigate options to re-zone and sell the land

Option 4 - Status quo

4.2.2 It is important to re-iterate that the Agricultural & Pastoral Association are seeking a tenure of 100 years for the leased area (Option 2) based on their projected development, long term growth and occupation intentions.

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4.2.3 Staff are bound by Council leasing practices which are guided by the Resource Management Act, providing a maximum term of 35 years without sub-division. Hence the staff recommendation (Option 1).

Please note: as per the further negotiations outlined in section 3.1 above, the proposed lease area has been reduced from 5.8ha to 5.1ha.

4.3 **Rental Options**

4.3.1 In relation to Options 1 and 2 (a lease of the land), rental options are provided as follows:

(a) Terms as negotiated with the Agricultural and Pastoral Association:

4.3.2 As detailed in section 3.1 above, charge the Lessee a rental based on the following set of terms:

- (i) A nominal rental of \$1 + GST per annum for the first 35 years of any stipulated term.
- (ii) A market rental will be charged for any period beyond 35 years (if any). Rental reviews to be included at regular intervals throughout the market rent period.
- (iii) The existing annual events grant of \$100,000, provided to the Association, will cease in its entirety following the 2016/2017 financial year.
- (iv) Should the Association cease to maintain their 'not for profit/charitable' operating status, then a market rent will be payable commencing immediately for the balance of the lease term.

4.3.3 This option strikes a positive balance for both parties as detailed in section 3.1 above.

4.3.4 The Council will provide initial relief to allow development and investment in the leased area. In turn, allowing the Association to: generate income; pay down new debt; and become self-sufficient, whilst also ensuring a commercial return for the Council in future years.

(b) Market Rental - percentage of land value:

Charge the Lessee a market rate which is calculated as a percentage of the land value.

4.3.5 It is suggested to provide a market rental at the same percentage as the original lease which surrounds the Association's sale yards area – being five percent of land value:

Area A = \$38,250 plus GST

TOTAL = \$38,250 plus GST (subject to final measure)

Based on recent discussions, a market rental is not presently affordable for the Association and would prohibit any development of the proposed leased area.

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5. FINANCIAL IMPLICATIONS

- 5.1 If a lease scenario is determined then a rental will be received, this will be either based on terms as stipulated in 4.3(a) or a market rent. However, the latter does not look to be a likely outcome based on the circumstances involved.
- 5.2 Current market valuation advice places the land sale value at approximately \$1,000,000 in the current zoning format. A potential zoning change to 'Business 4' or 'Business 5' places an estimate market value at approximately \$10,000,000. Refer to **Attachment 3**.
- 5.3 If the land is sold then the Council will no longer be required to maintain the grounds, in the same reference as 5.1.
- 5.4 If the Council determines that the land is to be retained for future public use, then no rental or sale funds will be received and the cost to maintain the grounds will continue as current.

6. STAFF RECCOMENDATION

That the Council:

- 6.1 Adopt 4.2 - Option 1 and provide delegation to the Manager Property Consultancy to deal unilaterally with the Canterbury Agricultural and Pastoral Association to conclude lease negotiations up to a maximum term of 34 years and 364 days (renewals inclusive). The lease agreement being subject to satisfaction of necessary regulatory processes, including public consultation.
- 6.2 Should either Option 1 or Option 2 be adopted, further adopt the following rental option for the determined lease term (as detailed in section 4.3 above):
 - (a) Terms as negotiated with the Agricultural and Pastoral P Association
- 6.3 That Council staff be instructed to seek a legal opinion on the feasibility of a Council Elected Member to sit on the board of the Agricultural and Pastoral Association.

(Note: The Committee decided that this report go directly to the Council.)

PART B - REPORTS FOR INFORMATION

6. DEPUTATIONS BY APPOINTMENT

Nil.

PART C - DELEGATED DECISIONS

7. APOLOGIES

- 7.1 The Committee **resolved** that the apologies for absence from Councillors Clearwater and Manji, that the apology for lateness from Councillor Buck be received and accepted.

8. DECLARATION OF INTEREST

Nil.

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9. COUNCIL SUBMISSION ON THE INQUIRY INTO PARLIAMENT'S LEGISLATIVE RESPONSE TO FUTURE NATIONAL EMERGENCIES

The Committee **resolved** that the public be excluded from the discussion and decision of this item for reasons relating to Section 7(2)(i) of the Local Government Information and Meetings Act 1987, Conduct of Negotiations, and that Matthew Palmer QC be in attendance for his expertise.

10. RESOLUTION TO EXCLUDE THE PUBLIC

The Committee **resolved** that the resolution to exclude the public, as set out on page 161 of the agenda, be adopted and that Dr and Mr Wakefield be admitted for item 3 Cont'd.

The Committee further **resolved** that Councillors East and Scandrett be invited to attend the PX section of the meeting.

The Committee **resolved** to readmit the public at 5.42pm.

The meeting concluded at 5. 43pm.

CONSIDERED THIS 13TH DAY OF AUGUST 2015

MAYOR

Attachment 1

Copy of Council resolutions pertaining to the Carrs Rd Reserve, 24 June 2013

3. RELOCATION OF THE CHRISTCHURCH KART CLUB AND THE CANTERBURY GREYHOUNDS, CARRS RESERVE, HALSWELL

Councillor Broughton moved:

That this report be received and:

- (a) That the Council resolves to (subject to the adoption of the draft Christchurch City Three Year Plan 2013-16 including the funding referred to in this resolution) implement Option 2 (Relocating the Kart Club and Greyhounds to suitable alternative sites) as specified in this report and agrees to the following:
 - (i.a) The Council funding the land-use and discharge resource consent processes (to the point of a decision by the relevant council) required to effect the relocation of the Christchurch Kart Club Incorporated, away from Carrs Reserve to alternative sites; and
 - (i.b) The Council funding the land-use and discharge resource consent processes (to the point of a decision by the relevant council) required to effect the relocation of the activities of the Canterbury Greyhound Breeders, Owners and Trainers Association Incorporated away from Carrs Reserve to alternative sites; and
 - (ii) The preparation of a draft plan change for consideration of the Council to remove the non-complying activity status of residential activity on land south of the Christchurch Southern Motorway to allow residential development to occur;
 - (iii) That the Corporate Support Manager be delegated authority to negotiate and enter into such contractual and lease documentation as she shall consider necessary or appropriate to effect the surrender of the existing leases at Carrs Reserve held by the Christchurch Kart Club Incorporated and the Canterbury Greyhound Breeders, Owners and Trainers Association Incorporated and the relocation of those clubs to alternative premises (including the grant of a new lease of Council land to the Canterbury Greyhound Breeders, Owners and Trainers Association Incorporated);
 - (iv) The Council funding (to the extent of the provision made in the Christchurch City Three Year Plan 2013-16) the relocation of both the Christchurch Kart Club Incorporated and the Canterbury Greyhound Breeders, Owners and Trainers Association Incorporated activities from Carrs Reserve to new sites and replacing the Christchurch Kart Club Incorporated's existing track and facilities with the minimum requirement for an "A Rated" track based on the October 2012 Kartsport New Zealand Track and Complex Rating Code and the Canterbury Greyhound Breeders, Owners and Trainers Association Incorporated's existing track and facilities with those of an equivalent specification. **CHRISTCHURCH CITY COUNCIL 24-25. 6. 2013; 28. 6. 2013**

The motion was seconded by Councillor Chen and when being put to the meeting, clauses (a) (i.a) and (a)(ii)-(iv) were declared **carried**.

Clause (a)(i.b) was declared **carried** on Electronic Vote number 1 by 13 votes to 1, the voting being as follows:

For (13): The Mayor, Councillors Beck, Broughton, Buck, Button, Carter, Chen, Corbett, Gough, Keown, Livingstone, Reid and Wells.

Against (1): Councillor Johanson.

At this stage of the meeting, the Mayor moved that Standing Orders 3.9.6, 3.9.9 and 3.8.6 be temporarily set aside to enable debate to proceed freely on all matters on the agenda. Councillor Button seconded the motion, and when put to the meeting it was declared **carried** unanimously.

4. RECOMMENDED THREE YEAR PLAN 2013-16

Kart Club

The Mayor moved that the Council:

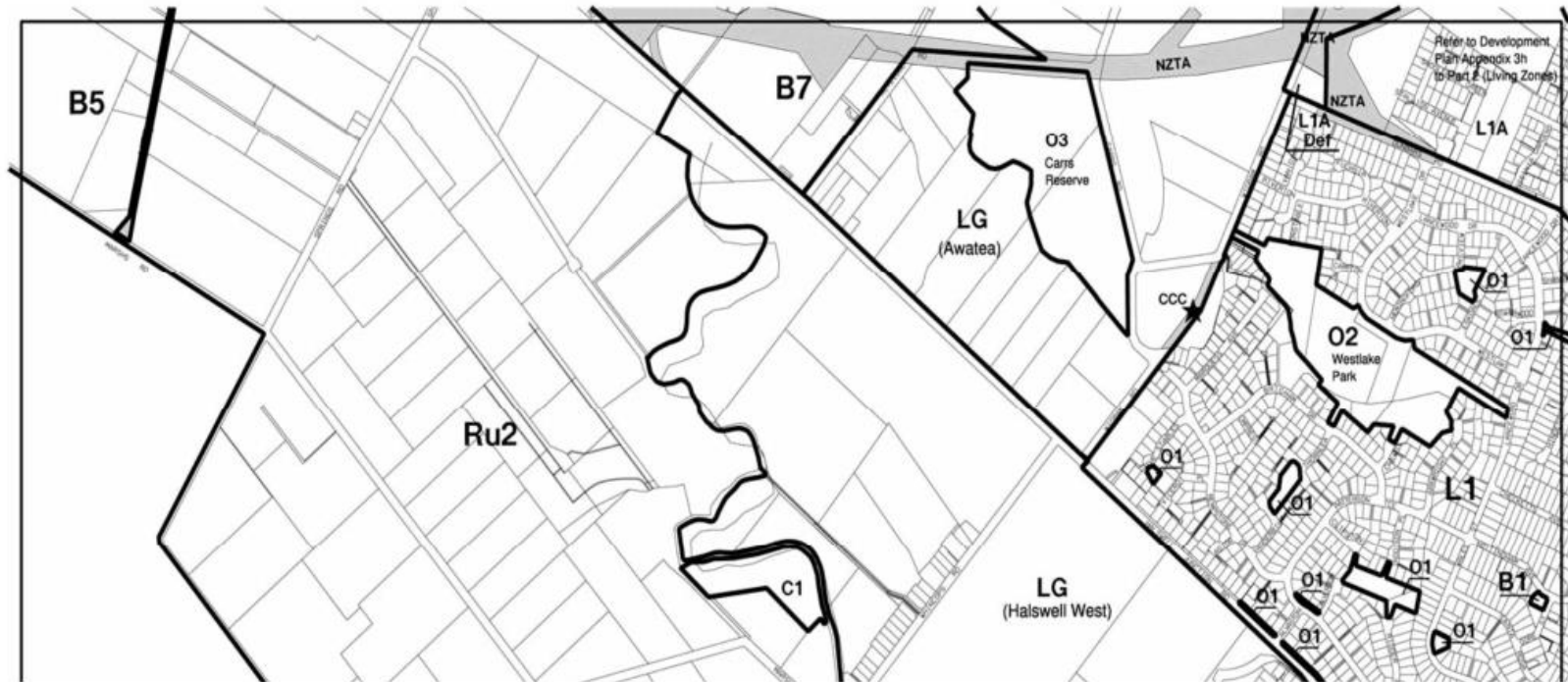
- (d) Agree that funding for the relocation of the Kart Club and Greyhounds from Carrs Road Reserve remains as detailed in the Draft Three Year Plan.
- (e) Commit to funding the balance required to complete this project (being \$1,869,000 for the Kart Club and \$450,000 for the Greyhounds) in the 2016/17 financial year.

The motion was seconded by Councillor Button and when put to the meeting was declared **Carried**.

Councillor Johanson asked that his vote against funding for the relocation of the Canterbury Greyhound Breeders, Owners and Trainers Association Incorporated's track and facilities be recorded.

Attachment 2

Location plan for Carrs Reserve



Attachment 3



**KARTSPORT CANTERBURY NEW TRACK AND BUILDING
MCLEANS ISLAND, CHRISTCHURCH**

**FOR
CHRISTCHURCH CITY COUNCIL**

**CONSTRUCTION COST STUDY : 2 REVISION 1
14 January 2015**

Job Number: WBS 353/225/2
CHRISTCHURCH CITY COUNCIL
Capital Programme Group
53 Hereford Street, Christchurch
PO Box 73011
CHRISTCHURCH



KARTSPORT CANTERBURY NEW TRACK AND BUILDING
CHRISTCHURCH CITY COUNCIL
CONSTRUCTION COST STUDY : 2 REVISION 1
SUMMARY

14 January 2015
Job Number: WBS 353/225/2

DESCRIPTION	CFA	TOTAL ELEMENTAL AREA	RATE / M2 ELEMENTAL AREA	RATE / M2 CFA	PERCENTAGE	TOTAL ESTIMATED COST	
	m ²	m ²	\$/m ²	\$/m ²	%	\$	
BUILDING WORKS	403						
SITE PREPARATION				0	0.00%	0	
SUBSTRUCTURE				170	7.52%	68,510	
GROUND FLOOR CONSTRUCTION				165	7.30%	66,495	
STRUCTURAL FRAME				290	12.83%	116,870	
ROOFS				135	5.97%	54,405	
EXTERNAL FAÇADE				370	16.37%	149,110	
INTERNAL DIVISIONS				295	13.05%	118,885	
FLOOR FINISHES				40	1.77%	16,120	
INTERNAL WALL FINISHES				60	2.65%	24,180	
CEILINGS				175	7.74%	70,525	
FITTINGS & FIXTURES				65	2.88%	26,195	
PLUMBING & DRAINAGE				70	3.10%	28,210	
FIRE SERVICES				65	2.88%	26,195	
ELECTRICAL INSTALLATION				200	8.85%	80,600	
MECHANICAL VENTILATION				60	2.65%	24,180	
LIFT AND ESCALATOR INSTALLATION				0	0.00%	0	
SUNDRIES				100	4.42%	40,300	
TOTAL ESTIMATED CONSTRUCTION COST OF BUILDINGS	403			2,260	100.00%	910,780	
EXTERNAL WORKS	86,490						
SITE PREPARATION, BULK EARTHWORKS & LATERAL SUPPORT		86,490	4	4	9.00%	332,645	
RETAINING WALLS, STRUCTURES OVER SITE, ETC.		86,490	5	5	11.55%	426,800	
ROADWORKS AND PAVINGS		86,490	15	15	35.04%	1,295,371	
LANDSCAPING AND IRRIGATION		86,490	1	1	2.78%	102,940	
INFRASTRUCTURAL SERVICES		86,490	12	12	29.18%	1,078,600	
SITE SERVICES - ELECTRICAL		86,490	5	5	10.55%	390,000	
CONNECTIONS / COUNCIL COSTS, ETC.		86,490	1	1	1.89%	70,000	
TOTAL ESTIMATED CONSTRUCTION COST OF EXTERNAL WORKS	86,490		43	9,172	100.00%	3,696,356	
TOTAL ESTIMATED CONSTRUCTION COSTS	403			11,432	62.11%	4,607,136	
PRELIMINARIES & GENERAL	12.00%	403		1,372	7.45%	552,856	
PROFIT/ATTENDANCE ON SUBCONTRACTORS	0.00%	403	Included	0	0.00%	0	
CONTINGENCY ALLOWANCE							
Design development	5.00%			640	3.48%	258,000	
Construction	5.00%			640	3.48%	258,000	
SHOPFITTING, SOFTS, FURNISHINGS AND EQUIPMENT			Excluded	0	0.00%	0	
Shopfitting, Softs, Furnishings and Equipment							
PRE-CONTRACT ESCALATION	Amount \$5,675,992	From 01 Jan 15	To 01 Jul 16	Months 18.00	Rate / Month 0.80%	Cashflow 11.02%	817,343
POST CONTRACT ESCALATION	\$6,493,335	01 Jul 16	01 Mar 17	8.00	0.50%	0.50	129,867
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & FEES	403			16,435	89.29%	6,623,202	
PROFESSIONAL FEES & DISBURSEMENTS	12.00%	403		1,972	10.71%	794,784	
TOTAL ESTIMATED CONSTRUCTION COSTS EXCLUDING TAX & INCLUDING FEES	403			18,407	100.00%	7,417,986	
GOODS AND SERVICES TAX	0.00%	403	Excluded	0	0.00%	0	
TOTAL ESTIMATED CONSTRUCTION COSTS INCLUDING TAX & FEES	403			18,407	100.00%	7,417,986	



KARTSPORT CANTERBURY NEW TRACK AND BUILDING

CONSTRUCTION COST STUDY : 2 REVISION 1

NOTES

14 January 2015

1. BASIS

The Estimated Costs are based on the following parameters:

- 1.1 Schedule of works and areas taken from Excel spreadsheet "Track Site and buildings KartSport Canterbury Track and Building.xlsx".
- 1.2 Design and allowances for buildings derived from sample design as contained in KartSport New Zealand Inc, Track and Complex Rating Code. Refer attached marked up plans.
- 1.3 Specific exclusions from sample design include lift, covered way at ground floor change rooms, stairs to terrace, terrace at first floor, circulation space outside first floor toilets, back of house kitchen and storage area and extended area on second floor for race control, steward's, time keeping and track management. These areas shall by to the owners account should they be required. Refer to area schedule for areas specifically excluded.
- 1.4 Prefabricated building in lieu of bespoke design to be considered. This would reduce the estimate considerably. Indicative reduction in estimate would be in the order of \$1,000,000 overall.
- 1.5 An elemental estimate has been prepared for the external works as the design is somewhat developed however only a elemental rate per m² has been provided for the building works as the design has not yet been ascertained.
- 1.6 Track design and allowances have been derived from the sample design as contained in KartSport New Zealand Inc, Track and Complex Rating Code. Allowance for 800m x 8m wide track. It is assumed the track is constructed at the base of the excavated site and no allowance over 0.5m has been provided for change in levels.
- 1.7 Land value is excluded.
- 1.8 Goods and Services tax is excluded.
- 1.9 Development costs, general costs and capitalised interest calculations are excluded.
- 1.10 Furniture, fittings and operating equipment are excluded.
- 1.11 Professional fees allowed at 12.00% including disbursements.
- 1.12 Contingency allowance 10.00% of improvement costs.
- 1.13 Building and general costs obtained by competitive tender ruling as at

01 January 2015

 with a separately stated provision for cost escalation based on the assumed programme.
- 1.12 Land value is excluded.

\$0.00

2. PROGRAMME:

2.1 In order to derive the final estimated costs the following programme has been provided:

Base date of costs / rates
 Pre-contract period
 Post contract period

Months	Start	Finish
0.0	1-Jan-15	1-Jan-15
18.0	1-Jan-15	1-Jul-16
8.0	1-Jul-16	1-Mar-17

3. COST ESCALATION:

The pre and post tender escalation rates used in this estimate have been included as follows:

- 3.1 Prior to commencement: 0.80% per month 9.60% per annum
- 3.2 During construction (cash flow adjusted): 0.50% per month 6.00% per annum

4. EXCLUSIONS

The following are specifically excluded from the estimated improvement costs:

- 4.1 Ground strengthening and land remediation works.
- 4.2 New / Recent legislated structural enhancement to existing buildings arising from the findings of the EQC / CERA.
- 4.3 All costs to demolitions and making good existing services.
- 4.3 All enviromental / town planning re-zoning costs, etc.



**KARTSPORT CANTERBURY NEW TRACK AND BUILDING
 CONSTRUCTION COST STUDY : 2 REVISION 1**

SCHEDULE OF AREAS

14 January 2015

A CONSTRUCTION FLOOR AREA 403 m²

REFERENCE	Construction Area	Rentable / Sales	Efficiency
CONSTRUCTION FLOOR AREA	403		
Impound / Parc Femme	72		
Scrutineering and Scales	18		
Work area and welding bay	2		
Stewards Room	18		
Technical Inspection area	20		
Kart Store / training Karts	-		
Marshalls Room and Storage	-		
First Aid Room	-		
Toilets and Change area	35		
Pit Steward	-		
Covered Drive Through	-		
Main entry stair	18		
Club Lounge	153		
Store	-		
Toilets	20		
Bar area	-		
Shop store	-		
Terrace / balcony	-		
Race Control & Stewards	7		
Area Displaced by walls	40		

B SITE AREAS 86,490 m²

REFERENCE	Site Area		
Sites Areas	86,490	Site Area (used)	86,490
Access roads (entry/around track)	6,481		
Track (800m x 8m)	6,400		
Pit lane, Chute, Repair Lane	700		
Pit Area	7,700		
Engine revving area	80		
Parking over site (100 slots)	2,500		
Area internal track	10,294		
Area displaced by buildings	183		
Balance of site (landscaped)	52,152		

Attachment 3



KARTSPORT CANTERBURY NEW TRACK AND BUILDING

CONSTRUCTION COST STUDY : 2 REVISION 1

EXTERNAL WORKS

ESTIMATED CONSTRUCTION COSTS

14 January 2015

DESCRIPTION	UNIT	QUANTITY	RATE \$	TOTALS \$	AMOUNT \$	RATE/m ² \$/m ²	
EXTERNAL WORKS						3,696,356	43
SITE AREA		86,490					
Estimated cost / m2 of site area		43					
SITE PREPARATION, BULK EARTHWORKS & LATERAL SUPPORT						332,645	4
- Provision for demolition of existing dwellings and structures over site and cart away resultant rubble to dumping ground (Excluded - Assumed done by KB contracting)	m2	0	200	0			
- Search for, locate and stop off / make good existing services / infrastructure over site (Excluded)	Item	0	3,000	0			
- Clear Site of all vegetation, rubble, etc. (Excluded)	m2	0	4	0			
- Hoarding over site (Excluded)	m	1,741	0	0			
- Bulk earthworks (cut to fill) - allowance of 500mm shaping over buildings & track area only	m3	17,289	12	207,468			
- Not exceeding 2.0m deep	m3	0	30	0			
- Extra over excavation for excavation in soft rock (No Allowance)	m3	0	120	0			
- Extra over excavation for excavation in hard rock (No allowance)	m2	34,577	1	34,577			
- Rip, scarify and compact platform (at buildings and track only)	m3	0	80	0			
- Imported Earth Filling material / Hardfill (excluded)	m3	0	150	0			
- Imported Stone Filling material (Excluded)	m3	1,070	80	85,600			
- Imported Sawdust / soil filling	Item	1	5,000	5,000			
- Sundries, dewatering, tests, etc.	m2	0	0	0			
- Provision for ground strengthening and land remedial works (Excluded)							
RETAINING WALLS, STRUCTURES OVER SITE, ETC.						426,800	5
Galvanised pipe and diamond mesh chain link fence 1.8m high (excluded)	m	1,741	0	0			
Provision for Stormwater handling plant, pumps, etc.	Item	1	50,000	50,000			
Provision for Sewer handling plant (septic tank, soak away, etc.)	Item	1	50,000	50,000			
Provision for information signage	Item	1	3,000	3,000			
Provision for new plant room facility	m2	25	3,500	87,500			
Grandstands relocated from existing site (excluded)	No	0	8,000	0			
Stop start lights on 6m tower structure	No	1	25,000	25,000			
Corrugated iron safety fence 900mm high (740m by CCC)	m	740	180	133,200			
Extra over for double gate in fence	No	4	2,000	8,000			
Tire or other approved bump rails	m	601	100	60,100			
Start / Finish Platform	No	1	10,000	10,000			
Garbage handling area / Garbage compactor (excluded)	Item	1	0	0			
ROADWORKS AND PAVINGS						1,295,371	15
New concrete pavers including blinding	m2	0	100	0			
Final shaping of earthworks under Track, Roads and Pavings	m3	7,158	10	71,580			
Scarify & compact	m2	23,861	1	23,861			
Hardfill GAP65 - 150mm	m2	23,861	10	238,610			
Base course NRB M/4 150mm	m2	9,880	24	237,120			
Chipseal only	m2	0	10	0			
30mm Asphalt premix to roads	m2	2,780	40	111,200			
50mm Asphalt premix to Track	m2	7,100	50	355,000			
Stamped concrete pathways, over site (Excluded)	m2	0	100	0			
Surface treatment to track (excluded)	m2	7,100	0	0			
Standard Concrete kerbing to road / parking areas (allowance)	m	2,000	60	120,000			
Kerbing to track surrounds (required?)	m	1,600	80	128,000			
Road marking / track Marking	Item	1	10,000	10,000			
Provision for security chain across track (excluded)	Item	1	0	0			
LANDSCAPING AND IRRIGATION						102,940	1
Provision for general landscaping and planting internally to track	m2	10,294	10	102,940			
Provision for general landscaping and planting balance of site (excluded)	m2	51,913	0	0			
Provision for irrigation (Excluded)	m2	0	5	0			
INFRASTRUCTURAL SERVICES						1,078,600	12
Stormwater							
Stormwater concrete / PVC pipes (allowance only)	m	1,000	500	500,000			
Manholes	No	40	2,800	112,000			
Sewer							
uPVC pipes (assumed to septic tank)	m	205	200	41,000			
Manholes	No	10	2,800	28,000			
Sewage Treatment Plant (Excluded)	Item	0	35,000	0			
Water & fire reticulation							
32mm Diameter incoming main (allowance only)	m	2,000	150	300,000			

Attachment 3



KARTSPORT CANTERBURY NEW TRACK AND BUILDING

CONSTRUCTION COST STUDY : 2 REVISION 1

EXTERNAL WORKS

ESTIMATED CONSTRUCTION COSTS

14 January 2015

DESCRIPTION	UNIT	QUANTITY	RATE \$	TOTALS \$	AMOUNT \$	RATE/m ² \$/m ²
Twin booster connection with shutoff & reflux valve	No	2	500	1,000		
Hydrant	No	5	600	3,000		
Water storage tanks	No	2	2,000	4,000		
Boreholes (excluded)	No	0	25,000	0		
Water Treatment Plant (Excluded)	Item	0	0	0		
Sleeves						
Sleeves	m	500	100	50,000		
Draw box	no	33	1,200	39,600		
SITE SERVICES - ELECTRICAL	m2	86,490	5	390,000	5	
Electrical Site Services (HV/LV mains reticulation) (Allowance only)	m2	2,000	150	300,000		
Mechanical Site Services (Excluded)	Item	1	0	0		
Main substation and distribution boards	Item	1	50,000	50,000		
Site lighting and reticulation (Track is not lighted)	Item	1	20,000	20,000		
PA system	Item	1	20,000	20,000		
Security, access control, telecommunications (Excluded)	Item	1	0	0		
Standby Generator 150KV _a (Excluded)	Item	0	30,000	0		
CONNECTIONS / COUNCIL COSTS, ETC.	m2	86,490	1	70,000	1	
Consents	No	1	50,000	50,000		
Sewer connection	No	1	5,000	5,000		
Water connection	No	1	5,000	5,000		
Stormwater connection	No	1	0	0		
Electrical connection	No	1	10,000	10,000		

CHRISTCHURCH CITY COUNCIL

FREEDOM CAMPING BYLAW 2015

Pursuant to the powers vested in it by the Freedom Camping Act 2011, the Christchurch City Council makes this Bylaw.

The following note is explanatory and is not part of the Bylaw: *Compliance with this Bylaw does not remove the need to comply with all applicable Acts, regulations, bylaws, and rules of law. This includes complying with any parking or other traffic restrictions in any area, not littering, not lighting fires in breach of any fire ban, not making excessive noise, no camping in parks and reserves, and complying with the directions of enforcement officers.*

1. SHORT TITLE

This Bylaw may be cited as the Christchurch City Council Freedom Camping Bylaw 2015

2. COMMENCEMENT

This Bylaw comes into force on [1 December 2015??]

3. PURPOSE

The purpose of this Bylaw is to control freedom camping in the district in order to:

- a. protect local authority areas;
- b. protect the health and safety of people who may visit local authority areas;
- c. protect access to local authority areas.

4. INTERPRETATION

In this Bylaw, unless the context otherwise requires:

Act means the Freedom Camping Act 2011.

Certified self-contained vehicle means a vehicle designed and built for the purpose of camping which has the capability of meeting the ablutionary and sanitary needs of occupants of that vehicle for a minimum of three days without requiring any external services or discharging any waste and complies with New Zealand Standard 5465:2001, as evidenced by the display of a current self-containment warrant issued under New Zealand Standard Self Containment of Motor Caravans and Caravans, NZS 5465:2001.

Council means the Christchurch City Council

District means the district of the Council.

The following terms have the same definitions as in the Act:

Freedom camp:

(1) In this Act, freedom camp means to camp (other than at a camping ground) within 200 m of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 m of a formed road or a Great Walks Track, using 1 or more of the following:

- (a) a tent or other temporary structure:
- (b) a caravan:
- (c) a car, campervan, housetruck, or other motor vehicle.

(2) In this Act, freedom camping does not include the following activities:

- (a) temporary and short-term parking of a motor vehicle:
- (b) recreational activities commonly known as day-trip excursions:
- (c) resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

(3) In subsection (1),—
camping ground means—

- (a) a camping ground that is the subject of a current certificate of registration under the Camping-Grounds Regulations 1985; and
- (b) any site at which a fee is payable for camping at the site

Great Walks Track means—

- (a) a track specified in Schedule 1; and
- (b) any other track specified by Order in Council made under section 44 as a Great Walks Track.

Local authority area:

(1) In this Act, local authority area—

- (a) means an area of land—
 - (i) that is within the district or region of a local authority; and
 - (ii) that is controlled or managed by the local authority under any enactment; and
- (b) includes any part of an area of land referred to in paragraph (a); but
- (c) does not include an area of land referred to in paragraph (a) or (b) that is permanently covered by water.

Waste receptacle: means a receptacle or facility that is provided by the Council for the purposes of disposing of waste (for example, a rubbish bin, public toilet, or bulk waste disposal unit).

5. LOCAL AUTHORITY AREAS WHERE FREEDOM CAMPING PERMITTED

Freedom camping is permitted in any local authority area within the district unless it is prohibited or restricted:

- a. by this Bylaw; or
- b. under any other Act, regulation, rule or bylaw.

6. PROHIBITED AREAS (SCHEDULE 1)

A person must not freedom camp in any area identified in Schedule 1.

7. FREEDOM CAMPING IN CERTIFIED SELF CONTAINED VEHICLES (SCHEDULE 2)

(1) In any area identified in Schedule 2, freedom camping is allowed subject to the following restrictions:

- a. The freedom camping must only take place in a certified self-contained vehicle; and
- b. The maximum period of stay in any location within a Schedule 2 Area is 3 nights within a 30 day period.

(2) In clause 7(1)(b) location means the land within 500m of the place where the certified self-contained vehicle is situated for the purpose of freedom camping.

8. OTHER FREEDOM CAMPING RESTRICTED AREAS (SCHEDULES 3 & 4)

(1) In any area identified in Schedule 3 freedom camping is allowed in any tent, temporary structure, caravan or motor vehicle, including certified self-contained vehicles, subject to the following restriction:

- a. The maximum period of stay in the area is 3 nights within a 30 day period.

(2) In any area identified in Schedule 4 freedom camping is allowed in any tent, temporary structure, caravan or motor vehicle, including certified self-contained vehicles, subject to the following restrictions:

- a. The maximum period of stay in the area is 5 nights within a 30 day period; and
- b. Freedom campers must not erect their tent or temporary structure or park their caravan or motor vehicle for the purpose of freedom camping until 1 hour before sunset on any day, and must be gone from the site by 9am the following day.

The following note is explanatory and is not part of the Bylaw: *There are four areas in Schedule 3 (French Farm, Wainui, Rue Brittan recessed angle parking in Akaroa and Lower Styx River mouth), and three areas in Schedule 4 (Addington Park Car Park, Windsport Area, North Ramp New Brighton) where freedom camping is allowed in any structure or vehicle whether self-contained or otherwise. The number of campers allowed in any Schedule 3 or 4 area will be limited by the size of the area. Signs will be erected at the Schedule 3 and 4 areas to advise the restrictions and advise where freedom campers can be located*

9. PRIOR PERMISSION FROM COUNCIL

(1) The Chief Executive of the Council may waive or modify the freedom camping restrictions in clauses 7 and 8 of this Bylaw. Permission may be granted by the Chief Executive with or without conditions.

- (2) Application for permission must be in writing, and provide sufficient detail about the proposed camping to the Chief Executive of the Council at least 20 working days in advance of the date planned for freedom camping in the area where the restrictions apply.

10. COUNCIL MAY TEMPORARILY CLOSE AN AREA TO FREEDOM CAMPING

- (1) The Chief Executive of the Council may temporarily close or restrict freedom camping in any area or part of any area where the closure or restriction is considered necessary to:
 - a. prevent damage to the local authority area or facilities in the area; or
 - b. allow maintenance to the local authority area or facilities; or
 - c. protect the safety of persons or property; or
 - d. provide for better public access, including in circumstances where events are planned for that area.
- (2) Notice will be given of any temporary closure or restriction, and the removal of any closure or restriction, in any manner the Chief Executive considers is appropriate to the reason for the closure or restriction. Prior notice of any temporary closure or restriction will be given where possible.

The following note is explanatory and is not part of the Bylaw: *Notice given by the Council may include any of the following: a sign erected in the area; and/or advertising on the Council's website or on the radio; and/or a public notice in the paper.*

11. CHRISTCHURCH CITY GENERAL BYLAW

The provisions of the Christchurch City General Bylaw 2008 (as amended from time to time) are implied into and form part of this Bylaw.

12. OFFENCE AND PENALTY

- (1) As specified by section 20(1) of the Act, every person commits an offence who:
 - a. freedom camps in a local authority area in breach of any prohibitions or restriction in this Bylaw that applies to the area; or
 - b. makes preparations to freedom camp in a local authority area in breach of any prohibition or restriction in this Bylaw that applies to the area
- (2) As specified by section 23(1) of the Act, every person who commits an offence set out in clause 12 (1) is liable to an infringement fee (fine) of \$200.

The following note is explanatory and is not part of the Bylaw: *Section 20 of the Act provides for the above offences and also for other offences, such as not properly disposing of waste into a waste receptacle, damaging or interfering with the flora and fauna in an area, and obstructing or threatening an enforcement officer.*

Section 22 of the Act sets out defences to a freedom camping offence, The defences include that an offence was committed due to an action or event beyond the control of the defendant that could not reasonably have been foreseen, or the act was necessary to protect life or health, prevent injury or serious damage to property. Council officers use their discretion when investigating freedom camping complaints, which will include consideration of any defences that may be available to a person.

The initial resolution to make this Bylaw was passed by the Christchurch City Council at a meeting of the Council on the x day of x 2015 and was confirmed, following consideration of submissions received during a special consultative procedure by a resolution at a subsequent meeting of the Council on the x day of x 2015.

THE COMMON SEAL of the **CHRISTCHURCH)**
CITY COUNCIL was affixed in the presence of)

_____ Mayor/Councillor

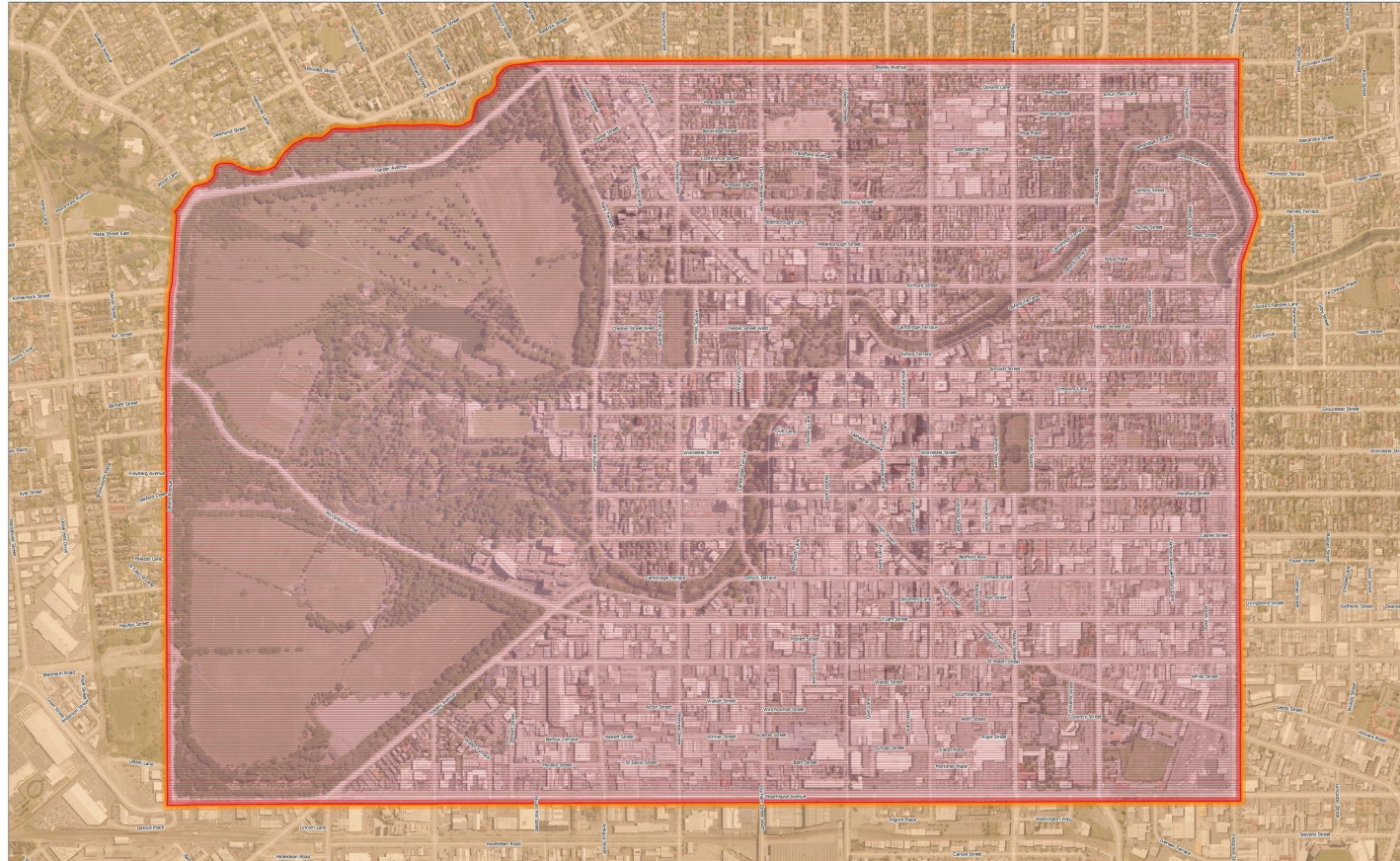
_____ Authorised Manager

Schedule One: Prohibited Areas

Christchurch Central City Zone

Description: Area between and including Fitzgerald, Bealey, Moorhouse and Deans Avenues through to the Avon River.

Freedom Camping: Central City



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track, using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

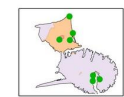
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

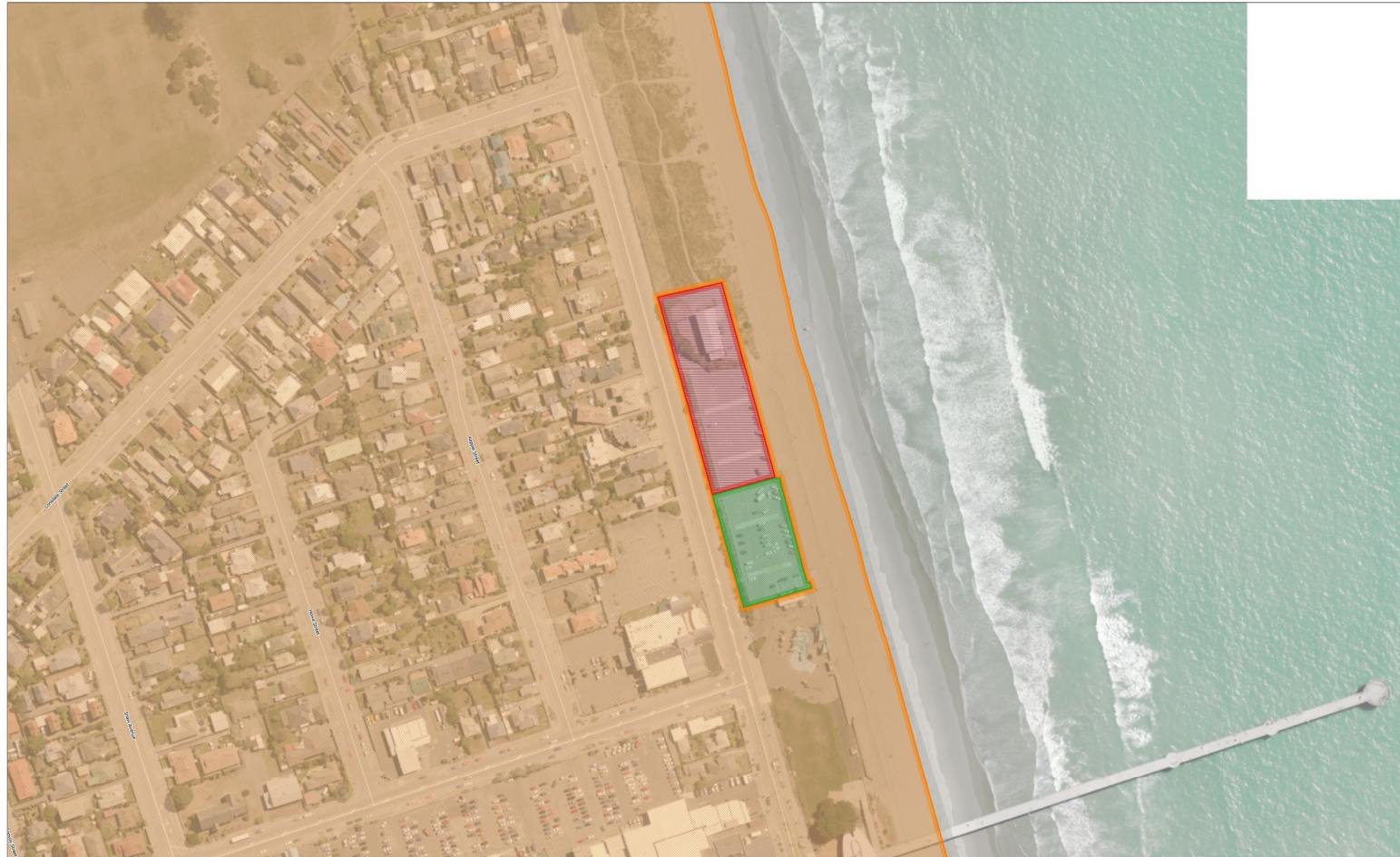
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 Date: 12 July 2015
 Workshop: MPT14
 Monitoring and Research



North Ramp – part of parking area

Description: Part of the North Ramp car park in New Brighton. Signage will be installed to clearly define the area.

Freedom Camping: North Ramp



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

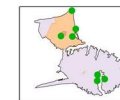
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

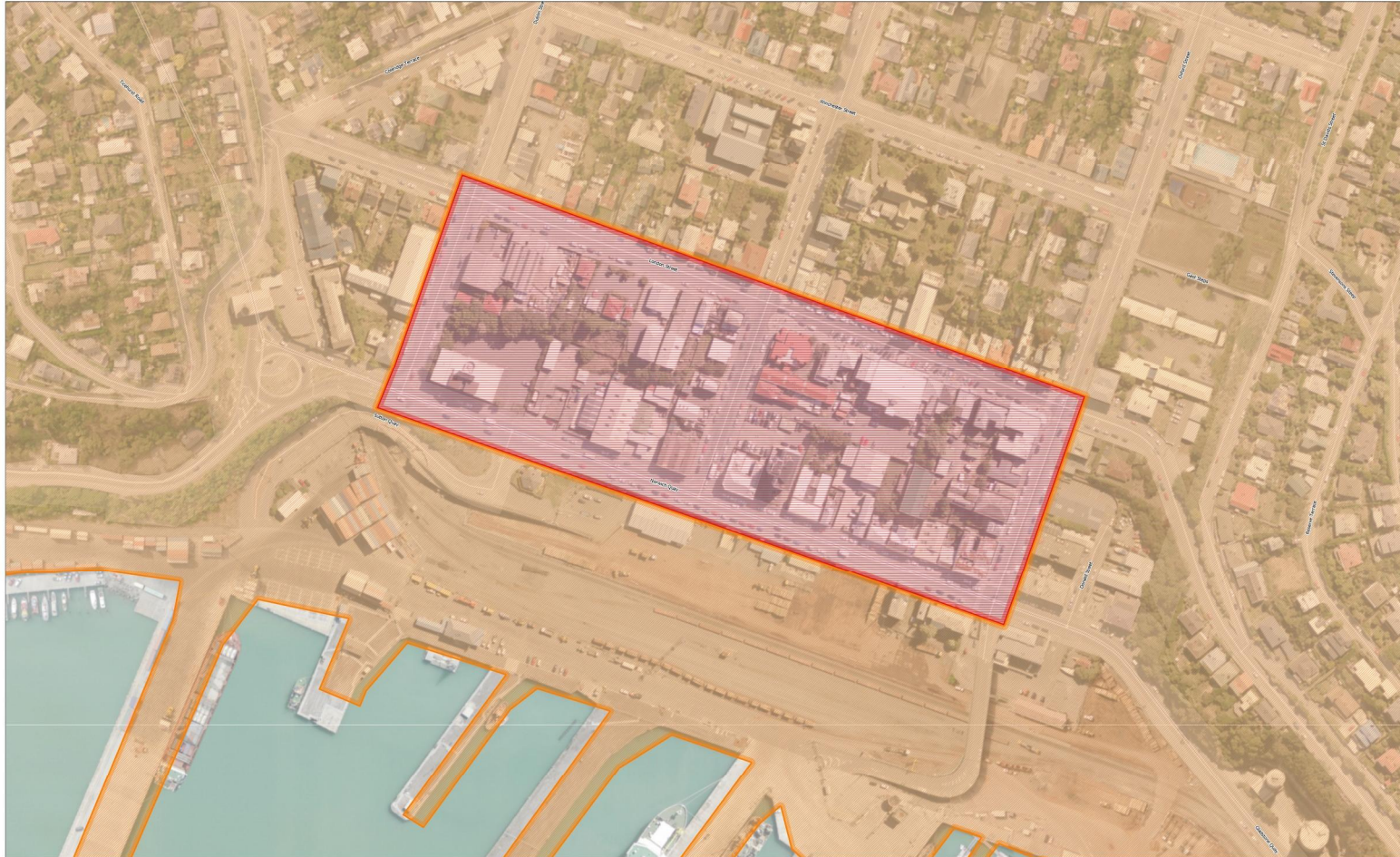
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 Layout: A1
 Date: 3 July 2015
 Workspace: MPT942
 Monitoring and Research



Lyttelton Main Business Area

Description: Area between and including London Street and Norwich Quay, Dublin Street and Oxford Street.

Freedom Camping: Lyttelton



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour; or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only with a maximum stay restriction

Prohibited

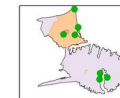
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layer: A3
 Date: 5 July 2015
 Workshop: M9782
 Monitoring and Research



Onawe Flat Road parking area by Onawe Point access

Description: Parking area at the southern most point of Onawe Flat Road. Signage will be installed to clearly define the area.

Freedom Camping: Onawe



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walk. Track, using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.



Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction



Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction



Prohibited

No freedom camping permitted

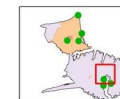


Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layer: A3
 Date: 3 July 2015
 Worksheet: M37942
 Monitoring and Research



Takamatua – Parking area near the public slipway

Description: Parking area on the roadside in the vicinity of the public slipway. Signage will be installed to clearly define the area.

Freedom Camping: Takamatua



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track, using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.



Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:500
 Layout: A1
 Date: 3 July 2015
 Workshop: MPT3A2
 Monitoring and Research



French Farm – part of waterfront area

Description: Area from the boundary of the Non self-contained camping area, through to where the road narrow and there is no area to pull completely off the carriageway. Signage will be installed to clearly define the area.

Freedom Camping: French Farm



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

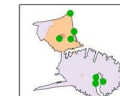
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layout: A1
 Date: 3 July 2015
 Workshop: MPT042
 Monitoring and Research



Wainui – part of waterfront area

Description: Waterfront area between the start of the accessible foreshore as you drive into Wainui from the main highway, extending along to Cemetery Road.
 Signage will be installed to clearly define the area.

Freedom Camping: Wainui



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted
 Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

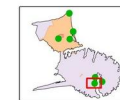
Self-Contained Permitted
 Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited
 No freedom camping permitted

Unrestricted
 No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

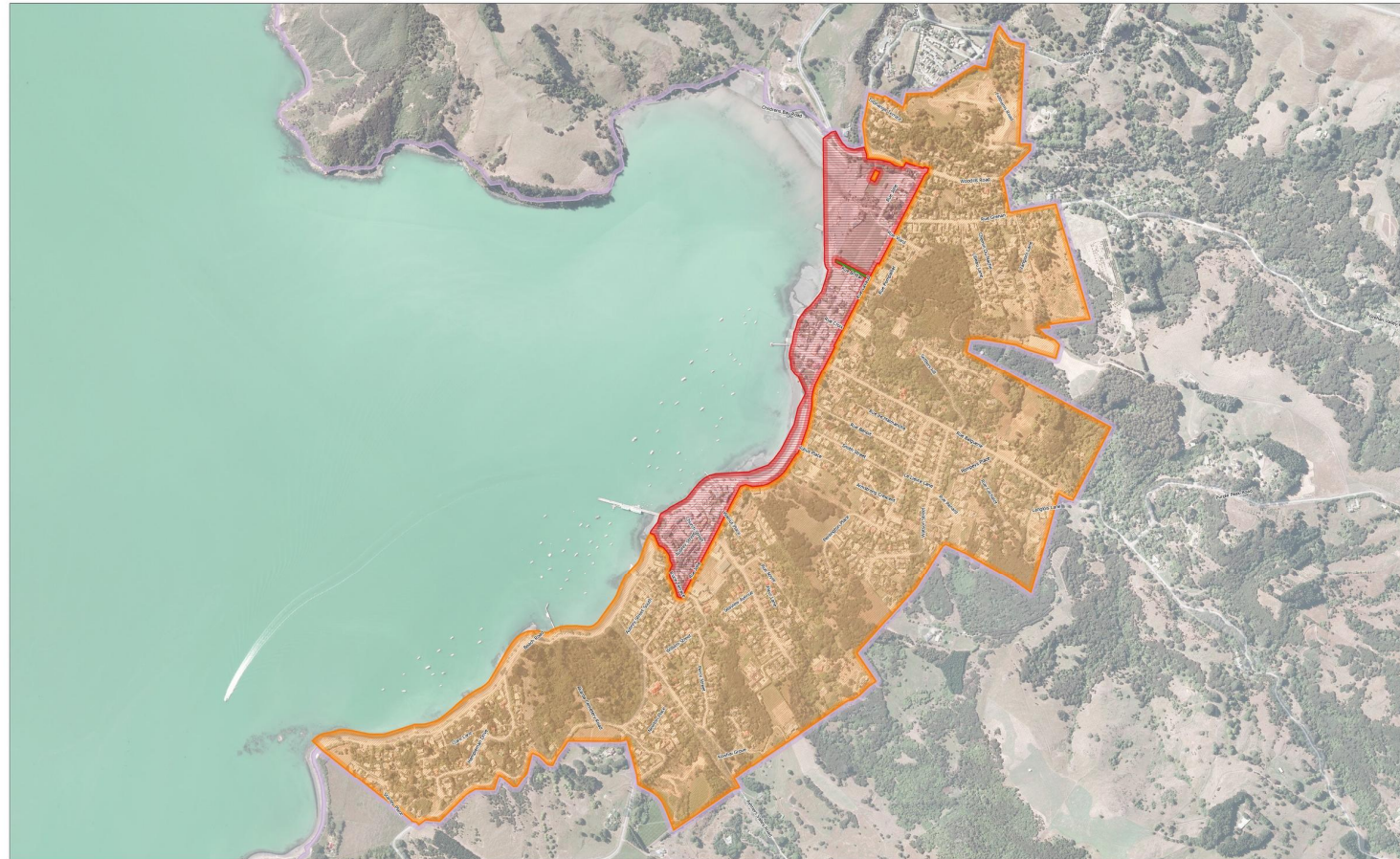
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 Date: 3 July 2015
 Workpage: M37942
 Monitoring and Research



Akaroa Main Business Area and Boat Ramp

Description: Beach Road from Bruce Terrace to Rue Benoit; Rue Lavaud from Rue Benoit to Woodills Road; Woodills Road from Rue Lavaud to Rue Jolie north; Rue Jolie South from Bruce Terrace to Beach Road; Rue Jolie North from the waterfront to Rue Brittan; Rue Balguerie from Rue Lavaud to Dalys Wharf; Bruce Terrace – from Beach Road to Rue Jolie South; Aubrey Street – all; Church Street – all; Rue Croix – all; Akaroa boat park area from Rue Brittan along the foreshore to Woodills Road up to Rue Lavaud.

Freedom Camping: Akaroa



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walk. Tracks using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

- Non-Self-Contained Permitted**

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction
- Self-Contained Permitted**

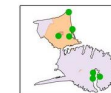
Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction
- Prohibited**

No freedom camping permitted
- Unrestricted**

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

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 Date: 13 July 2015
 Workshop: MPT242
 Monitoring and Research

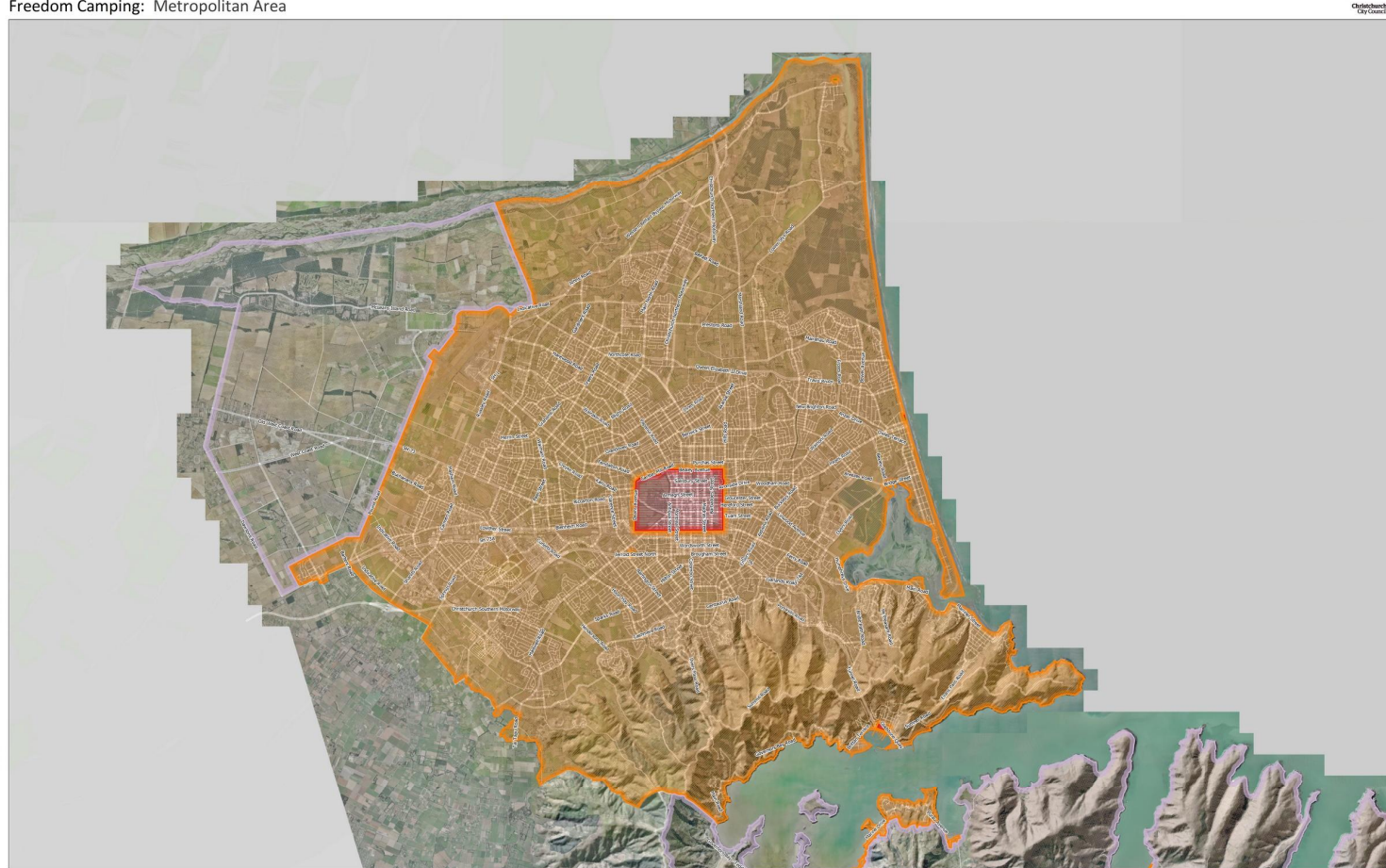


Schedule Two: Restricted Areas for Freedom Camping in Certified Self-Contained Vehicles

Christchurch City residential zone

Description: Urban – residential zone throughout Christchurch city, excluding the areas recommended for prohibition.

Freedom Camping: Metropolitan Area



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted
 Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted
 Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited
 No freedom camping permitted

Unrestricted
 No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

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 Date: 1 July 2015
 Workpage: MR1942
 Monitoring and Research



Lyttelton Area residential zone

Description: Urban – residential zone within Lyttelton, excluding the areas recommended for prohibition.

Freedom Camping: Lyttelton Area



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

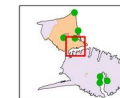
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:7000
 Layout: A3
 Date: 3 July 2015
 Workshop: M8782
 Monitoring and Research



French Farm main access areas

Description: Main access road areas and within the French Farm settlement area, excluding the areas recommended for prohibition.

Freedom Camping: French Farm



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour; or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only with a maximum stay restriction

Prohibited

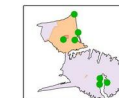
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layout: A3
 Date: 5 July 2015
 Worksheet: M8782
 Monitoring and Research



Wainui main access area

Description: Main access road areas within the Wainui settlement area, excluding the areas recommended for prohibition.

Freedom Camping: Wainui



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

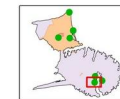
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

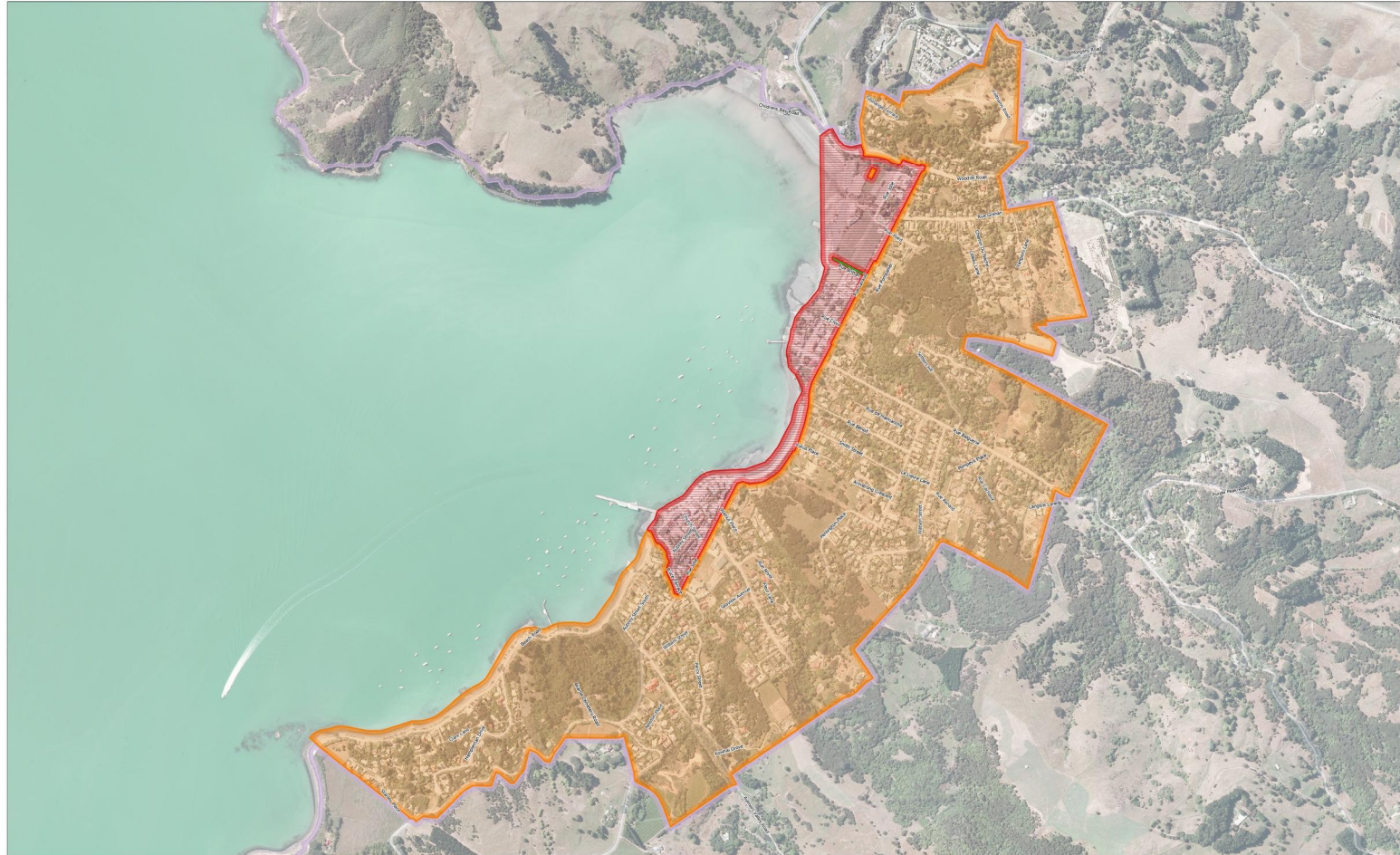
Scale: 1:3000
 Layout: A3
 Date: 3 July 2015
 Workshop: M8782
 Monitoring and Research



Akaroa – residential zone

Description: Urban – residential zone within the Akaroa residential and urban area, including the boat ramp, and excluding the areas recommended for prohibition.

Freedom Camping: Akaroa



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted
 Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

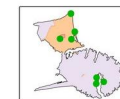
Self-Contained Permitted
 Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited
 No freedom camping permitted

Unrestricted
 No restrictions on freedom camping

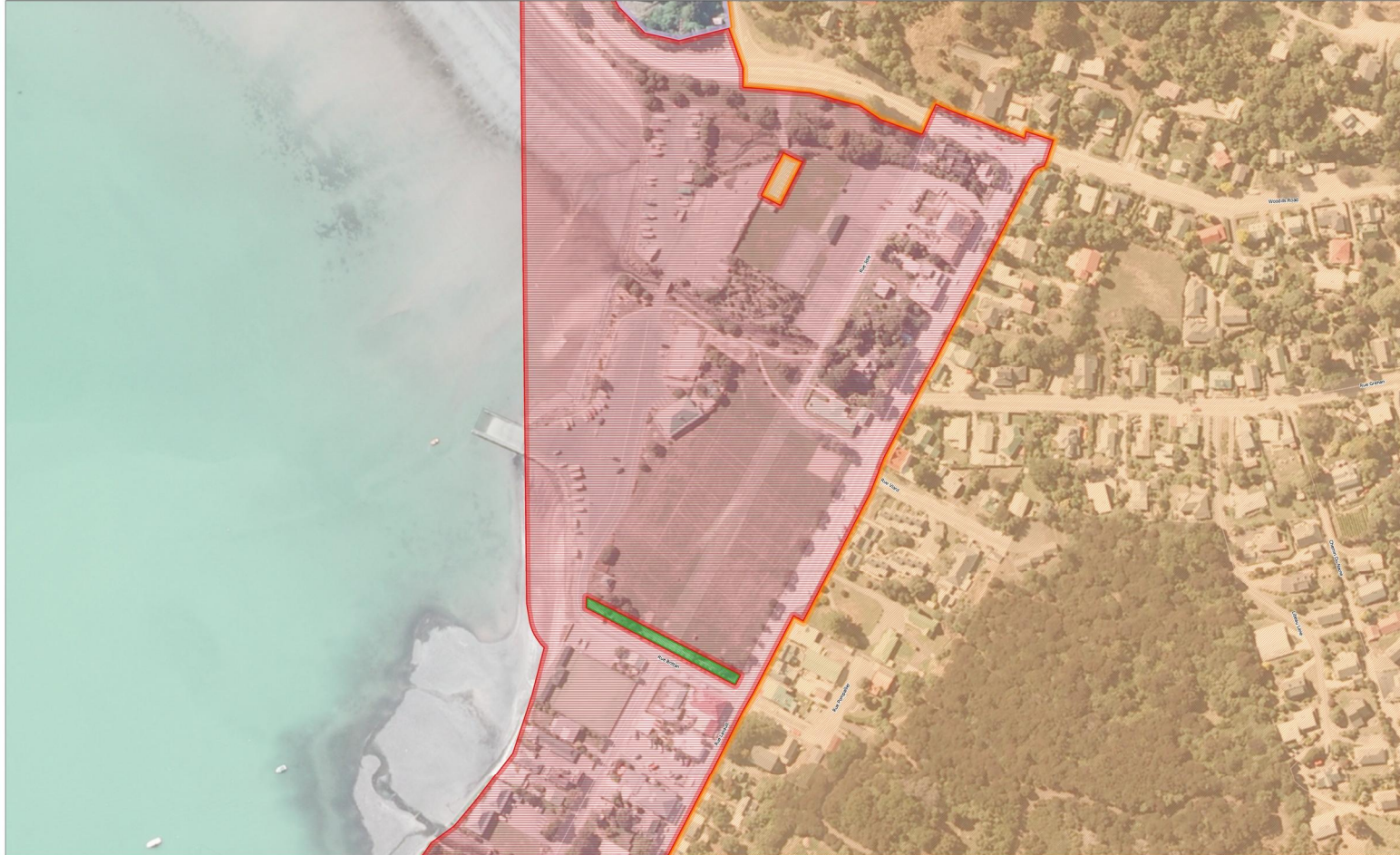
Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layout: A3
 Date: 3 July 2015
 Workspace: M37942
 Monitoring and Research



Close up of Jubilee Park Akaroa

Freedom Camping: Jubilee Park Akaroa



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

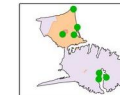
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layout: A1
 Date: 1 July 2015
 WorkSpace: MPT342
 Monitoring and Research

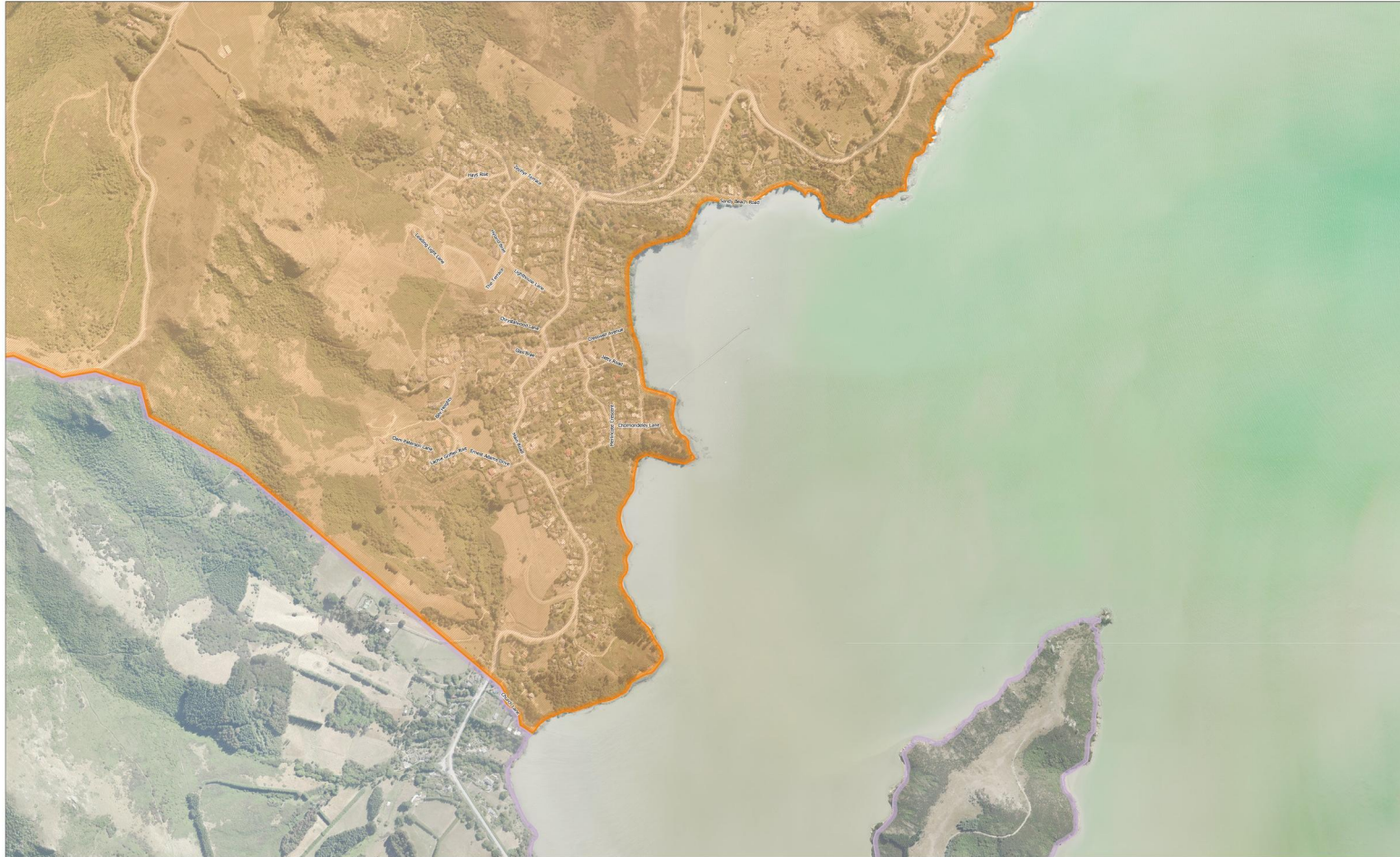


Governors Bay residential zone

Description: Residential zone within the Governors Bay settlement area.

Freedom Camping: Governors Bay

Christchurch City Council



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

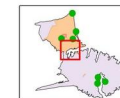
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:5000
 Layout: A3
 Date: 5 July 2015
 Workshop: M8782
 Monitoring and Research



Diamond Harbour residential zone

Description: Residential zone within the Diamond Harbour settlement area.

Freedom Camping: Diamond Harbour



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour; or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only with a maximum stay restriction

Prohibited

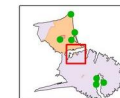
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:7000
 Layer: A1
 Date: 3 July 2015
 Worksheet: M1742
 Monitoring and Research



Koukourata / Port Levy residential zone

Description: Residential zone within the Koukourata/Port Levy settlement area.

Freedom Camping: Koukourata - Port Levy

Christchurch City Council



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted
 Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

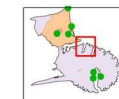
Self-Contained Permitted
 Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited
 No freedom camping permitted

Unrestricted
 No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

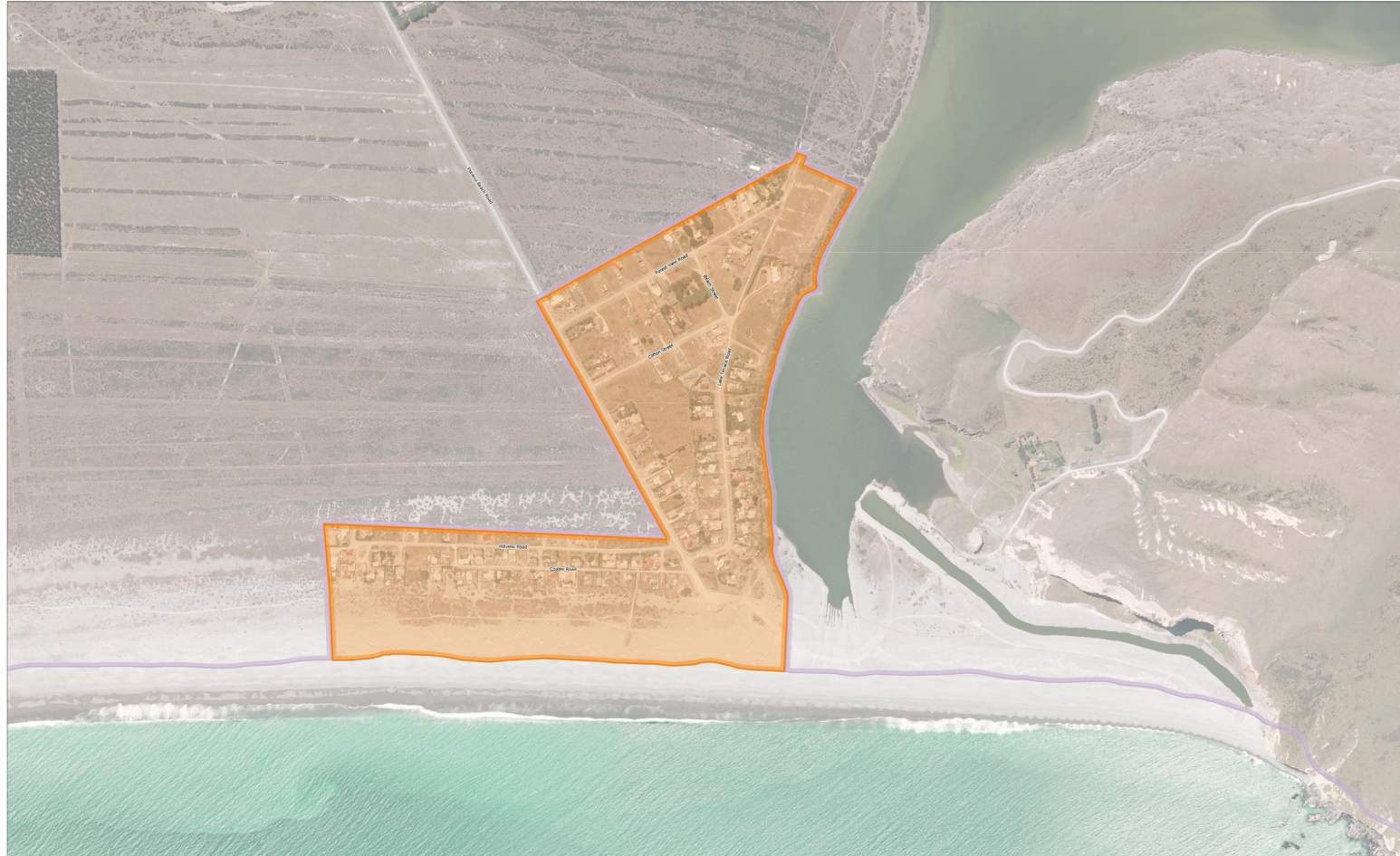
Scale: 1:1000
 Layout: A3
 Date: 3 Jul 2015
 Worksheet: M81942
 Monitoring and Research



Birdlings Flat residential zone

Description: Residential zone within the Birdlings Flat settlement area.

Freedom Camping: Birdlings Flat



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

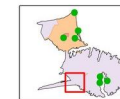
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

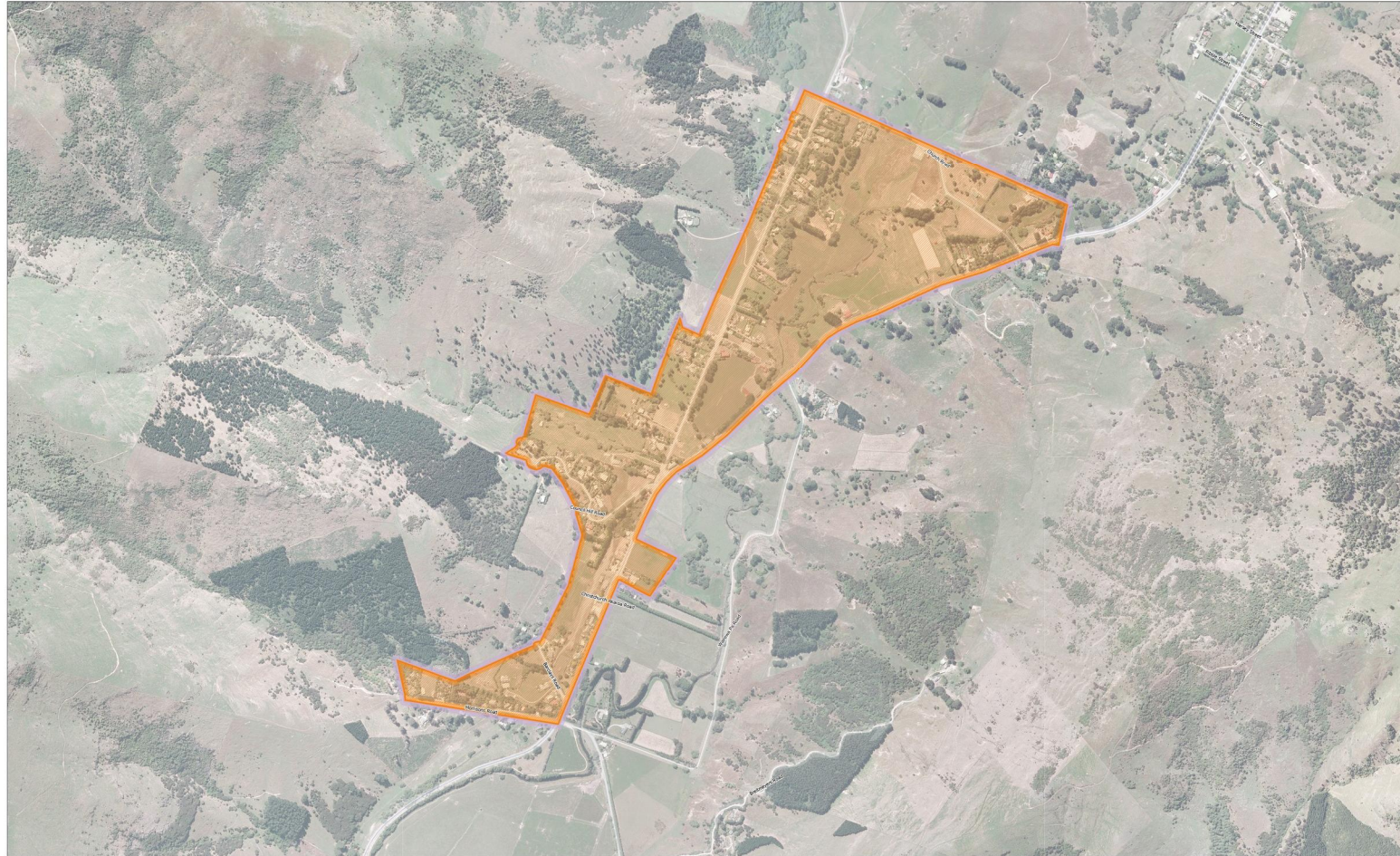
Scale: 1:3000
 Layer: All
 Date: 3 July 2015
 Worksheet: M3742
 Monitoring and Research



Little River residential zone

Description: Residential zone within the Little River settlement area.

Freedom Camping: Little River



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour; or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

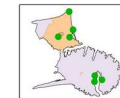
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

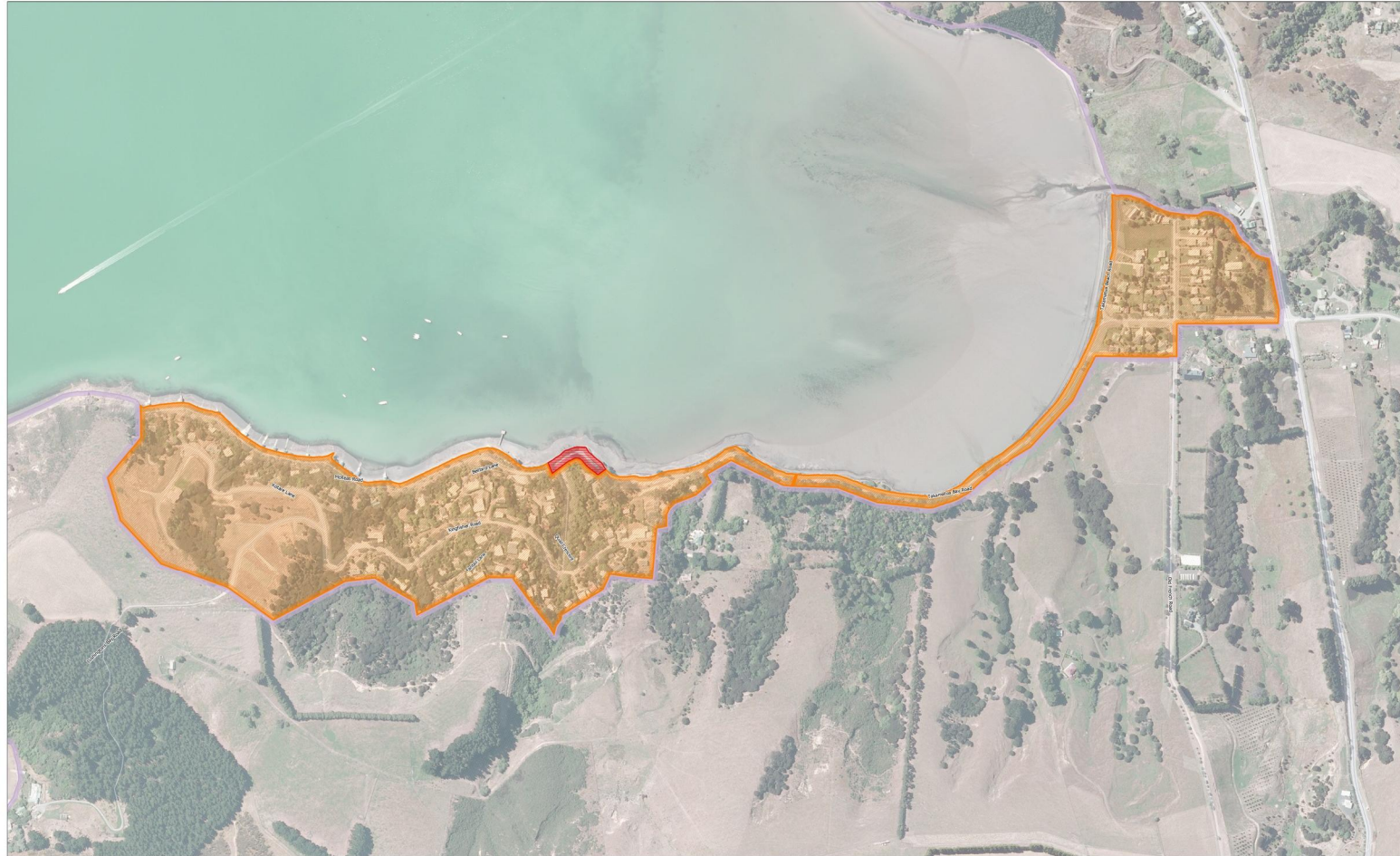
Scale: 1:5000
 Layer: All
 Date: 5 July 2015
 Worksheet: M3742
 Monitoring and Research



Takamatua residential zone

Description: Residential zone within the Takamatua settlement area.

Freedom Camping: Takamatua



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour; or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only with a maximum stay restriction

Prohibited

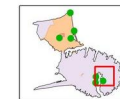
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:3000
 Layer: A1
 Date: 3 July 2015
 Workshop: M1742
 Monitoring and Research



Duvauchelle residential zone

Description: Residential zone within the Duvauchelle settlement area.

Freedom Camping: Duvauchelle



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layer: A1
 Date: 5 July 2015
 Workshop: M1742
 Monitoring and Research



Onuku – main access area

Description: Access roads within the Onuku settlement area.

Freedom Camping: Onuku

Christchurch City Council



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

0 500 Meters

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

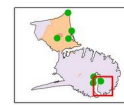
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layout: AS
 Date: 3 July 2015
 Worksheet: M81942
 Monitoring and Research



**Schedule Three: Restricted Areas for Non self-contained Freedom Camping
 (Maximum stay 3 nights in a 30 day period)**

French Farm

Description: Restricted to the area just south of the French Farm Valley Road intersection and extending approximately 50 metres in a southerly direction.

Freedom Camping: French Farm

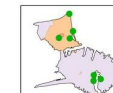


Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walk. Tracing using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

- Non-Self-Contained Permitted**
 Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction
- Self-Contained Permitted**
 Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction
- Prohibited**
 No freedom camping permitted
- Unrestricted**
 No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1 : 1000
 Source: A1
 Dated: 3 July 2015
 Monitoring and Research



Wainui

Description: Restricted to Stanbury Park (Department of Conservation park managed by the City Council).

Freedom Camping: Wainui



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted
 Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

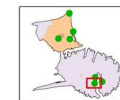
Self-Contained Permitted
 Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited
 No freedom camping permitted

Unrestricted
 No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layout: A3
 Date: 3 July 2015
 Workpage: M37942
 Monitoring and Research



Rue Brittan recessed angle parking in Akaroa

Description: Restricted to the angle parking on the northern side of Rue Brittan, west of the intersection with Rue Lavaud.

Freedom Camping: Rue Brittan, Akaroa



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted
 Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

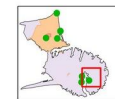
Self-Contained Permitted
 Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited
 No freedom camping permitted

Unrestricted
 No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:500
 Layout: AS
 Date: 3 July 2015
 Workorder: M9742
 Monitoring and Research



Lower Styx River mouth

Description: Restricted to the parking area adjacent to the public toilets at the Lower Styx River Mouth Recreation area.

Freedom Camping: Lower Styx River Mouth



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted
 Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

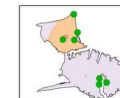
Self-Contained Permitted
 Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited
 No freedom camping permitted

Unrestricted
 No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layout: AS
 Date: 3 July 2015
 Worksheet: M81942
 Monitoring and Research



**Schedule Four: Restricted Areas for Non self-contained Freedom Camping
 (Maximum stay 5 nights in a 30 day period, freedom campers must leave the area during the day)**

Addington Park Car Park

Description: Restricted to the sealed parking area within Addington Park.

Freedom Camping: Addington Park

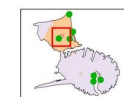


Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walk. Tents, a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted	Self-Contained Permitted	Prohibited	Unrestricted
Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction	Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction	No freedom camping permitted	No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:500
 Version: A1
 Dated: 3 July 2015
 Author: MBP/ML
 Monitoring and Research



Windsport Park

Description: Restricted to the parking area, excluding the entrance and exit roads.

Freedom Camping: Windsport Park



Christchurch City Council

Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water spring-line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted

Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

Self-Contained Permitted

Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited

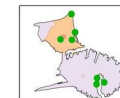
No freedom camping permitted

Unrestricted

No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

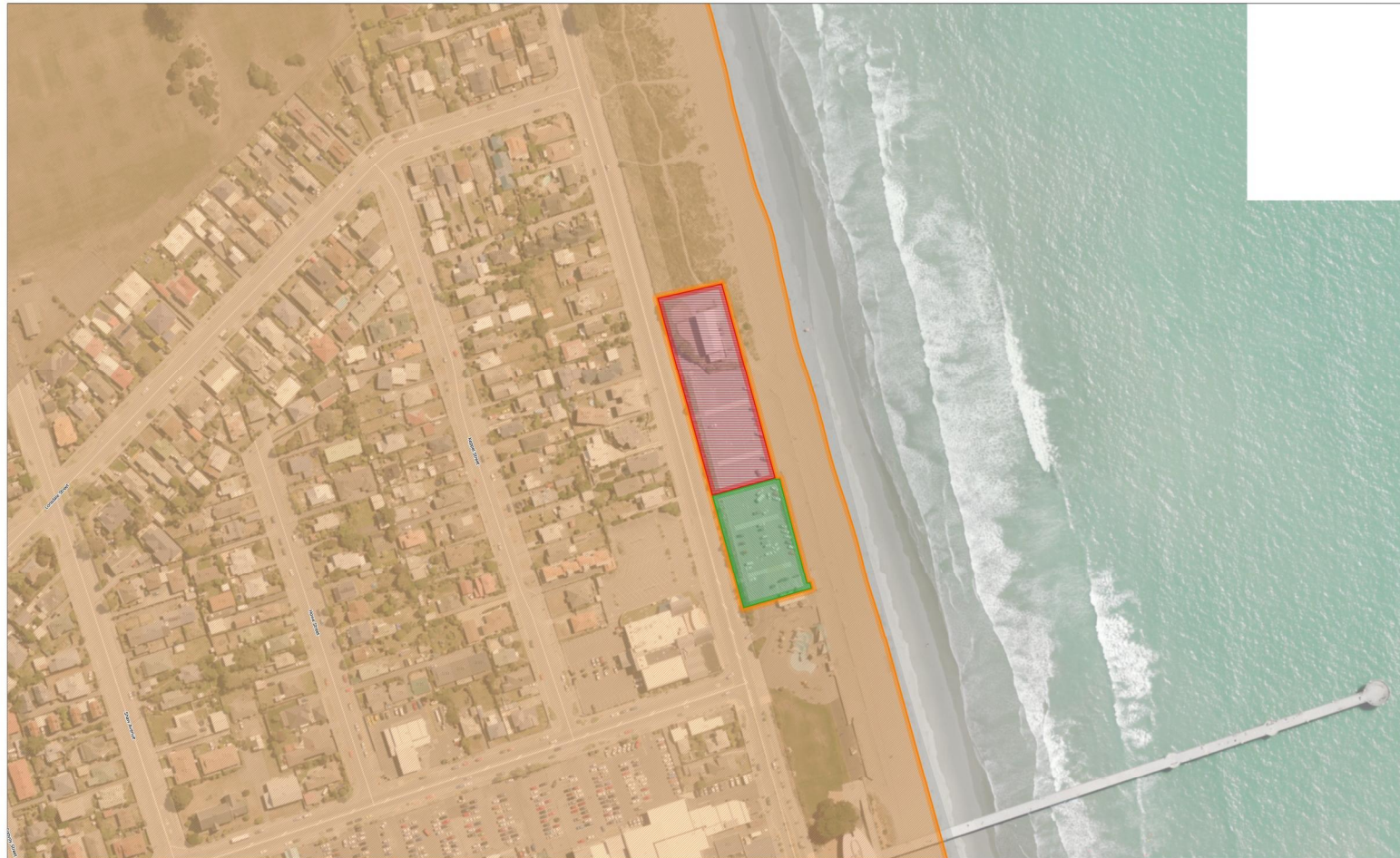
Scale: 1:1000
 Layer: A1
 Date: 3 July 2015
 Worksheet: M8742
 Monitoring and Research



North Ramp New Brighton

Description: Restricted to the south west area of the parking area – specifically the parking spaces adjacent to Marine parade (opposite the Workingmans Club building and car park), through to the seaward parking spaces and adjacent to the toilet facilities.

Freedom Camping: North Ramp



Freedom Camping is camping outside a camping ground within 200 metres of a motor vehicle accessible area or the mean low-water springs line of any sea or harbour, or on or within 200 metres of a formed road or a Great Walks Track; using a tent or other temporary structure, a caravan, a car, campervan, house-truck, or other motor vehicle. It does not include temporary and short-term parking of a motor vehicle, day-trip excursions, or resting or sleeping at the roadside in a caravan or motor vehicle to avoid driver fatigue.

Non-Self-Contained Permitted
 Freedom camping permitted in non self-contained vehicles, with a maximum stay restriction

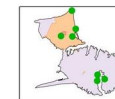
Self-Contained Permitted
 Freedom camping permitted in self-contained vehicles only, with a maximum stay restriction

Prohibited
 No freedom camping permitted

Unrestricted
 No restrictions on freedom camping

Restricted and prohibited freedom camping areas are defined by map and a written description of their locality. The written description is conclusive if there is any inconsistency between the map and the description.

Scale: 1:1000
 Layout: A3
 Date: 3 July 2015
 Workspace: M37942
 Monitoring and Research



Section 11 Analysis Findings

Table 1 below presents the analysis findings for areas in the CCC district where it is considered necessary and appropriate for freedom camping to be restricted or prohibited in accordance with section 11 of the Freedom Camping Act 2011; and where restriction is considered appropriate, the restriction(s) that should apply to that area.

Proposed Levels of Restrictions on Freedom Camping:

Prohibited	No Freedom Camping permitted
Restricted CSC	Freedom Camping permitted in certified self-contained vehicles only with a maximum stay restriction
Restricted NSC	Freedom Camping permitted in non self-contained vehicles and other structures (and includes self-contained vehicles), with a maximum stay restriction
Status Quo	Freedom Camping not restricted (status quo under the Freedom Camping Act)

Table 1: Section 11 Analysis Findings

Name of area	Description of area	Freedom Camping Act 2011 Section 11 Analysis			Recommended Restriction of Prohibition
		Protect the area Section 11(2)(a)(i) <i>Eg. environmental</i>	Protect the health and safety of people visiting the area Section 11(2)(a)(ii)	Protect access to the area Section 11(2)(a)(iii) <i>Eg. limited access space</i>	
PROPOSED – AREAS WHERE FREEDOM CAMPING IS PROHIBITED					
Christchurch Central City Zone	Area between and including Fitzgerald, Bealey, Moorhouse and Deans Avenues through to the Avon River.	General protection of specified and non-specified areas from damage or degradation caused by cumulative depositing of grey or black water (eg. activities such as depositing human waste, washing using chemicals in rivers/sea) and creating unsanitary conditions (eg. leaving behind human waste and toilet paper). There is also potential risk of fire being started by campers not using self-contained facilities.	Key commercial area in Christchurch central where a great deal of building and horizontal infrastructure redevelopment is happening post quakes.	Protect access for current and future forecasting of night time activity in the central city zone.	Prohibit to protect the health and safety of visitors and access to the area.
Akaroa Main Business and Boat Park Area (Refer map)	Beach Road from Bruce Terrace to Rue Benoit. Rue Lavaud from Rue Benoit to Woodfills Road. Woodfills Road from Rue Lavaud to Rue Jolie north. Rue Jolie South from Bruce Terrace to Beach Road. Rue Jolie North from the waterfront to Rue Brittan. Rue Balquerie from Rue Lavaud to Dalys Wharf Bruce Terrace – from Beach Road to Rue Jolie South. Aubrey Street – all Church Street – all Rue Croix – all Akaroa boat park area from Rue Brittan along the foreshore to Woodfills Road up to Rue Lavaud.		Busy commercial area and lots of traffic creating potential health and safety issues, particularly in the tourist season.	Key commercial areas of Akaroa with limited space for Freedom Camping parking and associated activities creating potential health and safety issues, particularly during the main tourist periods. Protect health & safety of visitors and local residents.	Prohibit to protect the health and safety and access of visitors and local residents to the area.

PROPOSED – AREAS WHERE FREEDOM CAMPING IS PROHIBITED - Continued						
Lyttelton Main Business Area (Refer map)	Area between and including London Street and Norwich Quay, Dublin Street and Oxford Street		Busy commercial area and lots of traffic creating potential health and safety issues, particularly in the tourist season.+	Key commercial area of Lyttelton with limited space for Freedom Camping parking and associated activities creating potential health and safety issues. Protect health & safety of visitors and local residents.	Prohibit to protect the health and safety of visitors and access to the area.	
North Ramp – part of parking area (Refer map)	Part of the North Ramp car park in New Brighton – Refer to map for boundaries. Signage will be installed to clearly define the area.		Popular day excursion parking area throughout the year, but especially in the summer season.	Popular day excursion parking area throughout the year, but especially in the summer season.	Prohibit to protect the health and safety and access of visitors and local residents to the area.	
French Farm – part of waterfront area (Refer map)	Area from the boundary of the Non self-contained camping area, through to where the road narrow and there is no area to pull completely off the carriageway. Signage will be installed to clearly define the area.	General protection of specified and non-specified areas from damage or degradation caused by cumulative depositing of grey or black water (eg. activities such as depositing human waste, washing using chemicals in rivers/sea) and creating unsanitary conditions (eg. leaving behind human waste and toilet paper). There is also potential risk of fire being started by campers not using self-contained facilities.	Popular day excursion and holiday area throughout the year with many recreational users creating potential health and safety issues, particularly during the main tourist periods. Protect health and safety of visitors and local residents.	Popular day excursion and holiday area throughout the year with many recreational users creating potential access issues, particularly during the main tourist periods. Protect access of visitors and local residents.	Area prohibited to protect the health and safety and access of visitors and local residents to the area.	
Wainui – part of waterfront area (Refer map)	Waterfront area between the start of the accessible foreshore as you drive into Wainui from the main highway, extending along to Cemetery Road (refer to the map). Signage will be installed to clearly define the area.		Popular day excursion area and holiday area throughout the year, with many recreational users creating potential health and safety issues, particularly during the main tourist periods. Protect health and safety of visitors and local residents.	Popular day excursion and holiday area throughout the year with many recreational users creating potential access issues, particularly during the main tourist periods. Protect access of visitors and local residents.	Area prohibited to protect the health and safety and access of visitors and local residents to the area.	
Onawe Flat Road parking area by Onawe Point access	Parking area at the southern most point of Onawe Flat Road (refer to the map). Signage will be installed to clearly define the area.				Popular visitor location with very small parking area, which provides the access Onawe Point.	Area prohibited to protect the health and safety and access of visitors and local recreation users to the area.
Takamatua – Parking area near the public slipway	Parking area on the roadside in the vicinity of the public slipway (refer to the map). Signage will be installed to clearly define the area.			Popular day excursion parking area throughout the year with many recreational users, creating potential health and safety issues particularly during the main tourist periods. Protect health and safety of visitors and local residents.	Popular recreation area with very small parking area. Overnight camping will restrict access to the boat park and boat ramp.	Area prohibited to protect the health and safety and access of visitors and local recreation users to the area.

PROPOSED – AREAS RESTRICTED TO CERTIFIED SELF-CONTAINED (CSC) VEHICLES ONLY					
<p>Urban-Residential zones throughout the district</p>	<p>§ Christchurch City Urban / residential zone **</p> <p>§ Lyttelton Area Urban / residential zone**</p> <p>§ French Farm main access areas **</p> <p>§ Wainui main access areas **</p> <p>§ Akaroa – residential zone **</p> <p>§ Governors Bay residential zone</p> <p>§ Diamond Harbour residential zone</p> <p>§ Koukourata / Port Levy residential zone</p> <p>§ Birdlings Flat residential zone</p> <p>§ Little River residential zone</p> <p>§ Takamatua residential zone</p> <p>§ Duvauchelle residential zone</p> <p>§ Onuku – main access area</p>	<p>General protection of specified and non-specified areas from damage or degradation caused by cumulative depositing of grey or black water (eg. activities such as depositing human waste, washing using chemicals in rivers/sea) and creating unsanitary conditions (eg. leaving behind human waste and toilet paper).</p> <p>There is also potential risk of fire being started by campers not using self-contained facilities.</p>	<p>General protection to health and safety of campers and other users of specified and non-specified areas from the effects of deposits of grey or black water (eg. activities such as depositing human waste, washing using chemicals in rivers/sea) and creating unsanitary conditions (eg. leaving behind human waste and toilet paper).</p> <p>Also protection to campers as the camping activities (cooking, sitting, changing etc) should be contained within the self-contained vehicle. In non self-contained vehicles there is a strong likelihood that the freedom camping activities will happen outside of the vehicle confines, thus creating potential health and safety risks and potential noise related issues.</p>	<p>General protection in urban residential areas due to:</p> <ul style="list-style-type: none"> - Limited toilet facilities accessible for overnight camping (ie. most of the Council toilet blocks are locked overnight due to other issues) - Limited access to appropriate public parking areas; set back off the main carriageway creates potential traffic safety issues from non self-contained vehicle freedom camping activity. 	<p>Restriction to protect the area and the health and safety of visitors and locals, and access to the area: Restricted to Certified Self- Contained only.</p> <p><u>Restrictions:</u></p> <ul style="list-style-type: none"> - Limit the number of days campers can stay in one location - Ensure vehicles are fully self-contained using the NZMCA certification as the requirement (<i>New Zealand Standard for Self Containment of Motor Caravans and Caravans, NZS 5465:2001</i>)

** These areas exclude that part recommended for prohibition

PROPOSED – SPECIFIC AREAS WHERE NON SELF-CONTAINED (NSC) CAMPERS ARE PERMITTED TO FREEDOM CAMP					
Addington Park car park	Restricted to the sealed parking area within Addington Park (refer to the map). Signage will be installed to clearly define the area.	General protection of specified and non-specified areas from damage or degradation caused by cumulative depositing of grey or black water (eg. activities such as depositing human waste, washing using chemicals in rivers/sea) and creating unsanitary conditions (eg. leaving behind human waste and toilet paper). There is also potential risk of fire being started by campers not using self-contained facilities.	Popular day excursion and holiday area throughout the year with many recreational users creating potential health and safety issues, particularly during the main tourist periods. Protect health and safety of visitors and local residents. On site toilet facilities open overnight	Area confined due to overnight camping only due to high use by day excursion and recreation visitors in the rest of the car park/park area.	Restriction to protect the area and the health and safety of visitors and locals, and access to the area: Restricted to Certified Self- Contained and non self-contained vehicles. <u>Restrictions:</u> - Limit the number of days campers can stay in one location (5 nights stay in any 30 day period) - Limit the duration of stay to overnight only (must move on during the day)
North Ramp New Brighton parking area	Restricted to the south west area of the parking area – specifically the parking spaces adjacent to Marine parade (opposite the Workingmans Club building and car park), through to the seaward parking spaces and adjacent to the toilet facilities (refer to the map)		Popular day excursion and holiday area throughout the year with many recreational users creating potential health and safety issues, particularly during the main tourist periods. Protect health and safety of visitors and local residents. On site toilet facilities open overnight	Area confined due to: - high use by day excursion visitors in the rest of the car park - Previous issues within this region of overnight noise issues with non self-contained vehicles - overnight camping only due to high use by day excursion visitors in the rest of the car park. The prohibited area will assist in directing non self-contained freedom camping to more appropriate areas.	Restriction to protect the area and the health and safety of visitors and locals, and access to the area: Restricted to Certified Self- Contained and non self-contained vehicles. <u>Restrictions:</u> - Limit the number of days campers can stay in one location (5 nights stay in any 30 day period) - Limit the duration of stay to overnight only (must move on during the day)
Windsport Park parking area	Restricted to the parking area, excluding the entrance and exit roads (refer to the map). Signage will be installed to clearly define the area.		Popular day excursion and holiday area throughout the year with many recreational users creating potential health and safety issues, particularly during the main tourist periods. Protect health and safety of visitors and local residents. On site toilet facilities open overnight	Area confined due to the high use by day excursion / recreation visitors in the rest of the car park / park area.	Restriction to protect the area and the health and safety of visitors and locals, and access to the area: Restricted to Certified Self- Contained and non self-contained vehicles. <u>Restrictions:</u> - Limit the number of days campers can stay in one location (5 nights stay in any 30 day period)

PROPOSED – SPECIFIC AREAS WHERE NON SELF-CONTAINED (NSC) CAMPERS ARE PERMITTED TO FREEDOM CAMP - Continued					
<p>Akaroa - Rue Brittan recessed angle parking adjacent to Akaroa Recreation Ground</p>	<p>Restricted to the angle parking on the northern side of Rue Brittan, west of the intersection with Rue Lavaud (refer to the map). Signage will be installed to clearly define the area.</p>	<p>General protection of specified and non-specified areas from damage or degradation caused by cumulative depositing of grey or black water (eg. activities such as depositing human waste, washing using chemicals in rivers/sea) and creating unsanitary conditions (eg. leaving behind human waste and toilet paper). There is also potential risk of fire being started by campers not using self-contained facilities.</p>	<p>Popular day excursion and holiday area throughout the year with many recreational users creating potential health and safety issues, particularly during the main tourist periods. Protect health and safety of visitors and local residents. On site toilet facilities open overnight</p>	<p>Area confined due to overnight camping only due to high use by day excursion and recreation visitors in the rest of the carpark/park area.</p>	<p>Restriction to protect the area and the health and safety of visitors and locals, and access to the area: Restricted to Certified Self- Contained and non self-contained vehicles.</p> <p><u>Restrictions:</u></p> <ul style="list-style-type: none"> - Limit the number of days campers can stay in one location (3 nights stay in any 30 day period) - Limit the duration of stay to overnight only (must move on during the day)
<p>Lower Styx River Mouth</p>	<p>Restricted to the parking area adjacent to the public toilets at the Lower Styx River Mouth Recreation area (refer to the map). Signage will be installed to clearly define the area.</p>		<p>Popular day excursion and holiday area throughout the year with many recreational users creating potential health and safety issues, particularly during the main tourist periods. Protect health and safety of visitors and local residents. On site toilet facilities open overnight</p>		<p>Restriction to protect the area and the health and safety of visitors and locals, and access to the area: Restricted to Certified Self- Contained and non self-contained vehicles.</p> <p><u>Restrictions:</u></p> <ul style="list-style-type: none"> - Limit the number of days campers can stay in one location (3 nights stay in any 30 day period)
<p>French Farm Area</p>	<p>Restricted to the area just south of the French Farm Valley Road intersection and extending approximately 50 metres in a southerly direction (refer to the map). Signage will be installed to clearly define the area.</p>		<p>Popular beach area for freedom campers. Utilising this specific area for freedom camping will assist with perceived health and safety issues in the local area. This park is adjacent to the toilet facilities. It is also more removed from the main road carriageway than other areas, alleviating the perceived traffic issues created by freedom camping.</p>	<p>Freedom camping restricted to specific area only (refer to map) to assist with perceived access issues to the area. The prohibited area will assist in directing non self-contained freedom camping to more appropriate areas.</p>	<p>Restriction to protect the area and the health and safety of visitors and locals, and access to the area: Restricted to certified self- contained and non self-contained vehicles.</p> <p><u>Restrictions:</u></p> <ul style="list-style-type: none"> - Limit the number of days campers can stay in one location (3 nights stay in any 30 day period)
<p>Wainui Area</p>	<p>Restricted to Stanbury Park – DoC park managed by the City Council (refer to the map). Signage will be installed to clearly define the area.</p>		<p>Popular beach area for freedom campers. Utilising Stanbury Park for freedom camping will assist with perceived health and safety issues in the local area. Stanbury park is adjacent to the toilet facilities. It is also off the main road carriageway alleviating the traffic issues created by freedom camping.</p>	<p>Utilising Stanbury Park for freedom camping will assist with access to the area. The prohibited area will assist in directing non self-contained freedom camping to more appropriate areas. Popular day excursion and holiday area throughout the year with many recreational users creating potential access issues, particularly during the main tourist periods. Protect access of visitors and local residents.</p>	<p>Restriction to protect the area and the health and safety of visitors and locals, and access to the area: Restricted to certified self- contained and non self-contained vehicles.</p> <p><u>Restrictions:</u></p> <p>Limit the number of days campers can stay in one location (3 nights stay in any 30 day period)</p>

FREEDOM CAMPING BYLAW DEVELOPMENT
SUMMARY OF PRELIMINARY CONSULTATION KEY FINDINGS

1 Discussion key points from stakeholder workshops

- 1.1 Peninsula
- Impact on the environment a problem with non self-contained
 - Don't like freedom campers blocking my view – loss of visual amenity
 - Don't like freedom campers not paying rates
 - There should be a charge for freedom camping – suggestion of locals collecting this revenue for local projects through a warden system
 - Concerns about traffic safety issues at sites utilised by freedom campers
 - Take commercial viability from local businesses
 - Need public dump station at Akaroa (Boat ramp area)
 - Wainui, French Farm, Duvauchelle, Akaroa and Takamatua really busy over the last season
 - Freedom campers contribute to local businesses
 - Locals putting up their own signs that conflict with the Freedom Camping Act, conflicting existing BPDC signage
 - How is enforcement to be resourced to cover the large area
 - Loss or restriction of access for day-excursion users as a result of freedom camping at some sites including beach frontages and boat ramps.
- 1.2 City
- Becomes an issue when they congregate
 - If they are not a problem – leave them alone
 - Be aware of homeless and the impact this might have on them
 - Problem with non self-contained in some specific areas
 - Freedom camping should be allowed
 - Issue round Fendalton Service Centre
 - o Regular campers – some reportedly there for long periods of time
 - o Non self-contained an issue
 - o Using facilities and wifi
 - o Claims of freedom campers engaged in drug dealing and prostitution
 - “I can see them watching my house”
 - There are other odd spots where issues arise, but have been dealt with on case by case basis
- 1.3 City coastal area – New Brighton/Windsport area
- Not in my backyard
 - Perceived problem with non self-contained
 - Perception that FC causing the issues of litter, congestion, traffic/parking problems
 - Concern that using toilet facilities to wash dishes / shower etc
 - FC there because it's a place they can be – mainly foreign rebuild workers – want to be compliant / not cause issues
 - Most at north ramp turn up after work and leave early in the morning
 - Like to be with a few other freedom campers especially in non-lit areas
 - Perceived traffic safety issues and impact on parking demand
 - Homeless people are freedom camping – we need to be mindful of this
 - Utilise land currently or previously operated as a commercial camping area.
- 1.4 General:
- Freedom Camp to save money and use this to spend on other activities like travel to other areas or doing specific activities round the city
 - Some perceived FC issues are actually not FC management issues – come under other legislation or jurisdiction (fires, litter, traffic, behaviour)
 - Don't like freedom campers blocking my view – loss of visual amenity
 - Don't like freedom campers not paying rates – freedom campers should be charged
 - People should be allowed to freedom camp
 - Resourcing of enforcement

- Concern that promoting the bylaw will encourage people to find new and less appropriate places to freedom camp

1.5 Proposed approach to managing freedom camping:

- Four level approach well received
- Some Peninsula locals queried non self-contained being permitted at all
- Non self-contained areas need to be close to toilet facilities
- Need to limit space taken up by freedom campers in popular spots
- Make sure there is lots of communication / education about bylaw and where they can go
- Majority of freedom campers want to be compliant
- Perceived issues being caused by freedom campers – however evidence limited, especially where freedom camping vehicles on day-excursions cannot be clearly distinguished from overnight freedom camping in many instances
- Need to review the bylaw after 2-3 years of it coming in

1.6 Management of Freedom Camping:

- Restrictions (Conditions) would make a difference
 - o Limit duration of stay eg. 5 nights / 3 nights
 - o Vacating an area during the day in popular day-excursion and holiday areas
 - o Limiting the number of vehicles in some areas
 - o Limit some areas to overnight only (have to move on during the day)
 - o Must be certified self-contained

1.7 Interviews with Freedom Campers:

- Stay here as it is close to city centre, nice place to stay
- Safer in numbers
- Mobile apps say we can stay here
- Under the FC Act – we can stay here
- Camp grounds are too expensive, as is the rent
- Cheaper to pay to use the public pool and then have a shower there
- Working in city and freedom camp to save money so that we can travel Just passing through the city on holiday
- Stay where I can
- Restrictions (conditions) would make a difference – would just have to move to somewhere else
- Want to know where we can stay – where is safe and permitted
- Usually move onto somewhere else (either within or out of the city) during the weekends

2 Preliminary consultation solutions received

2.1 Specific input was received from locals in French Farm Bay and Wainui regarding the proposed restrictions in these areas. This input has been incorporated within the bylaw, although not as restrictive as they proposed due to the factors we considered in the bylaw development ie. issues of proportionality with the level of nuisance, the criteria for restricting or prohibiting freedom camping and the balance between identifying day excursion activities and overnight camping (freedom camping) activities.

2.2 Feedback was received regarding the approach for Akaroa township at both the Duvauchelle stakeholder session and the Community Board session. As a result of the latter discussion, the proposed non self-contained freedom camping area along the Akaroa Recreation Ground boundary and Rue Brittan by the public toilet facilities. The campervan parking designated area within the car park adjacent to the boat ramp appears to be providing a workable solution to previous issues raised, so this parking area has been retained as a self-contained freedom camping only area.

Local feedback suggested that there were other car park areas that potentially could be developed for self-contained freedom camping only and these included the Gaiety Hall car park, the car park behind the tennis courts and the old BP meats site.

- 2.3 The proposed 4 level approach to managing freedom camping was presented and discussed at all stakeholder sessions. The overall consensus from participants was in support of this approach (although some wanted more prohibition and others less restrictions). Some of the proposed non self-contained freedom camping locations generated the greater amount of discussion and diversity of opinion.

3 Urban Development Strategy Partners Approach to Freedom Camping

- Environment Canterbury – No bylaw in place and not proposing to develop a bylaw.
- § Selwyn District Council – camping currently covered by other bylaws. Considering whether or not to develop a specific FC bylaw.
 - § Waimakariri District Council – camping currently covered by other bylaws. Proposing to continue monitoring and may consider a bylaw in the future.
 - § Department of Conservation – No local bylaw in place and not proposing to develop a bylaw.
 - § NZ Transport Association – Support the proposed CCC bylaw approach.

COMPLIANCE & MONITORING SUMMARY

FREEDOM CAMPING 2014/15 SEASON

Introduction

The Freedom Camping monitoring programme commenced in early October 2014 and has involved weekly monitoring of key sites traditionally associated with Freedom Camping across the Christchurch district inclusive of Banks Peninsula. This monitoring programme ended on 31 March 2015.

Monitoring has been provided by dedicated freedom camping officers for 20 hours per week. Christchurch sites were generally monitored two - three times per week and Akaroa at least once a week. Monitoring involves evening and early morning observations.

Key Summary

Freedom camping activity has been present at all of the high use sites for the duration of the monitoring period, though the general trend has been for use to increase in the post-Christmas period.

Sites Monitored

The list of sites monitored for freedom camping is based on historical observations over previous seasons and complaints received. New sites are added to the list when freedom camping issues are identified.

The complete list of sites which have been monitored during the 2014/15 season is as follows:

City General: Peterborough Street Library area, Fendalton Library area, Burwood Park, Burnside Park, Nunweek Park, Addington Park, Spreydon Domain.

New Brighton & Surrounds: Travis Road between Burwood Road and Anzac Drive, Board Park, Waimairi Surf Club, Whole of Marine Parade (including 13 roadside laybys), North Beach Surf Club, North New Brighton War Memorial, Thompson Park, Brighton North Carpark (north of whale park), Brighton South Carpark (south of library), Beresford Street Carpark, South Brighton Surf Club, Estuary Road (in car park area near corner with Caspian), South Brighton Park (Beatty Street estuary side).

Ferrymead & Eastern Bays: Windsurfers Area on Humphries Drive, Tidal View at Ferrymead, Mount Pleasant Bowling Club, Scott Park Ferrymead (Mt Pleasant Yacht Club area), The Brae, Redcliffs Park, McCormacks Bay, Beachville Road, Barnett Park, Christchurch Yacht Club, Sumner Beach Park, Sumner Surf Club, Sumner Life Boat Station, Sumner Esplanade and Heberden Avenue (seaward side of road), Taylors Mistake.

Lyttelton & Bays: Inner Harbour, Lyttelton recreational grounds near Hexon Tank Farm, Lyttelton Marina, Gollins Point, Naval Point, Corsair Bay and Corsair Bay Reserve area, Cass Bay including Park Terrace

Banks Peninsula: Duvauchelle Boat Huts, Duvauchelle Golf Club, Duvauchelle School, Childrens Bay, Akaroa Wharf, Akaroa Boat Ramp, L'Aube Hill Reserve, Rue Balguerie Jetty, Settlers Hill area, Akaroa Sports Club, End of Beach Road (Akaroa), Beach Road (Akaroa)

Lighthouse, Akaroa main jetty, Beach Road, (Akaroa) laybys, Windsurfers Area, Robinsons Bay Jetty area, Akaroa Township including Fire Station car park, Gaiety Hall and Library, Wainui/French Farm

Monitoring Purpose

The primary objective of the monitoring programme is to gather information on patterns of Freedom Camping activity in the Christchurch and Banks Peninsula Districts and to educate campers on appropriate locations and acceptable behaviour when Freedom Camping. This has been carried out by visual as well as interactive monitoring where officers have spoken to campers and provided them with information on considerate camping in the form of a pamphlet and Freedom Camping rubbish bags.

Monitoring and Compliance findings to date

Results to date show a total of 1923 Freedom Camper vehicles have been observed at sites around Christchurch and Banks Peninsula.

A general increase in the numbers of Freedom Campers at high use sites over the busy summer period of December, January and February has been noted (See Figure 1.).

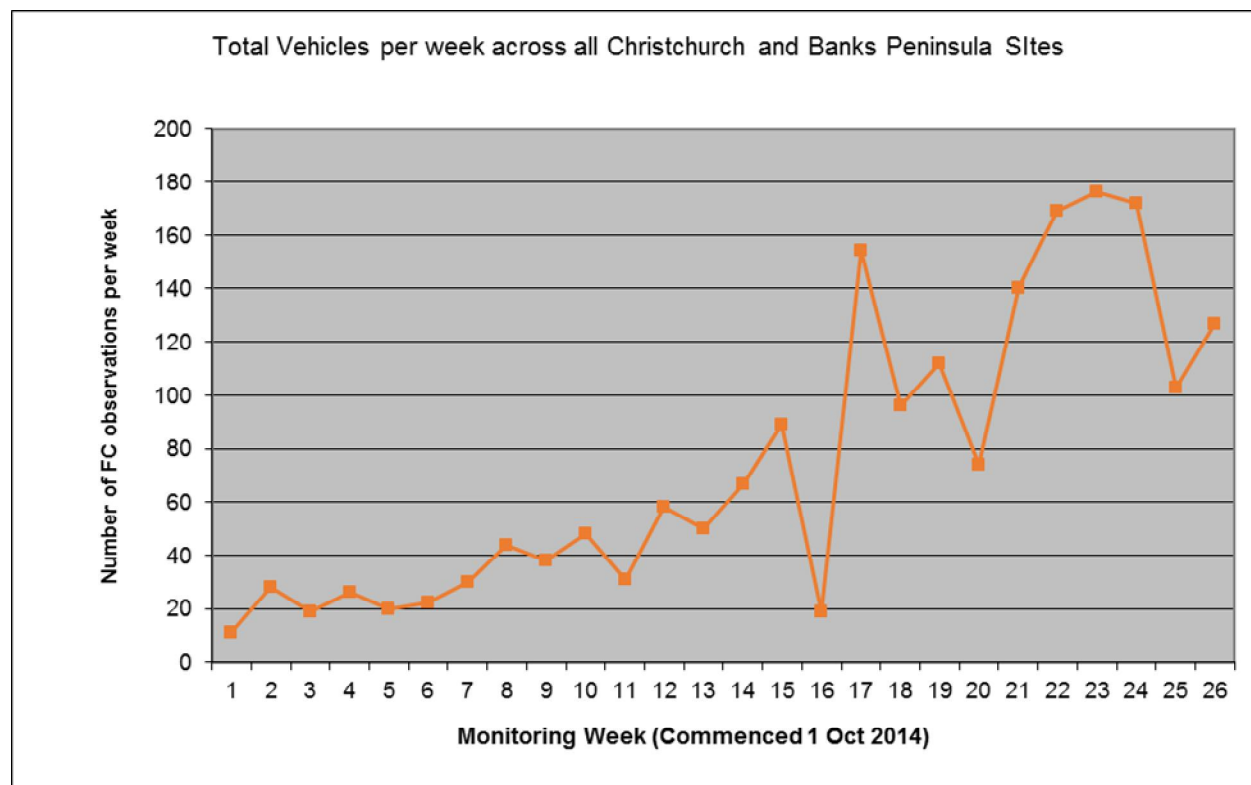


Figure 1: Freedom Camping Observations per week
 (N.B. Monitoring Officer sick week commencing 14 January 2015)

Other than in the "high use sites" identified there have been few public complaints about freedom camping per se. Beresford Street was a significant source complaints after concerns were raised by local residents in January 2015. Council exercised its right as the owner of the carpark in question to erect "No Camping" signs which resulted in a quick resolution to the problem at this site.

However, following the erection of "No Camping" signs in Beresford Street, some of these Freedom Campers began to utilise Waimari Surf Club car park and Broadpark Road as an

alternative location. Up to 40 Freedom Camping vehicles made use of this location on a nightly basis leading to concerns around rubbish disposal, overflowing public toilets and noise. To address the issues Council erected "No Camping" signs in Broadpark and Waimari Surf Club car park, and with Community Board support encouraged Freedom Campers to make use of the North Ramp car-park at New Brighton.

Since council permitted the use of North Ramp in early March 2015 the number of Freedom Campers using the area has increased significantly. Though the number of complaints have been relatively few, some local residents have raised concerns about the use of the area citing problems with rubbish, soiling, breaching of the liquor ban and access to car parking in the area. An average of 20-30 campers are currently using the North Ramp who are for the most part non-self-contained.

CSR complaint volume relating to Freedom Camping

To date in 2015 83 complaints have been received by the Compliance and Investigation Team about Freedom Camping. Most have been forwarded on from other units, particularly parking. The complaints were geographically dispersed throughout the city, though the majority related to Beresford Street and Waimari Surf Club/Broadpark.

Park Rangers report that a lower level of Freedom Camping (usually around 3 to 4 campers) has taken place in Waimari Surf Club Car park for a number of years.

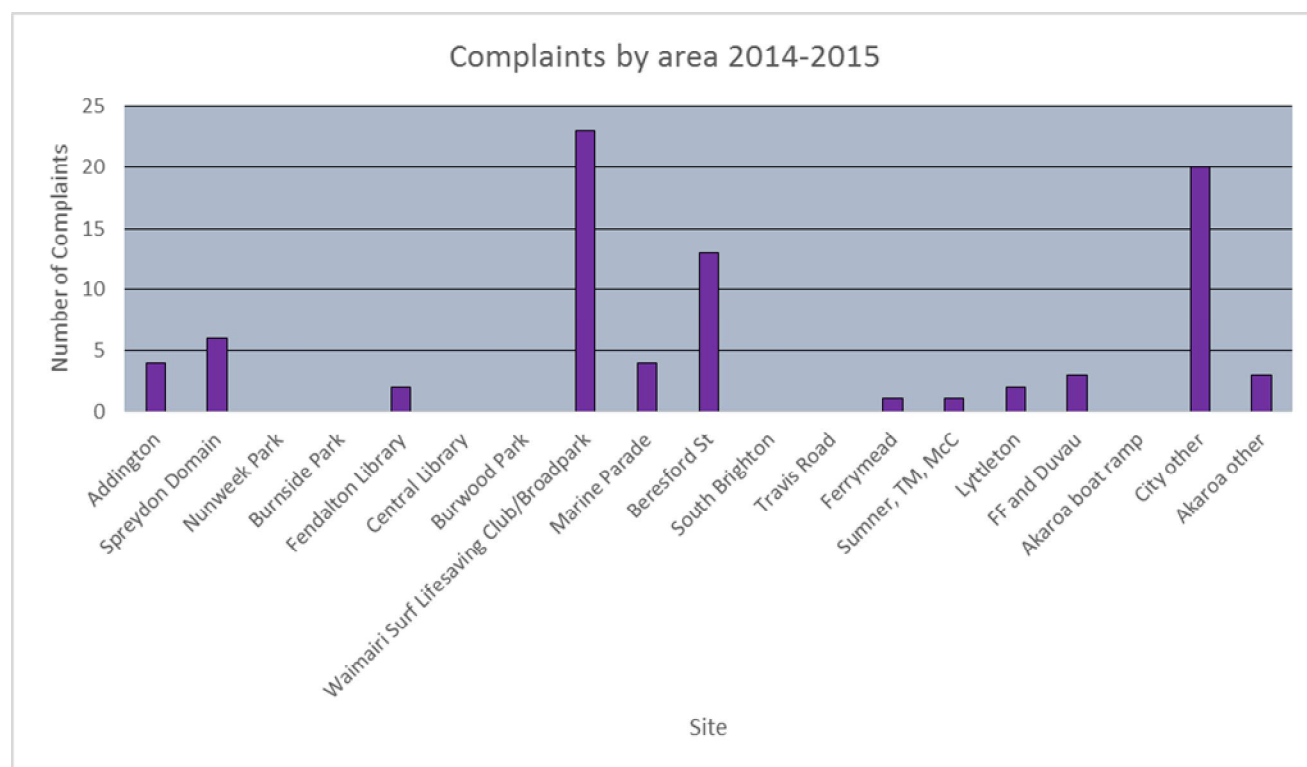


Figure 2 Complaints attributed to freedom camping may be directed to one of three areas within Council: Park Rangers, Parking Compliance and the Compliance Enforcement Team.

The majority of complaints have related to the act of Freedom Camping itself with people expressing concerns about campers living in vehicles. This has been especially prevalent where the activity has taken place close to residential property.

Noise, rubbish and concerns about soiling have also been the subject of complaints.

Freedom Camping Observations

i. Types of Freedom Campers

The Christchurch City high use sites (Marine Parade, Ferrymead, Sumner, Taylors Mistake, McCormacks Bay and Lyttelton) have shown a mixture of tourists and private owners such as homeless people and foreign and domestic rebuild workers, the exception being Ferrymead which has shown a significant amount of private owners (See Figure 2). French Farm, Duvauchelle and Akaroa are almost exclusively being used by tourists.

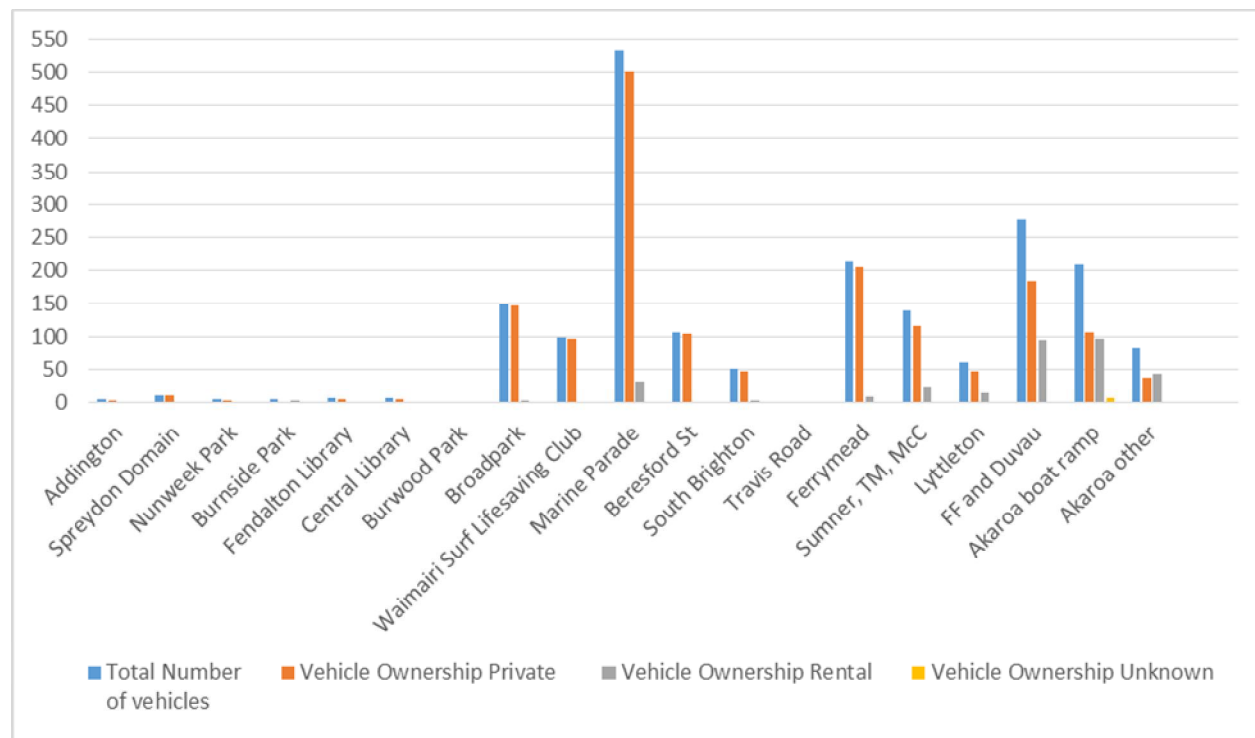


Figure 3 Vehicle Ownership

Beresford Street and Waimari Surf Club car park have almost exclusively been used by foreign tourists undertaking working holidays in New Zealand.

ii. Contained vs. non-contained vehicles

A mixture of self-contained (20%) and non-self-contained (80%)¹ vehicles are being utilised by Freedom Campers (See Figure 3.). Marine Parade, Ferrymead, Sumner, Taylors Mistake, McCormacks Bay and Lyttelton have all attracted more non self contained vehicles, while French Farm, Duveauchelle and Akaroa tend to have a more even distribution. Beresford Street and Waimari Surf Club have almost exclusively been used by non self contained Freedom Campers.

¹ Represents 99% of all vehicles observed with 1% of vehicles unable to ascertained.

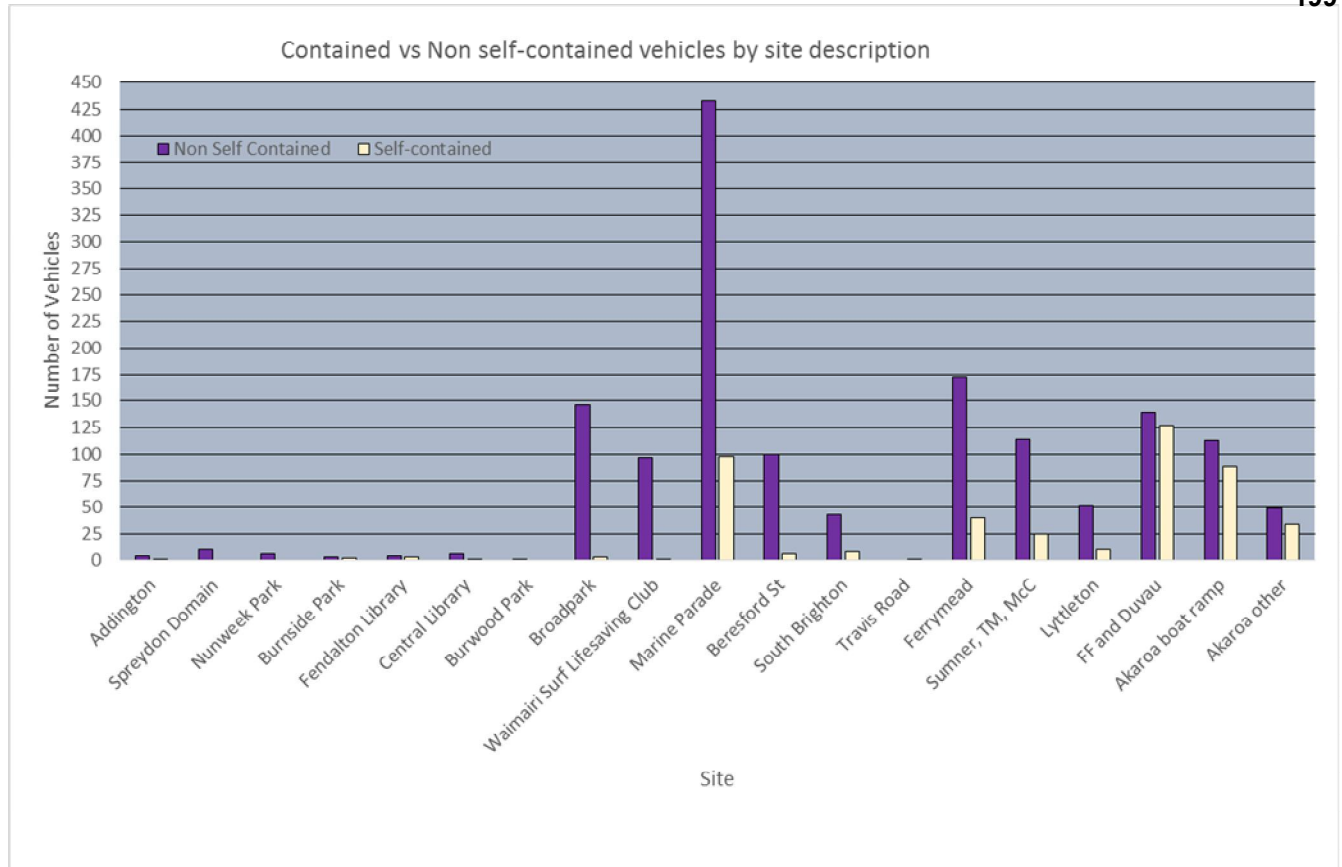


Figure 4 Vehicles by site description

Piloted Initiatives over 14/15 season

The Council has also taken steps to mitigate issues that arose in 2013/2014 at Akaroa boat ramp by erecting no camping signs on the waterfront and clearly marking out parks for boat trailers in addition to providing an area for Freedom Camping to legitimately take place. There have been very few complaints relating to Freedom Camping from Akaroa residents this season.

Costs

Projected costs for a 26 week Freedom Camping monitoring programme of 20 hours per week are in the order of \$31,000 based on the monitoring carried out in the 2014-2015 season. This includes staff and vehicle costs, but does not account for the recruitment of any extra resource that may be required.

It is anticipated that a monitoring and compliance regime under the proposed bylaw may require an increase in resource from that outlined above. Previously monitoring involved between one and three site visits per week and was for the most part restricted to information gathering and education. Given that a bylaw is likely to involve restrictions on the time and location that Freedom Camping can take place across the district more frequent monitoring and potential enforcement activity is likely to be required. To provide full coverage over the busy summer season it is anticipated that one full time equivalent position would be required. This could take the form of two staff being employed for a 4-5 month period to cover weekends, leave etc.

Other potential costs include signage for areas where camping is to be prohibited/restricted. The cost of nine signs for the three Beresford Street car parks was in the order of \$2000 or approximately \$220 per sign.

[Cover page]

Proposed Freedom Camping Bylaw 2015

The Christchurch City Council, under the Freedom Camping Act 2011, is proposing to make a Freedom Camping Bylaw dealing with both self-contained (on-board wastewater facilities) and non-self-contained freedom camping within the district.

This booklet includes a copy of the proposed Freedom Camping Bylaw along with reasons for the proposed prohibitions and restrictions.

[Larger text] We are inviting comments on the proposed Freedom Camping Bylaw until 21 September, 2015.

[Inside pages]

Statement of Proposal

Key provisions of the proposed Freedom Camping Bylaw

The bylaw:

- § Prohibits freedom camping at areas of high recreation, commercial or residential activity, and high amenity value where access needs to be protected. These areas include parts of the Christchurch central city, Lyttelton Central Business District (CBD), Akaroa CBD, and popular day-excursion locations at Wainui Beach, French Farm and New Brighton North Ramp car park.
- § Restricts freedom camping to certified self-contained vehicles only in some areas, with a maximum of three nights stay in one location in any 30-day period. These restricted areas can generally be defined as the residential zones within the Council's district.
- § Identifies some areas where non-self-contained freedom camping is permitted, but restricts the period of freedom camping stay to either three or five nights in different locations; and, in some areas, overnight camping only is permitted. The specific locations are: Lower Styx River carpark, part of the New Brighton North Ramp car park, the Windsport Park car park, Addington Reserve car park, part of French Farm foreshore, part of Wainui foreshore, and an angle parking area on Rue Brittan/Akaroa Domain boundary in Akaroa.
- § Does not restrict freedom camping in any other part of the Council's district. In these areas, the Freedom Camping Act 2011 continues to apply. For more information about the Freedom Camping Act 2011 (the Act) visit <http://www.legislation.govt.nz/act/public/2011/0061/latest/DLM3742815.html>.

This booklet contains the full proposed bylaw including maps identifying the prohibited and restricted areas, and the restriction conditions.

Reasons for a Freedom Camping Bylaw

Over the past 12 months there has been an increase in freedom camping within Christchurch city district.

The Council has received complaints about freedom camping in some areas and there has been increased media attention on the issues related to freedom campers. The majority of complaints have been about campers living in vehicles close to residential properties. Issues such as campers not using toilet facilities or not properly disposing of wastewater or rubbish have also been the subject of complaints.

To date the Council has managed freedom camping in the District by addressing issues on a case-by-case basis. A bylaw made under the Freedom Camping Act 2011 allows the council additional enforcement tools to more appropriately manage freedom camping.

There are existing regulations which have been used to date to manage freedom camping issues.

These regulations include:

- § Traffic and Parking Bylaw - allows for the use of 'no stopping' or 'restricted parking' where required.
- § Parks and Reserves Bylaw - prohibits camping on Council-owned parks and reserve land
- § Public Places Bylaw - Special Purpose Areas can be proposed to prohibit camping.
- § Erecting 'no camping' signage on Council owned land, the same way as private landowners can prevent people trespassing on their land.

While freedom camping generates recreation, economic and social benefits, Council has a responsibility to ensure freedom camping on Council land is well-managed to minimise risks to public health, amenity, the environment and public access.

There are two main types of freedom campers observed within the district:

- § Freedom campers in self-contained vehicles; or
- § Freedom campers who are not self-contained (either in vehicles or other structures).

Freedom campers in the Christchurch district include: local and visiting tourists passing through or experiencing the area; younger, generally overseas visitors on working visas who are employed on, or looking for, short to medium-term rebuild-related work; and the homeless.

The Council considers the proposed Freedom Camping Bylaw provides an appropriate and proportionate response to freedom camping issues that arise from the different forms of freedom camping in the Council's district.

Legal considerations

Under the Freedom Camping Act 2011, freedom camping is a permitted activity. The Act enables the Council to develop a bylaw to regulate freedom camping, and sets out criteria that assists the Council to determine whether a bylaw is necessary. The criteria focus on protection of an area, protection of the health and safety of visitors to an area, and protecting access to an area. The Council is satisfied that the prohibitions and restrictions in the proposed Bylaw are necessary, for the purposes identified in the section 11 Table of Site Analysis ([Attachment 1](#)).

The Council is satisfied the proposed Bylaw is the most appropriate and proportionate way to address the actual and likely problems associated with freedom camping, and will encourage appropriate freedom camping behaviour. The Bylaw strikes a reasonable balance between those who want to freedom camp, providing sufficient locations for that activity to be carried, and residents and visitors to areas across the Council's district.

The proposed Freedom Camping Bylaw is consistent with the New Zealand Bill of Rights Act 1990, and only seeks to impose justifiable and reasonable limits on people in the interests of reducing the impacts on the natural environment, public health and safety and public access.

Further information

Additional information about the proposed Freedom Camping Bylaw can be found on the Council's website: www.ccc.govt.nz/bylawreviews.

Alternatively, you can contact:

Ruth Littlewood
Strategy and Planning
Email: ruth.littlewood@ccc.govt.nz
Phone: (03) 941 5574

Have your say

Your views on the draft Freedom Camping Bylaw are important to us. Submissions on the proposed bylaw can be made to the Council no later than **5pm on Monday 21 September, 2015.**

You can comment by:

- § Returning the Freepost 178 submission form included with this booklet
- § Visiting the Council's "Have Your Say" webpage: www.ccc.govt.nz/HaveYourSay
- § Emailing freedomcamping@ccc.govt.nz
- § Hand-delivering a written submission to the Civic Offices at 53 Hereford Street.

Please make sure your full name and address is included with your submission. The Council will not accept anonymous submissions.

Copies of booklets that include the proposed Freedom Camping Bylaw are available:

- § Online via the Council's website: www.ccc.govt.nz/HaveYourSay
- § By phoning the Council on (03) 941 8999 or 0800 800 169
- § At Civic Offices, 53 Hereford Street, Christchurch
- § At all Council libraries and customer service desks.

[Inside back page]

Submission form
Proposed Freedom Camping Bylaw 2015

Please provide us with any comments about the proposed Freedom Camping Bylaw.

I wish to speak to the Hearings Panel about my submission. In person
 Via video or audio link

I do not wish to speak to the Hearings Panel and ask that this written submission be considered.

[Left side of shaded box] Please note your contact details to the right. Fold with the reply paid portion on the outside, seal and return by **5pm on Monday 21 September, 2015**. You may attach extra paper if you wish but please ensure the folded postal item is no thicker than 6mm.

Alternatively, you may place your submission in an envelope of any size and address it using "Freepost Authority No. 178".

Thank you for taking the time to respond.

[Right side of shaded box]

Contact name:

Address:

Post cost:

Phone: (day time) (cell)

Email:

[Under shaded box]

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 Hearings Team leader, telephone (03) 941 8999.

Preliminary Estimate of costs associated with the implementation of the Freedom Camping Bylaw

Monitoring and Enforcement:

Costs for a 26 week Freedom Camping monitoring programme provided by an external provider for 20 hours per week would be in the order of \$31,000 based on the monitoring carried out in the 2014-2015 season. This includes staff and vehicle costs, but does not account for the recruitment of any extra resource that may be required.

It is anticipated that a monitoring and compliance regime under the proposed bylaw may require an increase in resource from that outlined above. Previously monitoring involved between one and three site visits per week and was for the most part restricted to information gathering and education. Given that a bylaw is likely to involve restrictions on the time and location that Freedom Camping can take place across the district more frequent monitoring and potential enforcement activity is likely to be required. To provide full coverage over the busy summer season it is anticipated that one full time equivalent position would be required. This would likely take the form of two staff being employed for a 4-5 month period to cover weekends, leave and the like.

A break-down of projected costs is as follows:

- § 1 FTE Salary (Grade 13) \$58 556 (This would likely be distributed between two FTE for five months)
- § Accommodation \$10 000 per desk per annum (Two desks for five months)
- § IT Support \$5000 for machine, MS Office and Support per annum(Two machines for five months)
- § Vehicle use \$8000 per annum plus fuel (this is based on full-time use otherwise \$22 per day plus fuel)(Two vehicles for five months)

These calculations do not include the following:

- Fuel
- Any penal rates and allowances applicable
- Infringement notice books and administration
- Uniform
- Mobile phone use
- Cameras

A conservative estimate taking the above into account is that a comprehensive compliance and monitoring programme for five months over the summer period will be in the vicinity of \$100 000.

Signage:

A preliminary estimate of the basic signage coverage of the restricted sites may be in the area of \$50,000+.

The preliminary thoughts on signage required is based on information signs (including map signs in some locations); and is for the following locations:

- § Lower Styx River Mouth - One sign with a map \$2000
- § North ramp - One sign with a map and one sign designating areas \$3500
- § Windsports - One sign with a map \$2000
- § Addington Reserve - One sign with a map \$2000
- § Takamatua - One sign with a map \$2000
- § French Farm - One sign with a map and three signs designating areas \$6500
- § Wainui - One sign with a map and three signs designating areas \$6500
- § Davauchelle, Onawe, Robinsons Bay - One sign with a map and three signs designating areas \$6500
- § Akaroa - Two signs with a map and eight no camping signs \$16000
- § Lyttelton - Four no camping signs \$6000

It is considered that at this time no signs will be placed in the central city prohibited area but if these are necessary the cost will increase.

Attachment 1
Existing and Potential Land Availability - Christchurch City
As at 1 April 2015

Development Area / Name	Plan Change Status	Potential Sections (Total Potential)	Sections Zoned	Sections Consented or Subject to Application*	Sections with s224 in Greenfield Areas	Building Consents issued in LURP Greenfield Areas	Sections dependent on Infrastructure Upgrade* (Refer to Next Column)	Infrastructure to be Delivered by Council	Proposed Completion of Infrastructure
LURP Priority Greenfield Area									
South West									
Wigram (Living G Zone)	Plan Change 62 Operative	1380	1380	1380	1167	463		New wastewater pump station (105) and associated infrastructure New water supply pump station (Wilmer's Road) Stormwater facilities to be provided as part of subdivision Wigram Road realignment Upgrade of Wigram Road, east of Awatea Road	Commissioned June 2014 Completed 2013 Complete Jul 2015 Jul 2016
South West Halswell (Fulton Hogan) (Longhurst and Knights Stream, South West side of Halswell Junction Road)	Plan Change 60 Operative	1462	1462	1099	802	405		New wastewater pump station (105) and associated infrastructure New wastewater pump station (115) to serve subdivision (developer) New pressure main (pipe) from subdivision to Wigram Road sewer main (PM115) New water supply pump station (Wilmer's Road) Stormwater facilities to be provided as part of subdivision Off-site wetland facility to be implemented Wigram Road Extension (includes intersections of Whincops/Wigram and Marshs/Quaifes/Wigram)	Commissioned June 2014 Completed Feb/Mar 2014 Completed Feb/Mar 2014 Completed 2013 Partially Complete - Under Construction Delayed due to geotechnical issues. Completion next summer Jul 2015
Awatea (Behind Awatea Road and Halswell Junction Road)	North Awatea - Plan Change 5 Operative	1210	1210	413	211	38		New wastewater pump station (105) and associated infrastructure New wastewater pump station (123) to pressure main (pipe) on Wigram Road New water supply pump station (Wilmer's Road) Stormwater facilities - Carrs Road Basin Carrs Rd Cycle & Pedestrian Bridge Wigram Road realignment	Commissioned June 2014 Completed Sept 2014 Completed 2013 Complete - In Service Dec 2014 Jul 2015 (may be deferred) Jul 2015
	South Awatea - Plan Change 5 Operative							New wastewater pump station (105) and associated infrastructure New wastewater pump station (115) and pressure main (pipe) from Fulton Hogan development to pump station on Wigram Road (developer provided). New water supply pump station (Wilmer's Road). Stormwater facilities - Carrs Road Planning - Development of the 810 sections subject to relocation/closure of Kart Club. Carrs Rd Cycle & Pedestrian Bridge Wigram Road Upgrade (possible reduced budget)	Commissioned June 2014 Completed Feb/Mar 2014 Completed 2013 Complete - In Service Dec 2014 Jul 2015 (may be deferred) Jul 2016
Sparks Road (Between Halswell Road and Sparks road)	To be Rezoned as Residential New Neighbourhood as part of Phase 1 to the District Plan Review	1810					1810	New wastewater pump station (105) and associated infrastructure Blocks adjacent to Hendersons Road can outfall to gravity in Sparks Road (200 lots) Remaining blocks require new pressure main in Sparks Road, through to PS105 New water supply pump station (Wilmer's Road) Stormwater First Flush & Detention to be provided as part of subdivision, Wetland by CCC Augustine/Halswell Intersection Improvement (Developer funded) Henderson/Sparks intersection improvement SW Major Cycleway "Quarryman's Trail" (associated project)	Commissioned June 2014 Available now Completion FY 16/17 Completed 2013 To be constructed by developer - Wetland programmed for 2016-19 Pre 2020 Pre 2020 Jul 2019
South Halswell (South of Glovers Road)	To be Rezoned as part of Phase 2 to the District Plan Review	780		252			780	New wastewater pump station (105) and associated infrastructure Requires new pressure main in Sparks and Sutherlands Rds, through to PS105 New water supply pump station (Wilmer's Road) Stormwater facilities to be provided as part of subdivision - Greens Stream/Oakvale "Selwyn District to South West" Project (includes roading upgrades for Sabys/Candys corridor)	Commissioned June 2014 Completion FY 16/17 Completed 2013 Jul 2024
South West Halswell (Balance of Greenfield Area on South West Side of Halswell Junction Road)	To be Rezoned as part of Phase 2 to the District Plan Review	1744					1744	New wastewater pump station (105) and associated infrastructure Upgrade of wastewater pump station (60) Connections to wastewater PS 60 and PS 61 catchments (Developer) New water supply pump station (Wilmer's Road) Stormwater facilities to be provided as part of subdivision (developer driven) Candys/Halswell Intersection (NZTA intersection, not listed in LTP) "Selwyn District to South West" Project (includes roading upgrades for Sabys/Candys corridor)	Commissioned June 2014 Feb 2015 Completed 2013 Jul 2019
South East Halswell (East of Kennedys Bush Road)	To be Rezoned as part of Phase 2 to the District Plan Review	1060		27			1033	New wastewater pump station (105) and associated infrastructure New pressure main in Sparks and Sutherlands Rds, through to PS105 New water supply pump station (Wilmer's Road) Stormwater facilities at Sutherlands Road to be constructed by CCC - Programmed 2016-20	Commissioned June 2014 Completion FY 16/17 Completed 2013
Hendersons Basin	To be Rezoned as part of Phase 2 to the District Plan Review	1383					1383	New wastewater pump station (105) and associated infrastructure New pressure main in Sparks and Sutherlands Rds, through to PS105 New water supply pump station (Wilmer's Road) Stormwater facilities at Sutherlands Road to be constructed by CCC Milns/Sutherlands (not listed in LTP, possible work to be confirmed)	Commissioned June 2014 Completion FY 16/17 Completed 2013 Programmed 2016-20 Jul 2025
North / Belfast									
Prestons Road	Plan Change 30 Operative	2200	2200	1283	424	272	500	Planning / transport - City Plan currently requires upgrading of four intersections ahead of more than 400 sections being created. 1. Marshland / Mairehau. 2. Marshland / Prestons 3. Mairehau / Burwood (possible deferral of works) 4. Lower Styx / Marshland Planning - City Plan requirement for works to commence on a number of transport projects before more than 1,700 sections are created. This includes the Northern Arterial and 4 laning of QEII Drive between Main North Road and Innes Road, together with either the Northern Arterial Extension (NAE) or Hills Road Extension (HRE) (HRE now known as Northern Arterial Links project) Replacement of pump stations 63 (replacement is 128) and 36 (replacement is 136) in SCIRT programme. Vacuum station pressure main extension required to provide full capacity (Developer to implement) Construction of vacuum pumping station (Developer to implement) New water supply pump station (Prestons Rd) Secondary treatment of stormwater proposed in Clare Park (Reclassification completed)	Jul 2015 Completed Jul 2018 Jul 2015 Notice of Requirement for Northern Arterial Extension lodged in late 2013. Northern Arterial and associated links planned for completion by 2023. PS136 Complete, PS128 Commissioning under way Connected Complete 2015 (Bores in, and could be utilised now if needed) To be completed 2015-16. Consents applied for.
Belfast Park (Between Belfast Road and Kaputone Stream, either side of Blakes Road)	Plan Change 43 Operative	640	640					New wastewater pipe - Stage 1 Water supply capacity available in adjacent network Underpass for access walking and cycling condition of subdivision over 700 lots. Thompsons Road Rail Crossing Blakes Road/Radcliffe Road intersection upgrade	Completion end April 2015 Jul 2016
East Belfast (Balance Being Belfast Park)	To be Rezoned as part of the Phase 2 to the District Plan Review	510					510	Expected development 2024-2028, Wastewater infrastructure planning not yet complete Water supply capacity available in adjacent network Intersection upgrades may be required ahead of development	
North West Belfast (North Side of Johns Road)	Operative	1300	1300	403				Developer to provide infrastructure to connect with trunk system Water supply capacity available in adjacent network Belfast/Main North (developer funded)	Developer led. Timing unknown

Highfield Park	Rezoned through the Land Use Recovery Plan	2100	2100			2100	Developer to provide infrastructure to connect with main trunk system. The trunk system is under capacity, and a combination of capital works and new consents is required. In the interim overflows at Grassmere into Dudley Creek will be more frequent New water supply PS needed when development is 80% complete Intersection and roading improvements required Stormwater facilities to be provided as part of subdivision. Grimseys/Prestons intersection improvement Hawkins/Hills/Prestons intersection improvement (developer to monitor in accordance with City Plan)	FY 22/23 Pre 2020 Post 2022 Jul 2026
Highsted	Rezoned through the Land Use Recovery Plan	300	300	203	29		Gardiners/Sawyers Arms intersection improvement Highsted/Sawyers Arms (not yet listed in LTP) Sewer capacity available Water supply available	Completed Jun 2014 Jul 2019
Upper Styx	Outline Development Plan inserted into City Plan through Land Use Recovery Plan. To be Rezoned as part of Phase 2 to the District Plan Review	1610				1610	Developer to provide infrastructure to connect with main trunk system. The trunk system is under capacity, and a combination of capital works and new consents is required. In the interim overflows at Grassmere into Dudley Creek will be more frequent . Intersection and roading improvements required New water supply pump station Stormwater facilities to be provided partially as part of subdivision, partially by CCC	FY 20/21 Jul 2017 FY 16/17 Programmed for 2016
West								
Russley, Hawthornden Road	To be Rezoned as part of the Phase 2 to the District Plan Review	70						
South of Masham	To be Rezoned as Residential New Neighbourhood zone as part of Phase 1 to the District Plan Review	255		39				
Total - Greenfield Priority Areas		19814	10592	5099	2633	1178	11470	
Large Development Areas (Existing Zoned Land)								
Aidenfield	Zoning Operative	165	165	165	165			
Westmorland	Zoning Operative	212	212	212	50			
Masham (Enterprise Homes / Noble)	Zoning Operative	493	493	493				
Wigram Skies (First Stage - Living 1)	Original Subdivision (Stage 1)	365	365	365				
Total - Large Development Areas		1235	1235	1235	215	0	0	
Grand Total		21049	11827	6334	2848	1178	11470	

Attachment 2 - Residential Land Availability Report Map - Greenfield Priority Areas

Below are two figures showing the currently zoned Greenfield Priority areas and the future (to be rezoned) Greenfield Priority areas. These maps visually represent the data in Attachment 1. The size and place of the pie charts roughly equates to the number of potential sections and their location. The dates indicate when the infrastructure is to be ready.

Figure 1: Currently Zoned - Greenfield Priority Areas

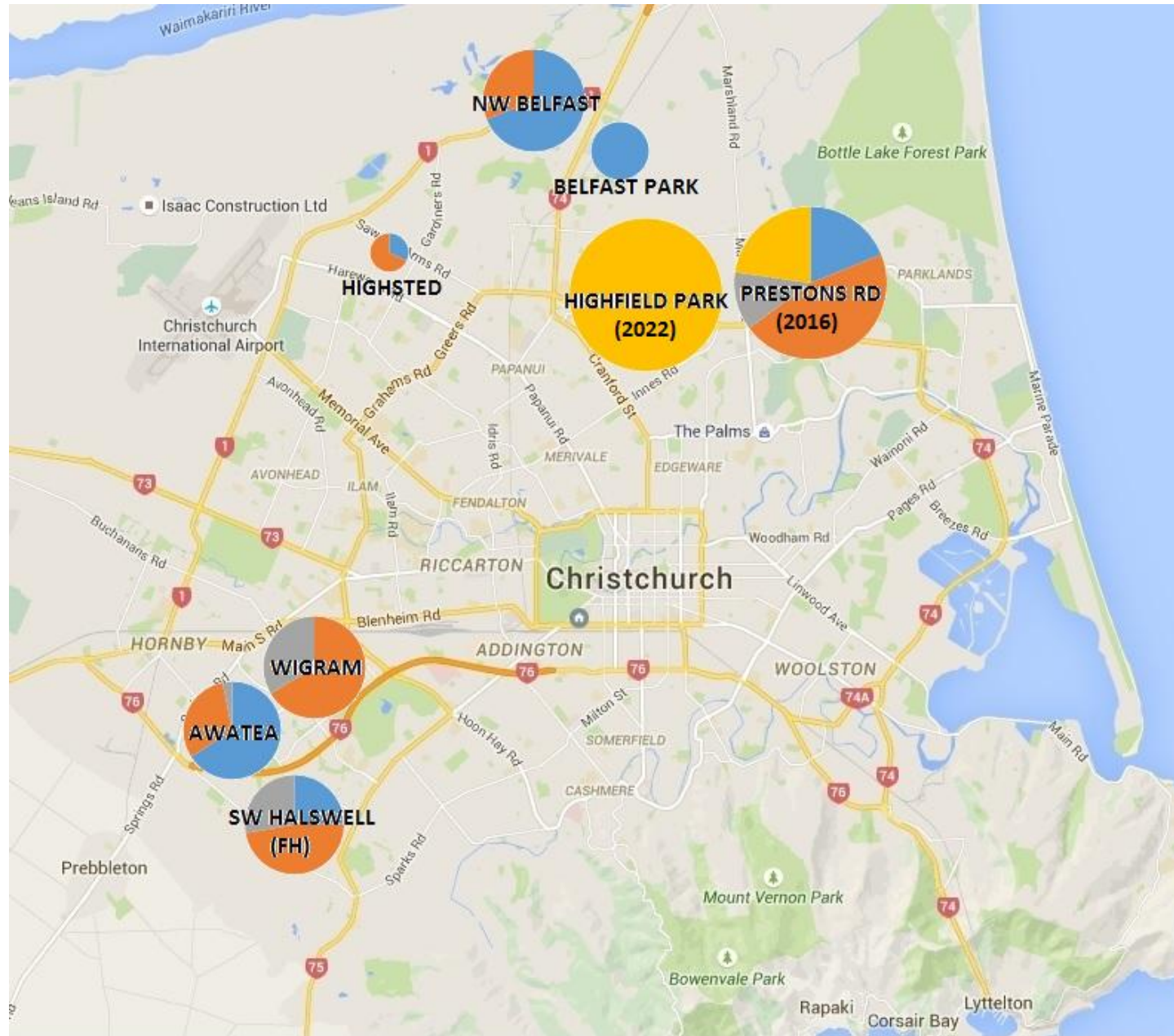
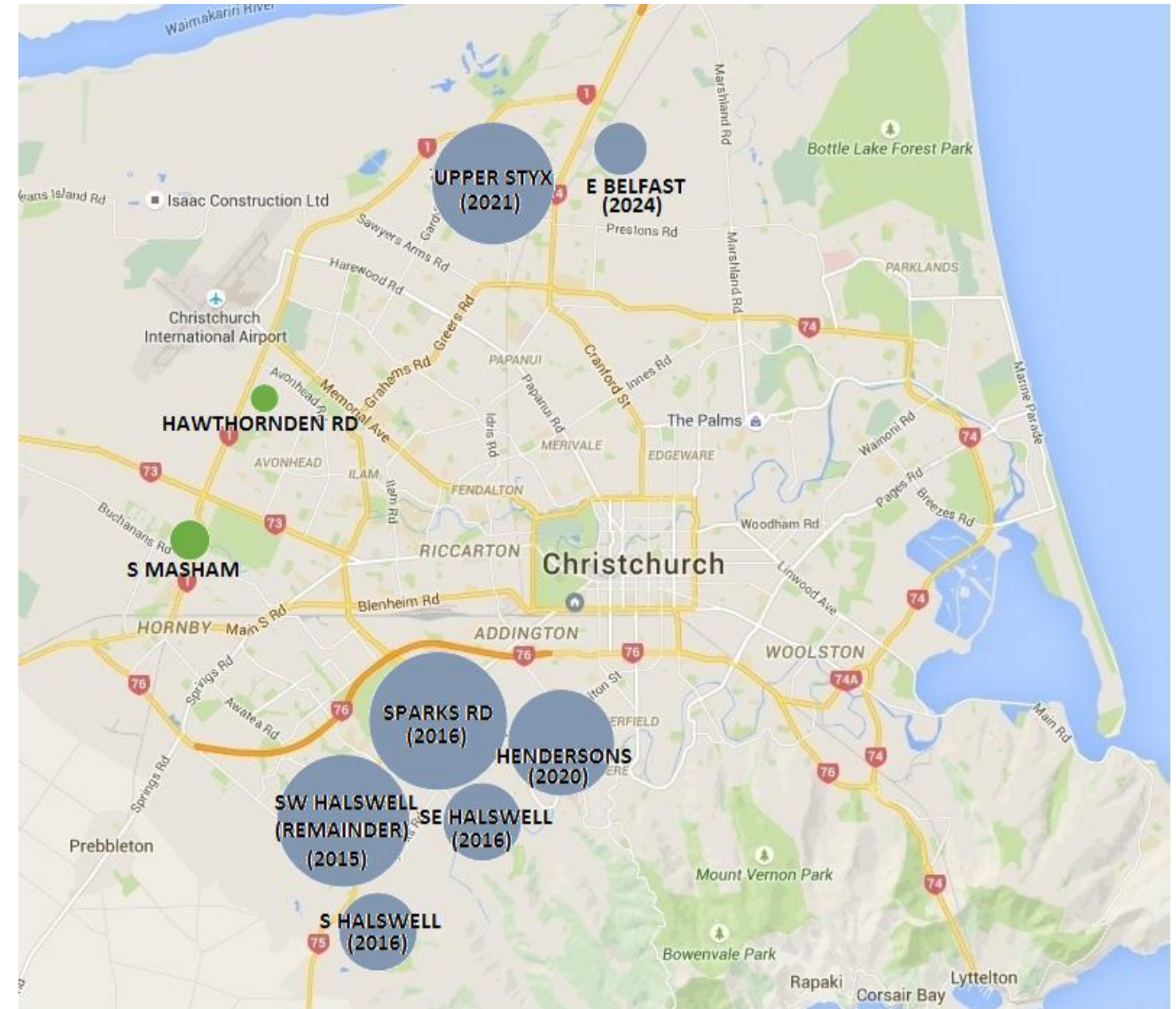


Figure 2: To be rezoned - Greenfield Priority Areas



KEY:

- Proposed sections zoned without subdivision consent
- Sections with subdivision consent but without building consent
- Sections with building consents issued
- Proposed sections dependant on planned future infrastructure

KEY:

Proposed sections to be rezoned:

- Not dependant on infrastructure
- Dependant on planned future infrastructure

Ben Tohill
Commercial Lawyer
Notary Public

16 January 2015

m +64 21 905 504
f +64 3 353 2199
ben@bentohill.co.nz

P. O. Box 29140
Christchurch 8540

The Leasing Consultant
Christchurch City Council
P.O. Box 73 013
Christchurch 8154

Confirmation of email

Attention Luke Rees-Thomas

Dear Luke

Re Canterbury A&P Association (A&P) - Application for lease of land at Wigram Road (the Land)

I refer to the A&P's application for a lease of land at Wigram Road and our subsequent meeting regarding our application. I respond on behalf of the A&P.

You have asked for more detail regarding our proposal to lease the land as follows;

- A written breakdown and site plan of how the land will be utilised by the Association and the vision for the lease period
- Provide detail and estimated timelines for the proposed buildings and any fencing/site works intended
- The preferred rental and lease terms/clauses
- How the occupation may benefit the wider community and how this relates to the preferred rental and lease terms
- Any other information that will assist the proposal.

I now respond as follows;

A written breakdown and site plan of how the land will be utilised by the Association and the vision for the lease period

The opportunity to lease the Land has arisen by virtue of the significant threat that the proposed Nga Puna Wai Sports Hub will have on the A&P and consequent threats to the Show. The A&P has not had time to undertake any planning of the use of the site, except in broad terms. The A&P and the Council have for approximately 20 years had a vision to enable the A&P to develop an agribusiness zone within Canterbury Agricultural Park (as is reflected in the special zoning in the City Plan) but financial constraints primarily brought about by a commercial arrangement with the Canterbury Saleyards Company Limited (which ceases in 2017) and the need to invest in the Show to continue to grow that opportunity have constrained the A&P from being able to realise that opportunity. The A&P is reluctant to engage consultants to undertake detailed planning for use of the Land when there is a risk that the Council might not grant a lease on terms that would enable the A&P to develop the Land as proposed (discussed more below). However the geography of the

site and existing services (such as water, electricity, telephone and sewer) necessarily direct that any office buildings (proposed below) would be sited in the eastern area of the Land, stabling (for horses) be sited in the middle/western end of the Land (as close as possible to the Motorway underpass), and that car parking be established on all areas of the land adjacent to the motorway underpass. Grazing would occur on all areas that are not developed otherwise. Please see the additional information below. In setting out to respond to a site plan, the A&P considered that it is simply not possible to be more specific regarding the layout, and to do so before the A&P can undertake a detailed investigation, could lead to the A&P indicating a proposed layout that might misrepresent what is possible on the land.

Provide detail and estimated timelines for the proposed buildings and any fencing/site works intended

The A&P proposes that the following programme of development would occur if the Land is leased on acceptable terms the A&P.

Year 1. The A&P would immediately (within one year) move to secure the boundary fences to enable the A&P to graze the land with livestock (sheep) to maintain it. Please see our comments regarding fencing below.

The A&P would immediately enter into negotiations with not-for-profit organisations to understand and cater for their office conference needs (see more regarding this below). The A&P has already had an informal favourable discussion with the Canterbury Development Corporation to fund the proposed office building. The A&P would seek to prepare a development plan for the buildings and to secure long terms sub-tenancies. This may extent beyond year 1.

The A&P is already in discussions with partners associated to the World Equestrian Federation. Those discussions will determine the type of equestrian event that can realistically be undertaken by the A&P, and in turn will determine our resource needs. As discussed further in the information below, there is urgent need for additional stabling to support the equestrian eventing at the Show and the location of this will need to be determined in consultation with the horse committee of the A&P and the external equestrian partners (all of whom were either recovering from the Show, attending to matters neglected in consequence of their contribution to the Show or on holiday. It is not possible within the time available to provide any definition (such could take months). It is not possible to give any clear view as to where potential stabling may be sited, but the likely options are either to locate all stabling on the Land (and potentially move the existing stables to make more space for other equestrian events within the land presently leased by the A&P), erect stabling on the Land to complement the existing stabling, or develop the Land for equestrian events such as a dressage arena (less likely). A thorough assessment of the opportunities will need to be carried out if the Council agrees to grant the lease.

Year 2 - 3 Move the existing administrative office from the site within the Original Lease area to the Land to free up valuable exhibition space for the Show, and begin the planning and approval of the development of the offices to support the agribusiness hub.

Year 4 onwards. Undertake the building work. This will coincide with a change in the commercial lease arrangements that the A&P has with the Canterbury Saleyards Company Ltd which will significantly improve the A&P's cashflow to permit investment. It is likely that grass car parking will be developed pending the funding to create permanent car parking if future funding permits.

The preferred rental and lease terms/clauses

See comments relating to specific lease wording below. We consider that the lease terms would otherwise be very similar, if not identical to the present lease between the A&P and the Council. The Land was originally leased to the A&P under that lease, but was required to be surrendered to permit the development of the Southern Motorway. The A&P sees the grant of a replacement lease

as being akin to putting the A&P back into the same position that it had previous to the establishment of the Southern Motorway. As such, the precedent for the lease terms already exists.

How the occupation may benefit the wider community and how this relates to the preferred rental and lease terms

The A&P is a not-for-profit charity (registered with the Charities Commission). It annually hosts the largest public community event in the South Island and the second largest in NZ. The Show attracts 27,000 visitors from outside the City each year and 8700 visitors from outside the province. A 2008 IER economic impact assessment estimated that the contribution to the City economy exceeded \$18m annually.

The A&P provide concessionary entry to the Show each year to a number of groups, including Senior Citizens, school children, people with special needs and preschoolers.

The A&P wishes to create a further national and potentially international event in the area of equestrian sport on an annual basis and the Land will be required to enable this to be achieved, providing car parking and capacity to build additional stabling.

The A&P wishes to create a agribusiness hub to attract not-for-profit societies that support the rural sector to establish secretariats and administrative facilities to host international conferences for breed societies and other kindred organisations within the City.

The grant of a lease on similar terms to the Original Lease would reflect the same understanding the Council in relation to enormous community benefit that existed when the Original Lease was entered into.

The A&P is strongly opposed to the proposed Nga Puna Wai Sports Hub concept because the A&P considers that without mitigating the risks to the A&P, the development of the Sports Hub on Nga Puna Wai will seriously threaten the financial viability of the Show, the ability of the A&P to develop a national (and potentially international) equestrian even, and the loss of grazing will make the financial viability of the A&P marginal. The basis of the A&P's objections are set out in submissions made under a public consultation process and will not be repeated here. However, the A&P acknowledges that if the A&P can secure the Land on acceptable terms and for nominal rental (as proposed below), then the A&P consider that the major affects and impacts on the A&P will likely be significantly ameliorated such that it could support the Sports Hub proposal. While the A&P is reserved about its view as to the community benefit that might arise from the Sports Hub development, the Council view is that the Sports Hub will provide significant benefits. Accordingly, a lease of the Land to the A&P could be seen as unlocking the potential to enable the Sports Hub to proceed, whatever benefits may be perceived to arise from that.

The Land proposed to be leased is not new to the A&P. The A&P owned the Land and was forced to sell the land in 2001. The A&P then leased the Land until it was surrendered to make way for the establishment of the Southern Motorway (without any compensation to the A&P). As such the lease of the Land to the A&P on terms similar to the Original Lease would simply put the A&P in the same position as it was in prior to the establishment of the Southern Motorway. The fact that the Council recognised the importance that the A&P makes to the City by the grant of the Original Lease and Licence, reflects the enormous contribution that the A&P makes to the community. The grant of a lease of the Land on suitable terms will simply protect that continuing and growing contribution.

Other Information

In relation to the response to this question, I provide information under the following headings;

- Term
- Rental
- Right to renew

Signage
Improvements
Termination
Access
Fencing
Zoning

Use

The A&P intend to use the land for the following purposes;

Grazing sheep. The A&P intend to graze all parts of the Land initially, but ultimately to graze the western area of the Land. The A&P requires secure land for grazing to support its very popular Show event of the animal nursery as part of the City Farmyard exhibition. By way of background, the City Farmyard is one of the largest annual attractions at the annual Canterbury Show (**Show**).

The City Farmyard is a small-animal interactive event that provides for children to interact directly (touch, pen-in with and feed) with animals, including lambs, with an exhibit area. Indeed the City Farmyard has been so successful that it has outgrown the present site within the main stock pavilion and next year it is intended to re-site the City Farmyard to the western end of the Livestock Pavilion to increase the site space by 300% to permit children's prams and more of the public to view and interact with the animals. The key draw-card exhibit within the City Farmyard is the animal nursery where lambs are live-born. This enables children (and members of the public) to watch lambs being born. In order to provide this exhibit, it is necessary to rear or raise in-lamb ewes on site; it would be a breach of animal welfare protocols to transport in-lamb ewes onto the site before the Show. As such a secure area to permit pregnant ewes to graze prior to the Show is required to provide this exhibit. The exhibit is a major draw-card to the Show as the major must-see attraction for children. The A&P offer a major entry concession to school children and pre-schoolers, where their admission price is reduced to \$3 to come to the Show on Wednesday or Thursday. 4700 children take advantage of this concession each year.

Sheep grazing is also a significant contributor to the A&P's revenue. Grazing Sheep on the land that the A&P presently leases and licences from the Council (pursuant to a lease (**the Original Lease**) and a licence (**Licence**) both dated 30 March 2001) (**the Park**) provides an environmentally sustainable method of managing and maintaining grass growth as part of the day to day maintenance of the Park and is completely compatible with the Management Plan for the Park and the retention of the Park as a Rural-Metropolitan park within the City. The rural amenity values are enhanced by the operation of an every-day truly rural activity on the Park. The additional revenue is also vital to the Association. Last year the A&P received revenue of approximately \$40,000 from its sheep grazing activities. Such income is applied to enable the A&P to continue to invest in the Show and invest in the Park itself. In 2013 the A&P made a modest surplus of \$85,000 compared with a surplus of \$77, 000 the previous year. Both years were marked with excellent weather over the Show period. Adverse weather has a major impact on the profitability of the A&P. Sheep grazing is an essential component of the A&P's viability.

Parking vehicles. The Land is required to park vehicles for patrons attending any event on the Park. The Association also intends developing a national and international equestrian event on the Park in future and intends that the Land would be used for car parking for that event. The Land will be necessary because the A&P will be displaced from being able to use much or potentially all of the land presently within the Nga Puna Wai reserve in the event that the proposed Sports Hub development of Nga Puna Wai proceeds. Approximately 10,000 cars are parked on Nga Puna Wai reserve on Show Friday each year. This has increased from 5000 cars in 2001. There appears to be no reduction in this growth, despite the A&P trialling bus hubs and actively encouraging patrons to attend on the Wednesday and Thursday of the Show. Even if agreement is reached with the Council to access the carparks to be developed as part of the Nga Puna Wai sports hub development, there will be significantly less carparks to meet the present car parking needs, let alone to sustain the growth in car parking requirements.

Agribusiness area. The existing City Plan and the Management Plan for the Park both contemplate the development of part of the Park for an agribusiness hub. The loss of the land which was required for the Southern Motorway has reduced the area of land available to the A&P to develop the Agribusiness opportunity. In 2017 a commercial arrangement involving the Canterbury Saleyards Company (a tenant in the A&P's Stock Pavilion) will change which will enable the A&P to develop the agribusiness opportunity. The agribusiness proposal is not new or novel. It has always been both the Council's and the A&P's intention to undertake this activity, and indeed it is already provided for specifically under the existing zoning and the Original Lease. However the successful growth of the Show has meant that the land intended for the agribusiness activity can now more effectively be utilised for the Show and the area available is not large enough to give effect to the agribusiness hub development. Under the agribusiness proposal it is intended to create offices for use and occupation by not-for-profit breed societies and other not-for-profit organisations with strong links to the farming sector to establish permanent offices and secretariats on the land administered by the A&P. The model for this arrangement is the successful development of kindred organisations at Stoneleigh Park, Kenilworth, in Warwickshire UK. It is anticipated that by creating an environment where most of New Zealand's livestock breed societies can co-habit and share resources, the A&P will bring a number of livestock conferences to the City every year. Intellectual property surrounding the hosting of such conferences will be made available, as well as the provision of meeting and small conference facilities, membership management software and secretariat services. There are a number of benefits of the Land site for this, including its close access to the Southern Motorway and in turn relatively easy access to Christchurch International Airport. The A&P would like to build offices, meeting and conference facilities to bring together such organisations on the Land. This would involve the construction and sub-leasing of modest scale buildings and carparks, adjacent to the Park. The A&P considers that there will be a direct benefit to the City in developing the agribusiness area, in that it should bring international conferences to Christchurch and create an environment for a true agribusiness zone. It will also provide support to not-for-profit organisations supporting the agriculture sector. The development of this zone has been contemplated in the City Plan and the Management plan but financial resources and constraints brought about by the growth in the Show and the lack of available land within the Park has not made this possible until now. It is anticipated that all tenants will be incorporated societies or not-for-profit organisations that provide benefits to the agricultural groups. The A&P has had informal discussions with Federated Farmers, Young Farmers and the Canterbury Development Corporation and will encourage any other similar farming related business to sublease land from the A&P with the purpose of creating an administrative agricultural hub on the Land. The main purpose in bringing breed societies to the site is to encourage them to bring conference economic activity into the City to make the City a national hub for agricultural administration.

Equestrian facilities. At the recent Show (2014) the A&P had an inadequate number of stables to supply to equestrian patrons eventing at the Show. This is as a consequence of continuing growth of this sport event with record numbers of equestrian sport entries. There is now reasonably urgent need to build additional stabling to cope with these increased numbers. However the A&P will also need to develop additional equestrian facilities in order to host the national (and potentially international) equestrian events that the A&P intends to develop and to bring to the City. The A&P may site stabling on the land or other facilities to support this growing sport. Detailed consideration of the facilities required and where to site them has not been undertaken, except that the A&P has identified that because of the siting of the Riding for the Disabled building on the Park and the position of the present stables on the Original Lease land, there is insufficient room within the Park adjacent to the present stables to meet the future equestrian needs. The geography (including the flood retention basin, which prevents any development thereon) creates significant constraints on the area available within the park to site all the future equestrian infrastructure. The adjacency of the Motorway underpass presents an opportunity to move equestrian infrastructure outside the Park on to the Land.

Term

The A&P request a lease term that corresponds with the term of the Original Lease. For the reasons that follow, it is important that the two leases (new lease and Original Lease) be on similar terms and conditions and are co-terminus (such that a termination of the Original Lease would have the effect of terminating the new lease of the Land, including for breach giving rise to a right of termination). Given the A&P's proposed uses (see above) it is essential to the A&P that the lease term be for the same term and renewable on the same terms as for the Original Lease. If not, one of the purposes of taking the lease will not be realised, that is to say that if the lease term is less than the term of the Original Lease (with corresponding rights of renewal) then there would be no economic value or incentive for the A&P to incur capital expenditure to develop the land in accordance with its intended use (as above). The A&P could not justify taking the risk of investing capital to develop the agribusiness buildings or carparks (for use for the Show and other events) if the tenure is not tied to the Original Lease.

We understand that the Council has no present intended long term use of the Land that would prevent consideration of the lease term requested. Indeed the reason that the Land is available is because it was severed from the Original Lease when the Southern Motorway was established, with a corresponding benefit to the City. We also make the following points;

The A&P is a charity. It is also an Agricultural and Pastoral Association under the Agricultural and Pastoral Societies Act 1908 (*the Act*). This means that the A&P cannot carry on any activity other than those activities that are charitable and as specified in section 10 of that Act. The A&P's primary business and indeed, reason for being, is to hold an annual show (or exhibition). Such event activity is completely consistent with the Council's Event's Strategy, indeed the annual Canterbury Show is the largest annual event in the City, and the South Island. The community benefit from holding the annual Show each year is massive, supported by 500 volunteers who provide in excess of 20,000 volunteer hours. All benefits derived from the use of the Land will be applied directly for the benefit of the A&P to achieve its objects (as limited by the Act). The Show is, in essence, a City event, yet the risk and responsibility of running this event rests solely with the A&P. The City is the largest beneficiary of the Show event.

The A&P intends to use the Land as specified above. It is essential that the term be as long as possible to permit the A&P to commit capital to develop the land.

If the lease term were to be for a term less than the Original Lease, the A&P would be constrained against establishing long term facilities that will be necessary to support the Show for fear of the risk of loss of the rights to that Land in future.

Rental

The A&P seeks a nominal rental, consistent with the Original Lease and the Licence. As advised above the A&P is a not-for-profit charity and the legal structure underlying it (the Act, the Charitable purposes and the A&P's rules) mean that the A&P can only carry out activities of value to the City and can only invest in the Show or the Park. The A&P is not an incorporated society (such as many other sports groups which can distribute any surplus assets on liquidation to their members). Members of the A&P can derive no pecuniary benefit, nor can they obtain any residual benefit from the A&P on winding up. This means that all retained reserves must benefit the City. Whilst the A&P forecasts that by 2017 it will have no debt, its ability to generate income is limited. The A&P is dependent upon the contribution of 500 volunteers who provide an estimated 20,000 volunteer hours to deliver the Show every year. The Show draws over 100,000 visitors every year (equivalent to approximately 1/4 of the total population of Christchurch City). The A&P delivers an event equivalent to the events that the City seeks to provide (at the cost of the City) but at no charge or risk to the Council (for example the A&P even pays for its own traffic management). Because of the legal structure of the A&P, every dollar or surplus generated by the A&P must by its very nature be reinvested into the Park (owned by the City for the benefit of the City) or into the Show event. The intended uses are directly intended and will be directed at generating community benefit. That is that the creation of car parks to serve the Park, the creation of the proposed agribusiness hub is directly intended to create increased economic activity for the benefit of the City to serve a range of not-for-profit organisations serving the rural community; and the development of a national and

potentially international equestrian event will all provide outstanding community benefits. In addition the historical fact that the Land was previously available to the A&P for no rent justifies the grant of a lease for nominal rent. We consider a strong case exists to approve the grant of a lease for nominal (\$1 per annum) rental. Conversely, if the Council were to impose a commercial rental the A&P will not take up the lease as it simply cannot afford the risk of such. In the last three years the A&P has recorded the following surpluses;

2012	\$77,156 (audited)
2013	\$85,003 (audited)
2014	\$82,493 (provisional pending audit).

All three years experienced excellent weather. Our experience is that one year in seven the Show experiences rainfall over the Show. Rain on Show day can affect gate takings by as much as \$250,000. By Show day almost all costs are fixed, such that the effect of rain over the Show period on the A&P bottom line net profit is a potential risk of a loss of between \$150,000 and \$300,000. The Show is highly vulnerable to the weather and previous experience of pluvius insurance has proved too costly to justify. The annual surpluses are modest, yet over the last 13 years the A&P has suffered two years of loss, both attributable to rain (approx \$35,000 and \$77,000). The A&P pays for its own traffic management (the Council traffic unit provides this free to other major events - A&P cost in 2014 was \$25,000) and directly pays \$67,000 in rates, water charges and effluent disposal to the Council for its activities on the Park. Even the imposition of a modest (sports club level) rental will create an economic cost and risk to the development of the Land for the proposed use (as above). The creation of modest surpluses are essential to enable the Show to innovate and grow.

The A&P would accept a condition along the lines that if the A&P ceased to carry on a Show or ceased to apply its surpluses to the continuance of the provision of a Show or development of either the Land or the Park, then the Council would be entitled to review the rental consistent with the Council's policy for setting rentals for similar properties and to organisations similar to the A&P. Please also see our comments below in relation to the historical association with the Land (ie that the Land originally formed part to the Original Lease but was surrendered when the Southern Motorway was created, without any compensation to the A&P).

Right to renew

The A&P requests that the term and rights of renewal be directly comparable to, and tied to coincide with, the existing term and rights of renewal under the Original Lease, for the reasons discussed under "Term" above.

Signage

The A&P will likely require signage for the Show activities and informational signage (such as car parking and traffic directional signage). We assume that any signage dealing with those aspects would either be permissible as per the zoning and planning laws and should not require consent from the Landlord. The A&P will comply with all laws, regulations and by-laws relating to such informational signage.

With respect to commercial signage, the A&P seeks that it have the right to erect signage subject to compliance with all zoning rules, regulations and by-laws or as provided by any resource consent, but with acknowledgement that nothing in the lease shall be interpreted to imply that the Council acting as landlord in granting permission or consent for signage shall be taken as support by the Council in its capacity as a Local Authority under the Resource Management Act. The A&P anticipates that the only commercial signage that may be required would arise out of the development of the land for the agribusiness purpose proposed under "Use" above. In such case the A&P would accept that it will have to obtain planning consent for any commercial signage (unless it is a permitted activity under relevant zoning rules) in the normal manner by application to the Council (in its planning capacity and not as landlord). The A&P accepts that the consent of the Council (in its capacity as landlord) should also be sought for any commercial signage, but such

consent not to be unreasonably withheld. This would enable the Council to refuse or to negotiate changes to any signage that the Council considered for any reasonable reason required change or should not be granted.

Improvements

The A&P proposes to ultimately develop a carpark on the Land in the area adjacent to the motorway underpass and to build an office or office buildings and associated services in the area in the eastern most area of the Land (subject to planning consent, building consent and Landlord consent). The size and scale of the carpark has not been determined, and the A&P acknowledges that consent for any improvements would need to be obtained from the Council in the Council's capacity as Landlord (not to be unreasonably withheld) and not in the Council's capacity as a planning authority) and if any resource consents are required, then the A&P would, on an arms-length basis apply for a consent in the normal course. The scale of the buildings has yet to be determined, but in principle it is intended that the buildings would accommodate the relocation of the A&P's present administration operations carried on presently on the land held under the Original Lease (to free up that area for Show related uses), together with the construction of further office space to provide a secretariat, administration offices, meeting rooms and small conventions space to permit the A&P to realise its intention of locating as many not-for-profit NZ breed, livestock and rural related administrative offices to the site on a permanent basis consistent with the proposed use above.

Termination

The A&P proposes that the new lease be terminable on the same terms as for the Original Lease, including the standard commercial terms for breach giving rise to a right to terminate or on reasonable notice if the A&P cease to carry on an annual show or fails to apply its surpluses in the development of the Land or the Park. It is proposed that the new lease could be co-terminous with the Original Lease.

Access

The A&P proposes that primary access to the Land would be off Wigram Road, but in addition the A&P would provide for access to and from the Park via the underpass under the Southern Motorway. Two access points will need to be identified (one either side of the present formed access point which serves the Motorway underpass). The A&P has not yet identified the location of either access point, but proposes that the location should be such location as complies with all planning and zoning requirements and the actual locations should be subject to the consent of the Council in its capacity as Landlord (such consent not to be unreasonably withheld). The cost of creating the access points would be borne by the A&P. The A&P notes the existence of a cycleway and flood retention basin areas and would agree not to interfere with either areas, except that with respect to the Cycleway, the same will need to cross the developed entrances. Access via the underpass will provide direct access to the Park, and when such access is not available for any reason then access by and between the Land and the Park will need to be via the legal road. The A&P will agree not to make any claim against the Council should access via the underpass not be available under the terms of the proposed lease for whatever reason (such as for example if the same should flood) it being acknowledged that the underpass can sometimes flood and not be accessible at times of high rainfall. Access off Wigram Road is considered highly effective and will be the primary entrance and access point.

Fencing

The A&P proposes that the Land should be fenced (if not already done so) with standard post and wire fencing consistent with the specimen fencing types under the Schedule 2 to the Fencing Act 1978 for Rural fences. The A&P proposes to fence all boundaries to provide security for livestock grazing on the land, but consistent with the amenity values of Canterbury Agricultural Park or as reasonably required by the Council (in its capacity as Landlord) but so as to ensure that issues of security are respected but providing the open space amenity values. It is important to the A&P that the A&P can have exclusive occupation of the Land to protect in-lamb ewes, particularly in the period leading up the Show in each year, to prevent livestock theft and dog bothering of stock. The

cost of all fencing to be borne by the A&P and the A&P will accept a standard fencing covenant in respect of any fencing requirements it may require to negate any right of claim against the Council as occupier of any land adjoining the Land.

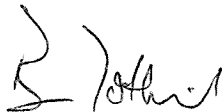
Zoning

While many of the proposed activities proposed under the heading of "use" above are specified in the operative City Plan, the A&P acknowledges that the present zoning for the Land may not permit all the uses proposed. Presently the land permits the following activities as specified activities under the operative City Plan; namely equestrian events, dog trialling, machinery demonstrations, passive recreation, temporary car parking, agroforestry demonstration plots, permanent car parking and Truck access, loading, parking and wash down facilities. For proposed uses that do not comply with those specified activities the A&P will seek resource consents from the Local Authority (in its capacity as a planning authority on an arms'-length basis) and will also seek consent from the Council in its capacity as landlord (such consent not to be unreasonably withheld).

The main activity for which consent may be required is the development of buildings for offices and administrative services. The A&P will acknowledge that any grant by the Council of the proposed lease to the A&P will not constitute any representation that the land is suitable for the proposed uses or operate as consent by the Council to the A&P to develop or use the land for uses that are not able to be operated without consent under the operative City Plan.

Please let me know if your require any additional information.

Yours faithfully



Ben Tohill
Chairman
Canterbury Agricultural and Pastoral Association

STRATEGY AND FINANCE COMMITTEE 18. 6. 2015

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4. WIGRAM ROAD LAND OPTIONS – CANTERBURY AGRICULTURAL AND PASTORAL ASSOCIATION

		Contact	Contact Details
Executive Leadership Team Member responsible:	Chief Operating Officer, Operations Group	N	
Officer responsible:	Unit Manager, Parks	N	
Author:	Luke Rees-Thomas, Leasing Consultant	Y	DDI: 941 8504

1. PURPOSE AND ORIGIN OF REPORT

- 1.1 The purpose of this report is to provide options and seek a decision from the Council regarding the future of bare land located at 61 and 121 Wigram Road.
- 1.2 This report has originated following an enquiry from the Canterbury Agricultural and Pastoral Association (the "Association") to lease the land, in relation to their submission regarding the proposed Nga Puna Wai Sports Hub. The Association's submission has since been withdrawn.

2. EXECUTIVE SUMMARY

- 2.1 During the recent consultation process within the Nga Puna Wai Sports Hub project, the Association (who lease and licence land in neighbouring Canterbury Agricultural Park) entered a submission in opposition.
- 2.2 The Association raised issues relating with their ability to operate and grow the annual show, with specific issues noted as grazing, car parking and facilities expansion.
- 2.3 Staff have identified areas of bare land which remain underutilised as a result of the 2011 Southern Motorway diversion that could be used to address the issues raised in paragraph 2.2.
- 2.4 In late 2014, staff completed an Expressions of Interest process relating to the land. The Association achieved the highest evaluation score based on their proposed use of the site over the intended term and further information was requested to support their proposal.
- 2.5 The Association have subsequently identified the land as a long term opportunity to expand their operation and discussions have evolved into a long term lease request.
- 2.6 The proposal of a long term lease exceeds the Council's original intentions and staff delegations, therefore requiring various options for the land to be considered by elected members.
- 2.7 Staff now report detailed options to the Council with a view of achieving a decision on the future of the bare land in question.

3. BACKGROUND

The Canterbury Agricultural and Pastoral Association and Site History

- 3.1 The Association is a 'not for profit' community organisation. Its primary function is to host the annual 'A & P Show', an event of current and historic significance for Christchurch and Canterbury. It is a major link with the rural community which sees Christchurch as their metropolitan and commercial centre.
- 3.2 During 2001 the Association endured financial difficulties which resulted with the Council purchasing their land known as Canterbury Agricultural Park.
- 3.3 It was concurrently agreed that a lease and a licence would be installed so the Association could retain an area throughout the year for their stockyard events (lease) and an area to accommodate the annual A & P Show each year (licence).

4. Cont'd

- 3.4 Lease – The Association holds a lease covering the area surrounding their owned sale yards land, located centrally within the park. The lease is due for renewal in 2021, at which time the Association will be required to sub-divide this area from the main title to satisfy Section 218 of the Resource Management Act 1991. This looming issue has recently been raised with the Lessee, who understands the need to investigate what potential issues could arise as part of this process. If sub-division consent is attained then the lease holds perpetual rights of renewal for 10 years at a time.
- 3.5 In 2013 the Council resolved to reduce the Lessee's rental from a market rate to \$1 per annum for the balance of the lease term, based on the Association's claims of affordability and the show's benefit to the wider community.
- 3.6 Licence – The Association holds a 100 year licence which includes the balance of Canterbury Agricultural Park outside of the leased area. This allows the Association to use the park for one month of the year surrounding the annual show, at a cost of \$1 per annum.
- 3.7 The Association have in recent years utilised the vacant Nga Puna Wai land for A & P Show car parking. However there appears no record of the Council permission being provided. This arrangement looks to have existed as there was no objection from the Council staff for this use at the time.

Land Division

- 3.8 As a result of the Southern Motorway project, land was acquired within Canterbury Agricultural Park for roading which effectively split the park (refer **Attachment 1**). The balance of land to the north (outside of the Association's current lease or licence areas) was renamed Nga Puna Wai North and has remained underutilised since.
- 3.9 The areas identified in **Attachment 1** were never subdivided and are still contained within the two main titles that form Canterbury Agricultural Park:

Section 1

- 3.10 61 Wigram Rd, Pt Lot 2 DP 73928, Fee Simple, approximately two hectare in area. A long thin strip of land, this site is undeveloped, vacant and requires levelling for occupancy.
- 3.11 This site will soon be adjusted towards the north-east end for the Wigram-Magdala over bridge project, where the road extension will veer into the site boundary. A four metre wide shared path, set back two metres and in parallel with Wigram Road is also planned. The shared path stretches from the north-east of the site and links up with the motorway underpass near the Hayton Road intersection. Once the project is complete and the final balance of land determined, there is potential for this land to be licensed for A & P Show car parking if not required by the Council.

Section 2

- 3.12 121 Wigram Rd, Pt Lot 1 DP 302504, Fee Simple, approximately seven hectare in area. A large flat paddock of land exists to the south-west, with a retention basin area to the right to the north-east of the site exists Pump Station P105 and associated area.
- 3.13 This land is undeveloped but is primarily level. The main paddock (approximately 5.1 hectare) appears fit for redevelopment purposes given the proximity to available Wigram Road services.

4. Cont'd

Zoning and Plans

- 3.14 Both sections above are zoned 'Open Space 3C – Agribusiness Centre' in the City Plan. The immediate area is a mixture of light industrial businesses on the north side of Wigram Road, zoned B4 and B5. A recreation reserve exists to the south-west of Section 2.
- 3.15 Prior geotechnical investigations for the land have established a limited range of the Council uses due to the high water table. For example, the large paddock of Section 2 was once considered for cemetery land.
- 3.16 If the land was to be re-zoned for purposes other than Agribusiness, light industrial (Business 4) is the likely recommendation.
- 3.17 The Council's internal asset owner, the Parks Unit, have previously indicated there to be no long term plans for the above sites. However the use of main paddock within Section 2 could be retained for future sports fields if required.

Site Identification

- 3.18 In conjunction with the Association's submission on the Nga Puna Wai Sports Hub, Council staff identified the areas of land described in the Land Division section above, to potentially appease the Association's main concerns over the short to medium term.
- 3.19 **Attachment 2** shows the areas within the identified land which appear suitable for leasing opportunities:

Area A – 5.1 hectare (approximately)
Area B – 0.67 hectare (approximately)

Note: These areas are subject to a final measure and the completion of the Wigram-Magdala Over Bridge project as mentioned in the Land Division section above.

Expressions of Interest Process

- 3.20 Following site identification, as is required under Council procurement practice - staff completed an Expressions of Interest process in late 2014 with a view of receiving any alternative external uses for the land.
- 3.21 The EOI process was issued on 29 October 2014 and closed on 28 November 2014. Given the Agribusiness zoning and limited associated uses, a total of two responses were received:
- Canterbury Agricultural and Pastoral Association – Who proposed to use the land for annual show related activities (grazing, car parking) and also future Association expansion.
 - E. and L. Giltrap – Who proposed to use the land for general grazing purposes associated with their personal business.
- 3.22 Following scoring evaluation by the Council stakeholders, the Association achieved the highest weighted score by a substantial margin.

The Council staff then commenced negotiations with the Association to explore their desired use of the land for the intended term.

Discussions with Canterbury Agricultural and Pastoral Association and intentions for the Land

- 3.23 The Association have now identified the areas of land within **Attachment 2** as potential long term solutions to their immediate car parking/grazing issues as well as future growth potential.

4 Cont'd

- 3.24 Staff accept that the Association have only completed a high level assessment of the proposed use given the uncertainty around lease approval and the financial investment required to commence investigations. However, the Association have provided their intentions for the leased areas within **Attachment 4**, which are summarised as follows:
- 3.25 Area A – Stock grazing, car parking, horse stabling for equestrian events, future growth opportunities in the form of new office buildings to house administration staff and conference facilities for rural 'not for profit' organisations.
- 3.26 Area B – Potentially relocate their current administration building from the main park lease area to free up space for the Show, car parking and stock grazing.
- 3.27 Not all of the Association's proposed uses for the land are permitted under the current Open Space Zoning e.g. new office buildings. The Association accepts the responsibility for resource consent and cost required for any use that sits outside of the current zoning limitations.
- 3.28 The Association proposes to finance their office building developments through partnerships with relevant agribusiness entities. Given the uncertainty surrounding Council decision and the prematurity of the project, these details are yet to be provided to Council staff.
- 3.29 The Association have firmly expressed their desire for a 100 year lease of the available sites at a nominal rental rate. The main basis for these requirements includes the Association's financial affordability, the show's benefit to the wider community and the legal requirement under the Agricultural and Pastoral Societies Act 1908 for any excess funds to be invested back into the organisation and annual show. These reasoning's are provided in greater detail within **Attachment 4**.
- 3.30 Based on disclaimers within the EOI document and the level of regional significance which negotiations have evolved to - staff deem it acceptable they provide options that move from the original advertised short/medium term opportunity, to long term solutions which include unilateral dialogue with the Association.

4. COMMENT**Statutory limitations regarding lease options**

- 4.1 The Council staff have communicated to the Association the regulatory constraints with respect to leasing the land, specifically:
- 4.2 Resource Management Act, Section 218 - This defines any lease of more than 35 years to be the division of an allotment. Therefore, for any lease to be granted beyond a 35 year term then sub-division of the leased area is required from the existing title. The Council staff have made no assurances regarding the sub-division process and all involved costs would be borne by the Lessee.
- 4.3 Local Government Act, Section 138 – The land in question is deemed 'park', the Act considers any lease agreement over six months to be a 'disposal' which requires public consultation. This process will be required for any lease offered over six months in length.
- 4.4 It is has been recommended the Association initiate their due diligence in relation to sub-division requirements of the sites in question.

Re-Zoning and Value of Land

- 4.5 Council staff have received valuation advice on the land in question, **Attachment 3**.
- 4.6 When comparing local data, estimates place the sale value in the current zoning format at approximately \$1,000,000.

4 Cont'd

- 4.7 If the land was re-zoned to match similar industrial areas of its surroundings, for example 'Business 4' or 'Business 5' - then the land is potentially worth approximately \$10,000,000.

Canterbury Agricultural and Pastoral Association's Financial Position

- 4.8 Staff have received a copy of the Association's latest annual report, for the year ended 31 December 2014.
- 4.9 The Council's Finance team have reviewed the figures and provided comment that The Association is in a slightly better position from the previous review in 2013 (where the Council resolved to reduce the annual lease rental to \$1 per annum). The Association is nearing a time when they will be un-burdened from their saleyards loan commitments. However, it appears evident that the Association is still not in a position to pay a commercial rental on the leased areas.
- 4.10 Presently the Council provides funding to the Association in the form of an annual \$100,000 grant via the Events Team. It is understood that these funds are provided in a lump sum for the sole purpose of assisting the running of the annual show.

5. OPTIONS FOR THE LAND**Land Options**

- 5.1 The Council staff therefore provide the following options to determine the future of the land in question:

Option 1 – 35 year lease to Canterbury Agricultural and Pastoral Association

- 5.2 With respect to areas A and B of **Attachment 2**:
- 5.2 Provide delegation to the Manager Property Consultancy to deal unilaterally with the Association and grant a maximum lease term permissible under the Resource Management Act, being 34 years and 364 days.
- 5.4 This option retains ownership of the land with the Council for any future requirements, whilst providing a 'medium to long' term solution to the Association's immediate issues, most notably - grazing and car parking. This duration will also provide scope for the Association to expand as permanent or re-movable buildings could be located to the leased areas.
- 5.5 The Council's option to sell the land for financial gain will be forgone and placed on hold for the duration of the lease term.
- 5.6 This option is un-favoured by the Association who hold firm views of pursuing a longer tenure of 100 years based on their proposed development of the land and associated financial investment.
- 5.7 The Council staff do not recommend a deviation from standard leasing practices when no guarantee can be assured of the Association's growth vision. A lease term beyond the Resource Management Act limitations of 34 years and 364 days is highly irregular on fee simple land.
- 5.8 There is a probable chance that should Association wish to continue on the site beyond the 35 year lease expiry, they would be the successful tenderer at that time based on their history and investment on the site.
- 5.9 The Council staff intend to break the lease term into a series of renewal periods which are aligned to the existing lease agreement surrounding the sale yards land. This includes a requirement that any renewal on this new agreement may only be exercised if the existing park lease is renewed (pending sub-divisions issues).

4 Cont'd

Option 2 – 100 year lease to the Canterbury Agricultural and Pastoral Association

- 5.10 With respect to areas A and B of **Attachment 2**:
- 5.11 Provide delegation to the Manager Property Consultancy to deal unilaterally with the Association and grant a maximum lease term of 100 years including renewals, subject to all statutory requirements being satisfied, including sub-division of the land and public consultation as noted within the statutory limitations regarding lease options section above.
- 5.12 The lodging and costs relating to the necessary sub-division are to be borne by the Lessee and no prior assurances are given by Council regarding this process.
- 5.14 This option greatly considers the Lessee's need for the land regarding their operations and the annual show. The long term tenure for the Association will appease any immediate issues, secure their presence on the site and provide opportunities to grow the show over the long term.
- 5.15 This option accounts for an endeavour from the Council to ensure the Association becomes self-sufficient and lessens the need for the annual Council grant noted in the Canterbury Agricultural and Pastoral Association's Financial position above.
- 5.16 This term is the preferred lease term from the Association.
- 5.17 Staff believe consistency must be paramount and are concerned when considering any lease term beyond standard leasing practice. A 100 year lease is highly irregular when comparing the current portfolio and effectively removes Council utilisation for a life time.

Option 3 – Investigate options to re-zone and sell the land

- 5.18 With respect to sections 1 and 2 of **Attachment 1**:
- 5.19 Provide instruction for staff to investigate sub-division requirements, re-zoning options and sale of the land through standard the Council land disposal processes, following completion of the Wigram/Magdala over bridge project as detailed in the Land Division section above.
- 5.20 This option outweighs the Association's stated need for the land, in favour of the Council financial requirements. The investigations by staff will include a potential re-zone to a Business industrial specification, with reference to the values noted in **Attachment 3**.
- 5.21 Once information is received and the required processes are complete, further staff reporting will be submitted for elected member decision.

Option 4 – Status quo

- 5.22 Do nothing and retain the land under the Council ownership for future uses which are yet to be determined.
- 5.23 Note: For all options above, the Public Works Act (Section 40) stipulates, should the land be deemed no longer required for any public work or exchange, the land is to be offered back to the original vendor of the land from whom the Council originally purchased, at market value. The market value is determined at the time the land is declared surplus by Council. The land in question was originally purchased from the A & P Association in 2001. If a lease is to proceed then the intended Lessee is the same as the original vendor and therefore no issues from Section 40 are expected to occur in that scenario.

4 Cont'd

Rental Options

5.24 In relation to Options 1 and 2 (a lease of the land), rental options are provided as follows:

(a) Nominal Rental:

Charge the Lessee a nominal rental of \$1 + GST per annum.

This method is requested by the Association and matches the current rent charged at their present lease and licence areas on the park. This option greatly accounts for the community and economic benefit received from the Association's running of the annual show.

Note: Refer to comments in section 3 The Canterbury Agricultural and Pastoral Association and Site History above, regarding 2013 the Council decision reducing current lease rent.

(b) Market Rental - percentage of land value:

Charge the Lessee a market rate which is calculated as a percentage of the land value.

The valuation advice received in **Attachment 3** provides a six percent return based on data relating to industrial leases, which likely provides for wider uses of the land than the current agribusiness zoning of which no comparable rents are available.

Therefore, it is suggested to provide a market rental at the same percentage as the original lease mentioned in the history section above – being five percent of land value:

Area A = \$38,250 plus GST

Area B = \$5,025 plus GST

TOTAL = \$43,275 plus GST (subject to final measure)

Based on recent discussions, it is expected that the Association would not accept a market rental based on their mentioned affordability.

6. FINANCIAL IMPLICATIONS

- 6.1 If a lease scenario is determined then a rental will be received, this will include either a nominal rate or a market value depending on the approach taken by elected members. Current market rates estimate the commercial rental to be approximately \$43,275 plus GST. The Council will save a minor balance of funds by not needing to maintain the land via City Care.
- 6.2 Current market valuation advice places the land sale value at approximately \$1,000,000 in the current zoning format. A potential zoning change to 'Business 4' or 'Business 5' places an estimate market value at approximately \$10,000,000. Refer to **Attachment 3**.
- 6.3 If the land is sold then the Council will no longer be required to maintain the grounds, in the same reference as 6.1.
- 6.4 If the Council determines that the land is to be retained for future public use, then no rental or sale funds will be received and the cost to maintain the grounds will continue as current.

4 Cont'd

7. STAFF RECCOMENDATION

It is the recommendation of staff that the Council:

- 7.1 Adopt Option 1 and provide delegation to the Manager Property Consultancy to deal unilaterally with the Canterbury Agricultural and Pastoral Association to conclude lease negotiations up to a maximum term of 34 years and 364 days (renewals inclusive). The lease agreement being subject to satisfaction of necessary regulatory processes, including public consultation.
- 7.2 Should either Option 1 or Option 2 be adopted, further adopt the following rental option for the determined lease term (as detailed in section 6.2 above):
 - 7.2.1 Nominal Rental - \$1 plus GST per annum

18 June Report

**REGULATION AND CONSENTS COMMITTEE
16.7.2015**

**A meeting of the Regulation and Consents Committee
was held in Committee Room 1
on 16 July 2015 at 9am.**

PRESENT: Councillor David East (Chair)
Councillors Ali Jones, Glenn Livingstone, Paul Lonsdale and Tim Scandrett.

APOLOGIES: Councillor Vicki Buck for absence.
Tim Scandrett for early departure at 10.24am.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. MAKING THE NOTIFICATION DECISION FOR RESOURCE CONSENT APPLICATIONS

		Contact	Contact Details
Executive Leadership Team Member responsible:	Chief Planning Officer, Strategy and Planning Group	Y	Diane Campbell x8281
Officer responsible:	Resource Consents Manager, Strategy and Planning Group	Y	Lelanie Crous x6272
Author:	Planning Administration Manager, Resource Consents Unit	Y	John Gibson x8695

1. PURPOSE AND ORIGIN OF REPORT

- 1.1 This report has been prepared following a briefing note which was discussed at a Council workshop on 22 April 2015. It follows recent concerns related to decision making on resource consent applications, in particular decisions on whether or not to notify an application.
- 1.2 The report is also in response to:
 - 1.2.1 issues raised in the 2013 Ministry for the Environment review; and
 - 1.2.2 a report that went to the Council to update the delegations register which was deferred.

2. SUMMARY

- 2.1 Notification decisions on resource consent applications are delegated to either a Hearings Panel, Commissioner or staff. In exercising decision making powers on resource consent applications, the principles of natural justice apply. This is because the Council is acting as a quasi-judicial body in exercising its functions under the Resource Management Act. Decisions must be based on technical evidence and cannot be politically motivated.
- 2.2 Record numbers of applications are being received at this time and are still increasing. There is also ongoing scrutiny of resource consent processes as a key rebuild activity. It is therefore important that processes are efficient and facilitate the recovery.
- 2.3 There have been three reviews of resource consent processes since 2011, the most notable being the Ministry for the Environment Review 2013. There is also a recent High Court decision and a report on best practice delegations prepared for Wellington City Council. They all indicate concerns with elected member involvement in making decisions on resource consent applications.

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3. BACKGROUND

- 3.1 Since 2004, there have been ongoing amendments to the Resource Management Act. Those amendments have sought to streamline the processing of resource consent applications. Amendments have included removing a presumption of notification and a focus on ensuring statutory timeframes have been complied with. Further changes were implemented in March 2015 and recently signalled changes by the government are likely towards the end of 2015.
- 3.2 The Replacement District Plan is also underway with hearings for Phase 1 Chapters being heard. The statement of Objectives under the Order in Council for the Replacement District Plan include *reducing the number of resource consents required and less notification of resource consent applications*. The District Plan sets out what requires resource consent and the matters to be considered.
- 3.3 At a national level there continues to be a focus on streamlining the processing of resource consent applications.
- 3.4 While there continues to be a focus on streamlining resource consent processing, the other side is that less resource consents and less notification mean that there is less of an opportunity for neighbours and local residents to be involved.
- 3.5 Currently the Council's Resource Consents Unit is processing around 2,600 resource consent applications a year. This is approximately double pre-earthquake levels and numbers are tracking towards 3,000 for the 2014/2015 year.
- 3.6 From the time an application is received the Council has a statutory requirement of 20 working days to make the notification decision for all applications. In the central city applications have to be processed in five working days or 10 working days, so a decision on notification needs to be made earlier. These timeframes are required to be met 100 per cent of the time. There are also statutory and Council timeframes for making the substantive decision on resource consent application ranging from five, 10, 20 and 70 working days. If applications are not processed within the required statutory timeframe, there is a financial penalty to Council. It is required to discount processing fees at 1 per cent per day the application exceeds the timeframe. A league table is also produced every two years by the Ministry for the Environment publishing the results of each Council.
- 3.7 In 2014 approximately 99 per cent of applications processed were non-notified and 1 per cent (26 out of 2,596) notified. These figures are very similar to those for other large metropolitan authorities: Wellington City Council 0.65 per cent, Auckland 1.44 per cent, Hamilton 0.33 per cent and Hutt City 0.5 per cent.
- 3.8 Currently 99 per cent of applications are being processed within statutory timeframes. The number of applications being received and tight timeframes means there is constant pressure on staff to process applications as quickly as possible.
- 3.9 In 2012 Ken Lawn, a Local Government Consultant and Planning Consultant, was asked by the Council to review the Council's resource consent processes. The Lawn report made a number of recommendations. Implementation of these was in part overtaken in 2013 when the Ministry for the Environment undertook a review of the Council's resource management planning and consenting delivery. The Ministry for the Environment review report made the following comment in its executive summary:

"In general we think that the consent process is working well in regard to timeframes. However, there are elements of the processing system that could be improved to make meeting the timeframes more achievable, and improve the applicant's experience."

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- 3.10 The report included a number of recommendations and these are being implemented by Council staff. Council staff meet with Ministry for the Environment staff on a regular basis to monitor implementation of the recommendations. There is ongoing Ministry for the Environment scrutiny of the Council's resource consent delivery. To facilitate the rebuild and avoid further Central Government involvement it is critical the Council continues to look for processing efficiencies and improvements. It is also important that processes allow for the efficient processing of resource consent applications.

4. LEGAL CONSIDERATIONS

- 4.1 The two key decisions which have to be made when processing a resource consent application are:
- deciding how an application will be processed i.e. notified, limited or non-notified (Section 95 of the Resource Management Act); and
 - deciding whether to grant or refuse consent (Section 104 of the Resource Management Act). This is commonly called the substantive decision.
- 4.2 When the Council makes decisions on resource consent applications in terms of s95 and s104 it is bound by the principles of natural justice. This is because the Council is acting as a quasi-judicial body in exercising its functions under the Resource Management Act. These principles set the parameters within which decision making powers for resource consents must be exercised.
- 4.3 Sections 95 to 95G of the Resource Management Act 1991 set out the requirements for notification of a resource consent application. In essence there are certain circumstances when an application must be publicly notified (section 95A(2)):
- the applicant requests it;
 - the activity will have or is likely to have adverse effects on the environment that are more than minor;
 - a rule or national environment standard requires public notification; or
 - there are special circumstances (section 95A(4)).
- 4.4 There are other circumstances when an application must not be publicly notified (s95A(3)). If an application qualifies to be dealt with as non-notified, the decision must be for non-notification. A decision maker cannot notify an application if the evidence points to non-notification and cannot come to a contrary view without supporting evidence. In a recent High Court case (*The Associated Churches of Christ Church Extension and Property Trust Board v Auckland Council*) where the decision of a panel of elected members to notify an application was set aside, Judge Toogood made the following comment on this matter in his conclusion that the decision to require notification was unreasonable:
- (a) *The Committee's decision that section 95A(2)(a) applied could only have been reached on the basis that the Committee failed to take into account the compelling evidence to the contrary. There was no reasonable basis on which the Council could have concluded that removal of the building would have a more than minor adverse effect on the environment, so as to engage section 95A(2)(a) and require notification.*
- 4.5 It is not appropriate or legal to have rigid policies for notification or non-notification. Every application is different and must be assessed on its merits in terms of the facts and legal framework.
- 4.6 It does not matter if the decision maker is a Hearings Panel with elected members, a commissioner or officer subcommittee. The same rules and policy framework set out in the City Plan and requirements of the legislation have to be considered.

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- 4.7 A decision maker must make the decision on the evidence presented. If a decision maker does not like the evidence they cannot ignore it or apply a different set of evidence they wish existed.
- 4.8 The scale of a proposal is not the issue; in certain circumstances large developments can be validly approved on a non-notified basis. The issue is the nature and extent of any adverse effects of the proposal on the environment or on other parties. That assessment is not made in a vacuum. It must acknowledge the requirements of the Resource Management Act and associated case law, as well as the information presented.
- 4.9 Notification is not a political decision. An application cannot be notified because it may be opposed by an elected member, Community Board or the Council. Similarly an application cannot be notified because it may be controversial or opposed by a large number of people or there is a clamour for public notification.
- 4.10 A decision maker cannot take a political advocacy approach to making notification decisions. Their powers are fettered and they must absolutely operate within the principles of natural justice.
- 4.11 The Resource Management Act 1991 has undergone significant reform since 2004 which has had the effect of raising the bar for when applications require public notification. There has been an intent to streamline the resource consent process that includes less notification. This intent is reflected in the following comment from Judge Toogood in The Associated Churches of Christ Church Extension and Property Trust Board and Auckland Council Case:
- "The conclusion that the Committee's decision was not one that it could reasonably have made is supported by reference to the 2009 amendment to the RMA which was designed to increase efficiency in the consent process. The Court of Appeal in Coro Mainstreet held that the amendment was intended by Parliament "to provide greater certainty to councils in relation to non-notified decisions **and to facilitate the processing of resource consents on a non-notified basis**". The Court pointed to various factors in support of this interpretation, such as the fact that the presumption in favour of notification had been removed and was replaced with discretion whether to notify an application. The amendment provides limited scope to challenge Council's decisions to notify. If Parliament's intention was to allow things to be done more speedily, requiring notification when it is pointless runs contrary to the purpose of the 2009 Amendment Act."*
- 4.12 If an applicant considers a decision on notification was not made lawfully by the Council, they can seek a judicial review of that decision in the High Court. This is what happened in the case referred to above.
- 4.13 Since September 2014 the Resource Management Act requires all hearing decision makers to be accredited. Accreditation requires passing the "Making Good Decisions" course which is run by Opus on behalf of the Ministry for the Environment. This involves attending a two day course and completing and passing a written project. Currently there are six accredited elected members, two councillors and four Community Board members.
- 4.14 Although the s95 notification decision does not require a hearing, the Council's practice is for the same body to make both the s95 and s104 (substantive) decisions. This practice promotes efficiency and avoids the likelihood of the substantive decision maker determining that a non-notified application ought to have been notified. The effect of this practice is that elected members who are on a Hearings Panel making a Section 95 decision need to be accredited.

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5. DELEGATIONS AND DECISION MAKING

- 5.1 The power to make all decisions relating to resource consent applications, both the s95 decision and s104 decision, have been delegated to a Council Hearings Panel. A panel consists of three persons and typically operates with 2 elected members and an independent commissioner who commonly writes the decision.
- 5.2 A lesser range of powers is delegated to the Resource Management Officer Sub-committee (RMOS) which comprises any two of several senior planning positions. In particular the Resource Management Officer Sub-committee can make decisions on notification and granting non-notified applications. It is not delegated to make decisions on notified applications or decline consent to applications.
- 5.3 Independent commissioners are also commonly used to make decisions on notification and whether to grant or decline consent to an application. Reasons for using a commissioner include conflicts of interest, the need to meet statutory time frames and joint hearings with Environment Canterbury.
- 5.4 In practice, to deal with the large volume of applications efficiently and consistently meet time frames, the majority of s95 and s104 decisions are made by the Resource Management Officer Sub-committee. Most of these applications are routine and give rise to few issues.
- 5.5 There has been a past practice of referring potentially controversial applications to Hearing Panels to make both the s95 and s104 decisions. The reason for this practice was to address interest from elected members in relation to decisions on particular categories of resource consent applications. The practice has been rarely implemented since the earthquakes and subsequent changes arising from reviews. This has meant that commissioners have been more involved in decision making for these applications.
- 5.6 The practice of referring potentially controversial applications to a Hearings Panel or a commissioner for decision making was criticised in the Ministry for the Environment review. In essence the review considered that:
- only applications where there is a potential conflict should be sent to commissioners;
 - the governance role (that is the role of elected members) should be in setting the Resource Management Act policy through the District Plan;
 - the quasi judicial role of decision making should be made in terms of that policy, and is more a resource management implementation role;
 - as a matter of best practice delegations should be a single officer.
- 5.7 The Reviewers went on to comment that:

"In our view the resource management delegations are in need of a thorough review, with a direction to provide delegation, within formal policy and statutory process, to the lowest competent level possible within the resource consents team in order to provide efficiency of process and to maintain quality and consistency of decisions.

We believe that the staff's skill and confidence in making such decisions can be enhanced if they have the clear authority and the confidence and support of senior management and councillors.

We recommend the practice of using a list of "potentially controversial" application types should be reviewed and the delegations manual amended."

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- 5.8 A further issue that was commented on in the Ken Lawn report was in relation to the performance of elected members on hearings panels. In his 2011 review he wrote:

"I think that the elected members serving on hearings panels needs to be on notice that their performance needs to improve. There are very good councillors and community board members who serve on the panels, but there are occasions when panel members stray from good practice. I think that there should be a feedback mechanism from commissioners about the performances of panels, possibly to the chair of the regulatory and planning committee, or whatever group is in the end delegated to appoint hearings panels. Another suggestion is from time to time to use an external reviewer to sit through hearings panels and provide feedback."

- 5.9 In 2012 a report was prepared for the Wellington City Council by Tattico Limited titled "Resource Management Act Resource Consent Delegations: Best Practice". The report is an analysis of best practice decision making for resource consent applications. It deals with decisions on the notification or non-notification of applications, and the determination of applications. It examines whether those decisions should be made at a political or officer level.

- 5.10 The report points out that best practice is to delegate the process decision on whether an application should be non-notified, limited notified or notified, to staff. The reasons for this are:

- The notification decision is a technical / administrative decision. It is clearly not a political or policy matter. It is an assessment of the facts of the application evaluated against the requirements of the Resource Management Act and the provisions of the district plan, and assessed in terms of particular community neighbour and site circumstances. Where there is an evaluative judgement to be undertaken, these are inevitably a technical professional judgement.
- There are particularly tight timeframes for notification decisions on resource consents. Delays in this decision making quickly compound to create time problems with the processing of applications. In the current environment this leads to refunding of resource consent fees and effective ratepayer subsidy of development costs.
- The notification process is not a political decision. The Council's discretions are very much circumscribed by statute and district plan. This is not, and cannot be, a political process.

- 5.11 Key findings in the Executive Summary of the report include the following:

- *Best practice is to delegate non-notification/notification decisions to the Chief Executive (who on-delegates to appropriate staff). These are largely technical/administrative decisions taken in tight timeframes operating under the parameters of the principals of natural justice, the requirements of the Resource Management Act and the policy positions of the district plan.*
- *Common and best practice is to delegate core non-notified resource consent applications determinations to the Chief Executive (who on-delegates to appropriate staff). Core non-notified applications represent more than 90% of applications by number. They are generally straightforward applications, often supported with neighbours' consent where the proposal impacts the adjoining property(s). The reason for delegating this matter to the Chief Executive is for the same reason as the non-notification/notification decision above, but also due to the significant number of applications to be processed and the inability to deal with these other than through delegations to the Chief Executive.*

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- *Practice varies in dealing with non-notified controversial applications. These are few by number. Best practice is to delegate these provisions to the Chief Executive. It must be recognised that if the effects of a proposal are significant in terms of the District Plan policies and rules, and potentially impacted parties have not given their consent, then invariably the application will either be limited notified or fully notified.*
- 5.12 It is important to keep in mind that elected members on a Hearings Panel making a notification decision cannot take the advocacy role which local residents may be wanting or demanding. Neither can other elected members try and influence an elected member on a Hearings Panel.
- 5.13 On this matter the Tattico Report comments that where an elected member, Community Board or the Council itself wants to champion the community and take a proactive role in resource consent matters they should stand aside from the decision making role and take an active part as an advocate for the community. The report notes that this is the appropriate mechanism for elected members to pursue community issues.
- 5.14 It is also important to keep in mind that the tight timeframes for making the notification decision mean that if elected members are involved they would need to be accredited and available at short notice.

6. CONCLUSION

- 6.1 Staff are dealing with a large number of applications at the moment and continue to look for efficiencies and improvements. This is necessary as there is considerable pressure to continue to achieve very high compliance with statutory timeframes. It is important that processes allow the efficient processing of resource consent applications.
- 6.2 The majority of applications staff deal with are routine and few issues arise during processing. This is evident from the small number of issues that arise in the context of processing around 2600 applications each year. The Ministry for the Environment reviewed the processing of 100 applications and found very few and minor issues with the processing of those applications. There have also been no recent successful judicial reviews of notification decisions although that could partly be due to the high costs involved in seeking a review.
- 6.3 There are a number of applications however that raise concerns with local residents and elected members. That may be more about the decision itself rather than the correctness of the decision. As mentioned above there has been a move away from notification in the Resource Management Act and this may be symptomatic of that change.
- 6.4 There are arguments for and against elected members being involved in making notification decisions on applications. Elected members are representatives of their community and can bring a community and local perspective to decision making. On the other hand an elected member on a Panel cannot take an advocacy role which local residents may be wanting. There is also a legal and reputational risk that decisions are not technically correct. This has been highlighted in *The Associated Churches of Christ Church Extension and Property Trust Board v Auckland Council* case.
- 6.5 Finally the Ministry for the Environment review raised concerns with the list that refers applications to a Hearings Panel for notification decisions. Their recommendation is that it be abandoned. Time delays and issues associated with the lawfulness of decisions could also potentially renew interest in resource consenting by the Ministry for the Environment and other interested government agencies such as Canterbury Earthquake Recovery Authority.

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7. STAFF AND COMMITTEE RECOMMENDATION

That the Council approve that:

- 7.1 Hearings Panels are not used for resource consent decision making at this time.
- 7.2 A further report is brought to the Council in approximately 12 months' time and no later than 1 July 2016 to review the practice.
- 7.3 A list of applications be sent weekly to the applicable Community Board.
- 7.4 Applications considered of interest by staff to be circulated as soon as practicable following receipt of a complete application to the applicable Community Board for their information.

Councillor David East requested that his vote against the recommendation be recorded.

PART B - REPORTS FOR INFORMATION

2. DECLARATION OF INTEREST

There were no declarations of interest.

3. DEPUTATIONS BY APPOINTMENT

There were no deputations.

4. UPDATE OF THE BUILDING CONTROL AND CITY REBUILD GROUP

Staff spoke to the Committee regarding the Building Control and City Rebuild Group's monthly update report.

The Committee **decided** to note the content of the report.

5. REGULATORY COMPLIANCE ACTIVITY REPORT

Staff spoke to the Committee regarding the Regulatory Compliance Group's report covering activity for the 2014-2015 financial year.

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

6. MONTHLY REPORT ON RESOURCE CONSENTS

Staff spoke to the Committee regarding the monthly update report on Resource Consents.

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

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PART C - DELEGATED DECISIONS

7. APOLOGIES

The Committee **resolved** to accept an apology for absence from Vicki Buck, and an apology for early departure from Tim Scandrett who left the meeting at 10.24am and was absent for part of clause 6 and clause 1.

The meeting concluded at 11.10am.

CONSIDERED THIS 13TH DAY OF AUGUST 2015

MAYOR

Representation Review 2014-15 Initial Proposal

Contact: Jenny Hughey

jenny.hughey@ccc.org.nz

Ph 941-8439

1. Purpose and Origin of Report

Purpose of Report

- 1.1. To recommend the formal adoption of the Council's initial proposal for representation arrangements for the 2016 and 2019 elections and that the proposal be distributed for public consultation.
- 1.2. The Council is required to adopt an initial proposal for public consultation on its representation arrangements for the 2016 election. Following adoption the proposal must be publicly notified inviting the public to make submissions on it. The Council must consider, and hear if requested, any submissions received on its proposal and based on those submissions, either confirm or amend the proposal as its "final" proposal. This process must adhere to a statutory timeline and process.

Origin of Report

- 1.3. This report is to fulfil the resolutions passed at the Council Meeting on 23 July 2015, namely, that the Council:
 - adopt the 16 single member ward model detailed in the report for its Initial Representation Proposal for public consultation
 - instruct staff to develop this option into an Initial Representation Proposal (which complies with Section 19K of the *Local Electoral Act 2001 (LEA)*) for adoption by the Council on 13 August 2015
 - instruct staff to develop a consultation plan and timeframe which complies with Section 19M of the LEA for approval by the Council on 13 August 2015.
- 1.4. The report to the Council on 14 May 2015 detailed how the Council had complied with the legislative requirements and the Local Government Commission's recommended process.
- 1.5. The report to the Council on 23 July 2015 presented the preferred three options arising from the review of representation arrangements for the 2016 local government elections. It discussed the advantages and disadvantages of the options and the associated marginal costs of each option.

2. Significance

- 2.1. The decision(s) in this report are of medium significance under the Christchurch City Council's Significance and Engagement Policy.
- 2.2. The level of significance was determined as medium because although a large number of people are affected by the representation review, the impact on them is relatively minor.
- 2.3. The community engagement and consultation outlined in the 14 May and 23 July 2015 reports reflect the requirements of the *Local Electoral Act 2001* and the *Local Government Act 2002 (LGA)*.

3. Staff Recommendations

Based on the prior resolutions of the Council and the direction given by elected members in workshops and briefings, it is recommended that the Council resolves under sections 19H and 19J of the *Local Electoral Act 2001* to adopt the following Initial Proposal for the Christchurch City Council for the elections to be held in 2016 and elections thereafter until altered by a subsequent decision:

- 3.1. That the members of the Christchurch City Council other than the mayor be elected under the ward system for the 2016 local authority elections.
- 3.2. That the Council shall comprise a mayor and 16 members.
- 3.3. That the current wards and communities be abolished.
- 3.4. That the city be divided into 16 wards with each ward electing one member.
- 3.5. That the population each member will represent is as follows:

Ward	2013 Usually Resident Population	Elected Members	Population per Elected Member
Banks Peninsula - Sumner	19,869	1	19,869
Burwood	21,579	1	21,579
Cashmere	20,148	1	20,148
Central	19,803	1	19,803
Coastal	23,205	1	23,205
Fendalton	19,908	1	19,908
Halswell	22,812	1	22,812
Harewood	21,849	1	21,849
Hornby	22,182	1	22,182
Linwood	20,274	1	20,274
Marshlands	23,442	1	23,442
Mcleans	19,755	1	19,755
Papanui	22,884	1	22,884
Riccarton	20,448	1	20,448
Spreydon	22,971	1	22,971
Woolston	20,361	1	20,361

- 3.6. That the population that each member represents is within the range of 21,343 +/- 10 per cent (19,209-23,477) in accordance with section 19V(2) of the *Local Electoral Act 2001*.
- 3.7. That the 16 wards reflect the following identified communities of interest:

Proposed Ward	Area Unit ID	Area Unit
Banks Peninsula-Sumner	596800	Akaroa
	596901	Akaroa Harbour
	596902	Banks Peninsula Eastern Bays
	596502	Diamond Harbour
	596503	Governors Bay
	591300	Heathcote Valley
	597102	Inland Water-Lake Ellesmere South
	625101	Inlet-Port Lyttelton
	625102	Inlets-Banks Peninsula Bays
	597101	Little River
	596400	Lyttelton

Proposed Ward	Area Unit ID	Area Unit
	596102 596000 596600 596504 596200	Moncks Bay Mt Pleasant Port Levy Quail Island Sumner
Burwood	593100 592900 593800 592811 592812 593200 592702 592820 590501 593000 590505	Aranui Avondale Bexley Burwood Dallington Richmond North Shirley East Travis Travis Wetland Wainoni Westhaven
Cashmere	594400 595500 595400 591101 591102 591200 591300 594100 594300 594900	St Martins Beckenham Somerfield Cashmere West Cashmere East Rapaki Track Heathcote Valley Woolston South Opawa Barrington South
Central	519700 519500 592600 591600 593200 593300 592402 592401	Avon Loop Cathedral Square Edgeware Hagley Park Richmond North Richmond South St Albans East St Albans West
Coastal	596101 593800 595800 595600 590602 595700 595900 590604 590603	Avon-Heathcote Estuary Bexley New Brighton North Beach Parklands Rawhiti South Brighton Styx Waimairi Beach
Fendalton	589200 589500 589400 589300 590000 592200 590701 592100 589700	Bryndwr Deans Bush Fendalton Holmwood Ilam Merivale Mona Vale Strowan Westburn
Halswell	587845 587846 587302 587842	Aidenfield Halswell Domain Halswell South Halswell West

Proposed Ward	Area Unit ID	Area Unit
	587847 595300 595200 587903 590300 587304 587303 587844 587702	Hendersons Basin Hillmorton Hoon Hay South Kennedys Bush Middleton Oaklands East Oaklands West Westmorland Wigram
Harewood	592000 588700 588900 588600 589100 591900 588800 589000	Aorangi Bishopdale Burnside Harewood Jellie Park Papanui Russley Wairarapa
Hornby	587812 587400 587500 587830 587821 587701 587822 587811	Broomfield Hornby North Hornby South Islington Paparua Sockburn Templeton Yaldhurst
Linwood	593400 593800 593900 594020 593501 593700 593600 593502 594100 594010	Avonside Bexley Bromley Ferrymead Linwood Linwood East Linwood North Phillipstown Woolston South Woolston West
Marshlands	588101 588200 588401 590400 590504 590506 590507 588102 590501 590604	Redwood North Styx Mill Belfast South Belfast Mairehau North Highfield Park Prestons Redwood South Travis Wetland Styx
Mcleans	589900 589800 588500 589601 587902 589602 588402 587811	Avonhead Avonhead West Bishopdale North Hawthornden Mcleans Island Merrin Sawyers Arms Yaldhurst
Papanui	588300 592701 591800	Casebrook Shirley West Northcote

Proposed Ward	Area Unit ID	Area Unit
	592500 588102 591900 592300 592702	Mairehau Redwood South Papanui Rutland Shirley East
Riccarton	589500 589400 590000 590701 590800 590702 587701 590100 590200	Deans Bush Fendalton Ilam Mona Vale Riccarton Riccarton West Sockburn Upper Riccarton Wharenui
Spreydon	594700 594800 594900 595300 595100 595200 590300 590900 595000	Addington Barrington North Barrington South Hillmorton Hoon Hay Hoon Hay South Middleton Riccarton South Spreydon
Woolston	594200 594500 594600 591200 593502 594010 594100 594300	Ensors Waltham Sydenham Rapaki Track Phillipstown Woolston West Woolston South Opawa

Note: Area Units in **BOLD** are split between two wards.

- 3.8. That the boundaries of each ward are those agreed at the Council meeting on 23 July 2015. **(Attachment 1)**
- 3.9. That there be seven communities represented by seven Community Boards in Christchurch as follows:

Community Board	Area Units
Akaroa-Wairewa	Akaroa, Akaroa Harbour, Banks Peninsula Eastern Bays, Inlets-Banks Peninsula Bays, Little River, Inland Water-Lake Ellesmere South
Fendalton-Harewood-Mcleans	Bryndwr, Deans Bush, Fendalton, Holmwood, Ilam, Merivale, Monavale, Strowan, Westburn, Aorangi, Bishopdale, Burnside, Harewood, Jellie Park, Papanui, Russley, Wairarapa, Avonhead, Avonhead West, Bishopdale North, Hawthornden, Mcleans Island, Merrin, Sawyers Arms, Yaldhurst
Halswell-Hornby-Riccarton	Aidanfield, Halswell Domain, Halswell South, Halswell West, Hendersons Basin, Hillmorton, Hoon Hay South, Kennedys Bush, Middleton, Oaklands East, Oaklands West, Westmorland, Wigram, Broomfield, Hornby North, Hornby South, Islington, Paparua, Sockburn, Templeton, Yaldhurst
Linwood-Burwood-Coastal	Avonside, Bromley, Ferrymead, Linwood, Linwood East, Linwood North, Phillipstown, Woolston South, Aranui,

	Avondale, Bexley, Burwood, Dallington, Richmond North, Shirley East, Travis, Travis Wetland, Wainoni, Westhaven, Avon-Heathcote Estuary, New Brighton, North Beach, Parklands, Rawhiti, South Brighton, Styx, Waimairi Beach
Lyttelton-Sumner	Diamond Harbour, Governors Bay, Inlets-Banks Peninsula Bays, Inlet-Port Lyttelton, Lyttelton, Port Levy, Quail Island, Heathcote Valley, Moncks Bay, Mt Pleasant, Sumner
Papanui-Marshlands-Central	Casebrook, Mairehau, Northcote, Papanui, Redwood South, Rutland, Shirley East, Shirley West, Belfast, Belfast South, Highfield Park, Mairehau North, Prestons, Redwood North, Styx, Styx Mill, Travis Wetland, Avon Loop, Cathedral Square, Edgeware, Hagley Park, Richmond North, Richmond South, St Albans East, St Albans West
Spreydon-Woolston-Cashmere	Addington, Barrington North, Barrington South, Hillmorton, Hoon Hay, Hoon Hay South, Middleton, Riccarton South, Spreydon, Ensors, Opawa, Phillipstown, Sydenham, Waltham, Woolston South, Woolston West, Barrington South, Beckenham, Cashmere East, Cashmere West, Heathcote Valley, Rapaki Track, Somerfield, St Martins

3.10. That the boundaries of each community are those agreed at the Council meeting on 23 July 2015. **(Attachment 2)**

3.11. That the communities be subdivided for electoral purposes as follows:

Community Board	Subdivisions	Area Unit
Fendalton-Harewood-Mcleans	Fendalton	Bryndwr, Deans Bush, Fendalton, Holmwood, Ilam, Merivale, Monavale, Strowan, Westburn
	Harewood	Aorangi, Bishopdale, Burnside, Harewood, Jellie Park, Papanui, Russley, Wairarapa
	Mcleans	Avonhead, Avonhead West, Bishopdale North, Hawthornden, Mcleans Island, Merrin, Sawyers Arms, Yaldhurst
Halswell-Hornby-Riccarton	Halswell	Aidanfield, Halswell Domain, Halswell South, Halswell West, Hendersons Basin, Hillmorton, Hoon Hay South, Kennedys Bush, Middleton, Oaklands East, Oaklands West, Westmorland, Wigram
	Hornby	Broomfield, Hornby North, Hornby South, Islington, Papanui, Sockburn, Templeton, Yaldhurst
	Riccarton	Deans Bush, Fendalton, Ilam, Mona Vale, Riccarton, Riccarton West, Sockburn, Upper Riccarton, Wharenui
Linwood- Burwood-Coastal	Linwood	Avonside, Bromley, Ferrymead, Linwood, Linwood East, Linwood North, Phillipstown, Woolston South
	Burwood	Aranui, Avondale, Bexley, Burwood, Dallington, Richmond North, Shirley East, Travis, Travis Wetland, Wainoni, Westhaven

Community Board	Subdivisions	Area Unit
	Coastal	Avon-Heathcote Estuary, Bexley, New Brighton, North Beach, Parklands, Rawhiti, South Brighton, Styx, Waimairi Beach
Papanui-Marshland-Central	Papanui	Casebrook, Mairehau, Northcote, Papanui, Redwood South, Rutland, Shirley East, Shirley West
	Marshlands	Belfast, Belfast South, Highfield Park, Mairehau North, Prestons, Redwood North, Redwood South, Styx, Styx Mill, Travis Wetland
	Central	Avon Loop, Cathedral Square, Edgware, Hagley Park, Richmond North, Richmond South, St Albans East, St Albans West
Spreydon-Woolston-Cashmere	Spreydon	Addington, Barrington North, Barrington South, Hillmorton, Hoon Hay, Hoon Hay South, Middleton, Riccarton South, Spreydon
	Woolston	Ensors, Opawa, Phillipstown, Sydenham, Waltham, Woolston South, Woolston West
	Cashmere	Barrington South, Beckenham, Cashmere East, Cashmere West, Heathcote Valley, Opawa, Rapaki Track, Somerfield, St Martins
Akaroa-Wairewa	Akaroa	Akaroa, Akaroa Harbour, Banks Peninsula, Eastern Bays, Inlets-Banks Peninsula Bays
	Wairewa	Little River, Inland Water-Lake Ellesmere South
Lyttelton-Sumner	Lyttelton	Diamond Harbour, Governors Bay, Inlets-Banks Peninsula Bays, Inlet-Port Lyttelton, Lyttelton, Port Levy, Quail Island
	Sumner	Heathcote Valley, Moncks Bay, Mt Pleasant, Sumner

3.12. That the community boards have elected and appointed members as follows:

Community board	Subdivision	Community board members	Appointed councillors
Fendalton-Harewood-Mcleans	Fendalton	2	1
	Harewood	2	1
	Mcleans	2	1
Halswell-Hornby-Riccarton	Halswell	2	1
	Hornby	2	1
	Riccarton	2	1
Linwood- Burwood-Coastal	Linwood	2	1
	Burwood	2	1
	Coastal	2	1
Papanui-Marshlands-Central	Papanui	2	1
	Marshlands	2	1
	Central	2	1

Community board	Subdivision	Community board members	Appointed councillors
Spreydon-Woolston-Cashmere	Spreydon	2	1
	Woolston	2	1
	Cashmere	2	1
Akaroa-Wairewa	Akaroa	2	1
	Wairewa	2	
Lyttelton-Sumner	Lyttelton	2	1
	Sumner	3	

3.13. That the population that the members of each subdivision will represent be as follows:

Community board	Population (2013 census)	Subdivision	Subdivision population	Community board members	Population per community board member
Fendalton-Harewood-Mcleans	67,512	Fendalton	19,908	2	11,252
		Harewood	21,849	2	
		Mcleans	19,755	2	
Halswell-Hornby-Riccarton	65,442	Halswell	22,812	2	10,907
		Hornby	22,182	2	
		Riccarton	20,448	2	
Linwood- Burwood-Coastal	65,058	Linwood	20,274	2	10,843
		Burwood	21,579	2	
		Coastal	23,205	2	
Papanui-Marshlands-Central	66,129	Papanui	22,884	2	11,022
		Marshlands	23,442	2	
		Central	19,803	2	
Spreydon-Woolston-Cashmere	63,480	Spreydon	22,971	2	10,580
		Woolston	20,361	2	
		Cashmere	20,148	2	
Akaroa-Wairewa	2952	Akaroa	1854	2	738
		Wairewa	1098	2	
Lyttelton-Sumner	16,917	Lyttelton	5271	2	3383
		Sumner	11,646	3	

3.14. That in adherence to Section 19K of the Local Electoral Act, the Council notes that the reasons for the proposed changes are that:

3.14.1 Substantial change has occurred in Christchurch since the 2010/11 earthquakes. Population movements and relocation of facilities, retail areas and schools have all affected the connection that residents feel with their communities. There has been a significant movement of population from the east towards the west part of the city, meaning a number of current wards no longer meet the requirements of 'fair representation' under the LEA.

3.14.2 In addition, the Banks Peninsula Ward does not comply with the fair representation requirement (+/- 10 per cent rule) set out in section 19V(2) of the LEA.

3.14.3 That the Council believes that this model better reflects the community feedback on communities of interest and effective representation.

3.15. That public notice be given of the proposals contained in this resolution.

3.16. That Council notes that the forward timeline is as follows:

Date		Activity
2015	Wednesday 26 August	Submissions open on the Initial Proposal
	5pm Friday 9 October	Submissions close
	Tuesday 27 October	The Council starts hearing oral submissions
	Saturday 31 October	The Council ends oral submissions
	Friday 20 November	Council publicly notifies its Final Proposal
	December 2015	Council forward all appeals and objections to its Final Proposal to the Local Government Commission
2016	February - March	Local Government Commission hearings (if needed)
	Monday 11 April	Final decision from Local Government Commission
	April - August	Appeals to High Court on points of law or judicial reviews (if needed)
	8 October	Local authority elections

3.17. That the entire Council sit to hear submissions on the Council's initial proposals.

Attachments

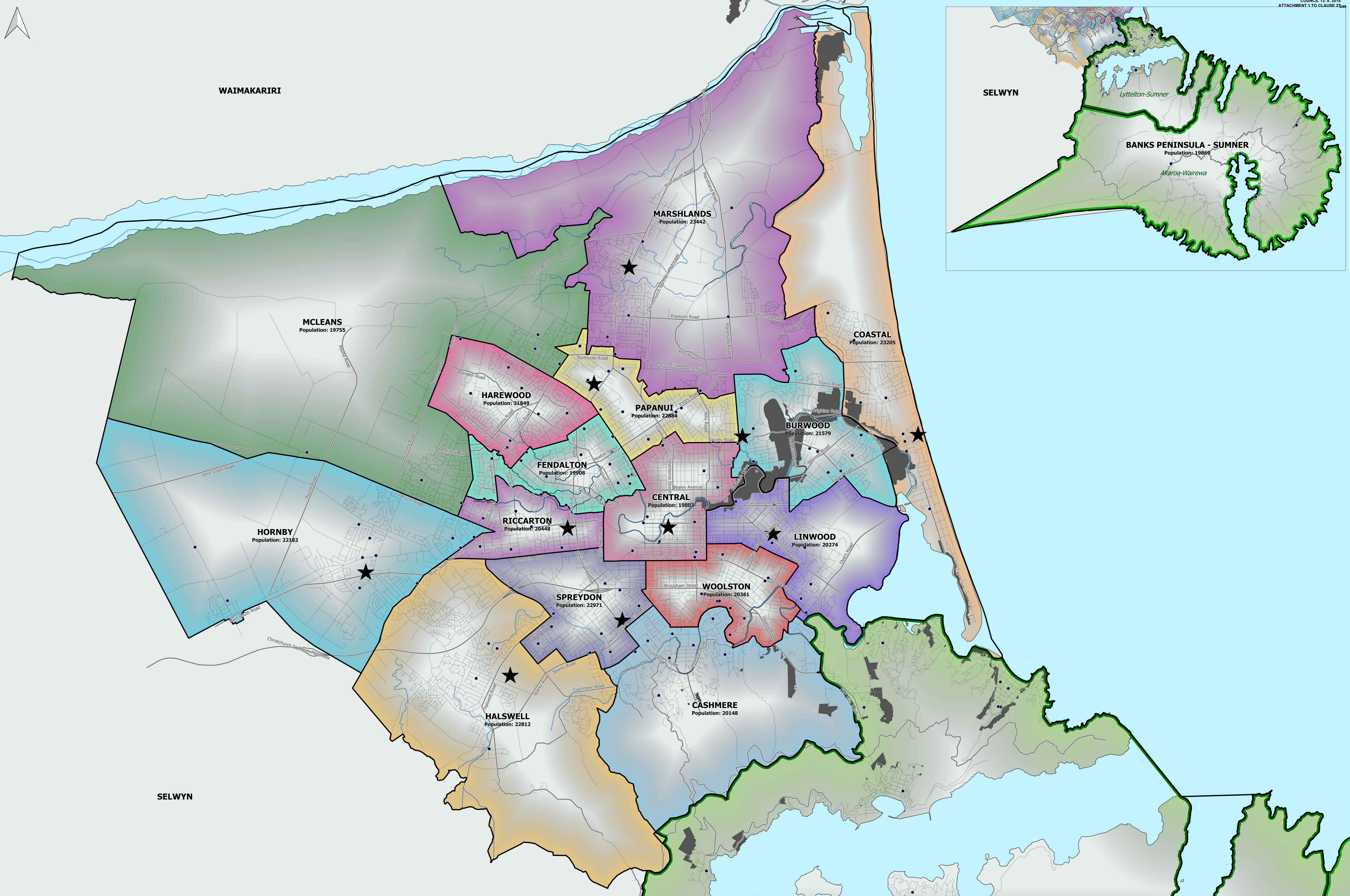
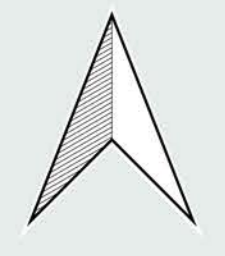
No.	Title
1	Ward Boundary Overview Map
2	Community and Community Board Boundary Overview Map
3	Draft proof of Initial Proposal Consultation Document (To be circulated separately)

Confirmation of Statutory Compliance

In accordance with section 76 of the <i>Local Government Act 2002</i> , this report contains:	
a.	sufficient information about the options and their benefits and costs, bearing in mind the significance of the decisions; and,
b.	a process of community engagement to determine and consider, the views and preferences of affected and interested parties bearing in mind the significance of the decision

Signatories

Author	Mary Richardson	Director, Office of the Chief Executive
Approved By	Jenny Hughey	Unit Manager, Governance and Community Support Unit
	Mary Richardson	Director, Office of the Chief Executive

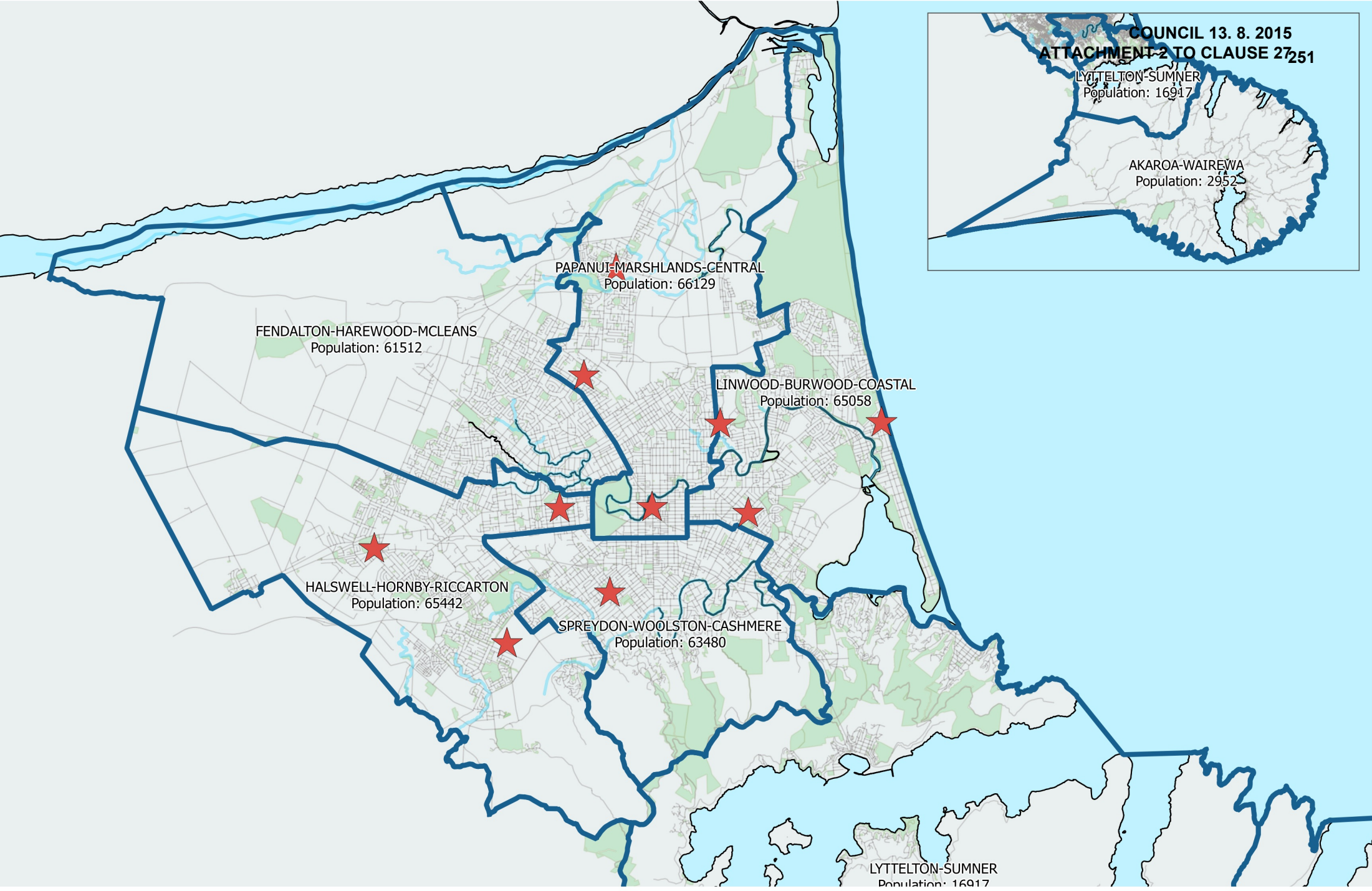


Representation Review 2015 | Proposed 16 Ward Model

One Councillor Per Ward

Scale: 1:84, 000

- ★ Key Activity Centres
- Schools
- Residential Red Zone
- Major Roads
- Rivers



Housing Management Board Chairpersons' Report - Community Housing Provider Establishment Update

Contact: Deputy Mayor: Vicki Buck Email: vicki.buck@ccc.govt.nz Phone 941-6370

1. Purpose of Report

- 1.1. This report provides an update on progress towards the development of a Community Housing Provider (CHP) entity. Direction and progress is determined by the Housing Management Board (HMB).

2. Progress to Date

- 2.1 The Housing Management Board has met four times since establishment in February 2015. Most recently, the HMB met on Friday 17 and 24 July. A summary of activity up until the most recent meeting is summarised below.

Expression of Interest

- 2.2 Compilation, release, and evaluation of an Expression of Interest for eligible partners interested in working with the Council to establish a CHP entity has been completed. This process was managed by Council Procurement staff and overseen by a Probity Officer from the law firm Simpson Grierson. Four potential partners have been selected and engaged via a Memorandum of Understanding process and are working in good faith towards the creation of a suitable CHP Entity Structure.

Legal Advice

- 2.3 The law firm Anderson Lloyd were appointed through a Request for Quotation (RFQ) process. Anderson Lloyd have been asked to provide advice to the CHP on appropriate structure/s which will ensure the new CHP entity will:
 - be charitable (in that it will need to be eligible for, and receive, charitable tax exemptions and be registered with the Charities Commission);
 - allow access to the receipt of income-related rental subsidies ("IRRS") from the Government under the Housing Restructuring and Tenancy Matters Act 1992 and related Regulations ("HRTM");
 - be a registered CHP under the HRTM;
 - allow flexibility to involve partners, which might be either corporates or social organisations or other housing providers;
 - enable flexibility for partners to exit from the CHP;
 - be a limited liability entity, ring fencing liabilities from the Council and/or partners other activities and assets;
 - have flexibility to enable sub-entities to be created to undertake certain activities (for example potentially the establishment of a sub-entity to undertake development of new housing stock);
 - have the ability to contract with third parties, such as funders, service providers etc;
 - provide effective and robust governance for the CHP; and
 - protect (and preferably enhance) the investment or assets made available to the CHP by the Council.

Financial Advice

- 2.4 Financial advisory firm Deloitte were also appointed through an RFQ process. The analysis to date has identified that:
 - Relative to the status quo, the development of a CHP could provide a lower cost of operation for social housing (principally due to lower IT and overhead costs).
 - The financial success of the CHP is reliant on the level of IRRS funding the CHP can capture.

- 2.5 The CHP establishment group have requested Deloitte to undertake further work on CAPEX costs and obligations towards the asset management commitments, to ensure lease payments and the share of surplus funds is equitable and viable between both the CHP and the Council.

Resolutions

- 2.6 At its 17 July 2015 meeting, the Housing Management Board **resolved** to:
- (a) Receive the information provided by Anderson Lloyd Lawyers.
 - (b) Agree that the preferred legal structure for the Community Housing provider is a charitable trust.
 - (c) Agree that the preferred structure for the development arm is a charitable company owned by the Trust.
 - (d) Request advice about the appropriate exit or windup of the Trust and/or company
 - (e) Request advice around the advantages and disadvantages and possible arrangements of the \$50 million being an interest free loan.
 - (f) Receive the information provided by Deloitte.
 - (g) Note that the financials provided by Deloitte indicate that the Community Housing Provider is potentially financially viable.
 - (h) Note that even with the Community Housing Provider arrangement the Council faces challenges of funding asset maintenance and upgrade.
 - (i) Note that the Council Housing unit is to report to Communities, Housing and Economic Development Committee in September 2015 on options for the worst performing housing units.
 - (j) Request that the proposed report to the Communities, Housing and Economic Development Committee (refer (i). above) include an option of transferring all poor performing units (approximately 1,000 units) to the Community Housing Provider.
 - (k) Note that the Council is required to manage its employment obligations to staff.
 - (l) Agree that no public statements will be made about the potential arrangements without ensuring that these do not impact on Council's Human Relations obligations.

Decisions and Advice regarding \$50 million transfer to HMB

- 2.7 The Housing Unit (Operations Group) reported on a resolution to the Community, Housing and Economic Development Committee and to the Council regarding the transfer of \$50 million to the CHP. This report did not go to the Housing Management Board prior to the Committee or Council.
- 2.8 The Council agreed to secure up to \$50 million in assets to be transferred into the CHP and used for the purposes of Social Housing.

3. Recommendation

That the information in this report be received.

Signatories

Author	Vicki Buck	Deputy Mayor
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Events and Festivals Sponsorship Funding

Contact: Richard Attwood Richard.attwood@ccc.govt.nz 941-8363

1. Purpose of Report

- 1.1. To seek the Councils recommendation to approve allocation of Events and Festivals funding for the 2015 /16 financial year.

2. Recommendation

- 2.1. It is recommended that the Council consider the information provided in the report and approve the recommended allocations for the 2015/16 Events and Festivals funding in accordance with the attached schedule (**Attachment 1**).

3. Context/Background

- 3.1. The purpose of the Events and Festivals Fund is to provide sponsorship to develop a city wide calendar of events that enhance Christchurch as a place to live, visit and to strengthen the distinctive lifestyle qualities and identity of Christchurch.
- 3.2. Applications to the Events and Festivals Fund were received by 30 April 2015. Information provided by applicants included the events business plan, marketing and promotion plan, event budget and company / organisation details. These have been assessed against criteria from the Christchurch Events Strategy 2007-17 and the Events and Festivals Funding Guidelines and considered within the bounds of funding available.
- 3.3. The total pool available for allocation in 2015/16, is \$1,173,000. There are seven pre-existing commitments totalling \$520,000, resulting in a balance of \$653,000. Applications totalling \$1,143,731 were received. Current staff recommendations total \$653,000.
- 3.4. A workshop was held with Events and Festivals working group on 7 July 2015. The Events and Festivals decision matrix which outlines the projects that funding is being sought for was provided to Councillors with staff clarifying issues or questions about applications.
- 3.5. Recommendations for allocation of the \$653,000 and the Decision Matrix which includes confidential information provided through the application process are provided within the Supplementary Report.
- 3.6. The guiding document for the Council's events activity is the 2007-17 Christchurch Events Strategy. It has a Vision of *"Our events inspire passion for the lifestyle qualities and identity of Christchurch"* supported by the following goals:
 - events attract visitors and strengthen the distinctive identities and lifestyle qualities of Christchurch
 - a vibrant calendar of events that enhances Christchurch as a place to live and visit
 - events provide multiple benefits to the city
 - Christchurch has the capability to produce top quality events
 - strong partnerships drive increasing investment in Christchurch events.

3.7. All applicants were provided with Events and Festival funding guidelines that provided funding criteria based on the Christchurch Events Strategy 2007 - 2017 but recognising that new opportunities and creativity are emerging in the City. Direction provided to applicants in the Events and Festivals funding guidelines were:

3.7.1 Ensuring we have a diverse range of events on offer and that the event:

- is during the seasonal low points such as winter
- is unique or new
- fills an identified gap or priority such as:
 - celebration of Maori culture or significant occasion
 - youth events
 - music events
- is not directly duplicating a similar event or parts there of in the city
- profiles Christchurch and its diverse venues and open spaces.

3.7.2 Positive community benefits generated by the event:

- brings people together to share memorable experiences
- capability building of community organisations
- talent development and capacity
- cultural expression and engaging with the current and new diverse communities
- how events can work together to share resources.

3.7.3 The amount of community support, involvement and/or active partnerships in the event from:

- associated community, city or national organisations
- volunteers
- commercial sponsors
 - non-government organisations.

3.7.4 Economic impact:

- stimulates economic activity
- increases national and international exposure.

3.7.5 In addition to the above criteria, the following will be considered:

- the anticipated level of attendance including volunteer support, performers and/or competitors
- potential of the event to grow
- how accessible the event is proposed to be:
 - transport accessibility
 - cost, affordability relative to target market
 - open to anyone who wishes to attend and not constrained to a particular sector of the community
- is successfully marketed through appropriate channels.
- whether the event is held once a year or biennial with a sound strategic plan for its development
- the degree to which the event is financially sustainable:
 - overall cost of the event relative to the scale and benefits of the event
 - proportion of funding contributed by the organisation
 - the ability to attract/leverage other funders and sponsors

- the length of time the event has been run and its dependence on public funds
 - how any profits generated by the event are distributed
 - working towards a strategy for the event to become more financially sustainable including retaining profits from previous events to underwrite the next event.
- volunteer contribution, capacity and capability
 - the degree to which the event uses sustainable practices:
 - transport planning
 - sound environmental operations and works to promote green initiatives
 - respects the environment and promotes protection of key assets.
 - whether the event is in the appropriate venue for its scale and type and promotes new and existing spaces in the city
 - extent to which the event adds to any cumulative impacts on the city, businesses and local communities (relates to its timing).

3.7.6 The process for applications to the Events and Festival fund for 2015 /16 has been:

March	Events industry provided with application guidelines
April	Applications received through to 30 April
May	Applications assessed and recommendations compiled by staff
July	Workshop with the Events and Festivals Working Group
August	Contracts entered into once approval from Council is received.

Signatories

Author	Richard Attwood	Transition Unit Manager, Community Arts & Events
Approved By	Katherine Harbrow	Finance Manager
	Richard Attwood	Unit Manager
	Mary Richardson	Director

Event	Received in 2014-15	2015-16		Confirmed	2016-17		Confirmed	Estimated attendance
		Requested	Recommended		Requested	Recommended		
Akaroa French Fest (Contracted)	\$ -		\$ 90,000	\$ 90,000	\$ -			12,000
Christchurch Arts Festival (Contracted)	\$ 200,000		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 200,000	84,000
Coca-Cola Christmas in the Park (Contracted)	\$ 65,000		\$ 65,000	\$ 65,000	\$ -			70,000
Santa Parade (Contracted)	\$ 85,000		\$ 85,000	\$ 85,000	\$ -			100,000
SCAPE Public Art Christchurch Biennial (Contracted)	\$ 50,000		\$ 70,000	\$ 70,000	\$ -			100,000
2015 Chinese Festival (NZ)	\$ -	\$ 10,000	\$ -		\$ 10,000			10,000
2016 Six Nations International	\$ -	\$ 10,000	\$ -		\$ -			500
Armageddon Expo	\$ 10,000	\$ 15,000	\$ -	\$ 6,500	\$ 10,000			15,000
Bridge to Bridge	\$ -	\$ 20,000	\$ -		\$ 10,000			1,000
Canterbury Japan Day	\$ 15,000	\$ 15,000	\$ 10,000	\$ 10,000	\$ -			25,000
CBD Stampede	\$ -	\$ 20,000	\$ -		\$ 10,000			800
Christchurch Airport Marathon 2016	\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	10,000
Christchurch Art Show	\$ -	\$ 25,000	\$ -		\$ 25,000			10,000
Christchurch Big Band Festival	\$ 5,000	\$ 10,000	\$ -	\$ 5,000	\$ -			30,000
Christchurch Diwali Festival	\$ 15,000	\$ 35,023	\$ 20,000	\$ 15,000	\$ 35,023	\$ 15,000	\$ 15,000	15,000
Christchurch International Market & Cultural Fest	\$ -	\$ 15,490	\$ -		\$ -			5,000
Christchurch Kaleidoscopes Concert Season	\$ -	\$ 9,000	\$ -		\$ -			1,200
City Kids	\$ -	\$ 25,000	\$ 10,000		\$ -			2,000
Coast to Coast	\$ 10,000	\$ 35,000	\$ 20,000	\$ 20,000	\$ 35,000	\$ 20,000	\$ 20,000	10,000
Le Race	\$ -	\$ 15,000	\$ 10,000	\$ 10,000	\$ 15,000	\$ 10,000	\$ 10,000	1,800
Cultural Festival 2015	\$ 5,000	\$ 10,000	\$ 5,000	\$ 5,000	\$ -		\$ 5,000	12,000
Electric Avenue Music Festival	\$ 30,000	\$ 23,205	\$ 23,000	\$ 23,000	\$ 15,000	\$ 15,000	\$ 15,000	8,000
Eukanuba National Dog Show	\$ -	\$ 20,000	\$ -		\$ -			40,000
Evolocity	\$ -	\$ 20,000	\$ 10,000	\$ 7,000	\$ 20,000	\$ 10,000	\$ 7,000	5,000
Flowers in Transition 2015 - Floral Passion	\$ -	\$ 10,000	\$ -		\$ -			6,000
Hockey International Test Series - Men and Women	\$ -	\$ 30,000	\$ 10,000	\$ 10,000	\$ -			2,000
La Grande Swim - Event 4 of the New Zealand Ocean Swim Series	\$ 10,000	\$ 25,000	\$ 15,000	\$ 10,000	\$ 25,000	\$ 15,000	\$ 10,000	2,500
Lyttelton Harbour Festival of Lights 2016	\$ 20,000	\$ 27,000	\$ 15,000	\$ 20,000	\$ -			10,000
Junior Inter-Module Tournament	\$ -	\$ 1,500	\$ -		\$ 1,000			1,000
Muddy Good Run "Christchurch"	\$ -	\$ 10,000	\$ -		\$ 5,000			2,000
Nostalgia Festival	\$ 15,000	\$ 25,000	\$ 15,000	\$ 15,000	\$ -			2,500
Philippines-New Zealand Connection: Rebuilding Lives	\$ -	\$ 45,000	\$ -	\$ 5,000	\$ 55,000			15,000
Polyfest 2016	\$ 10,000	\$ 15,000	\$ 10,000	\$ 10,000	\$ 15,000			5,000
Rumble in the Rubble	\$ -	\$ 25,000	\$ -		\$ 25,000			1,200
Sanitarium Weet-Bix Kids TRYathlon	\$ -	\$ 15,000	\$ -		\$ 15,000			2,200
SIVA	\$ -	\$ 21,313	\$ 8,000	\$ 8,000	\$ -			774
Sovereign Tri Series - Christchurch	\$ -	\$ 10,000	\$ -		\$ 10,000			1,200
Stadium Challenge 2015	\$ -	\$ 12,000	\$ -		\$ 6,000			1,000
Summerz End Youth Fest	\$ 10,000	\$ 20,000	\$ -	\$ 6,500	\$ -			5,000
TEDxChristchurch	\$ 10,000	\$ 40,000	\$ 15,000	\$ 15,000	\$ 40,000	\$ 15,000	\$ -	1,255
The Body Festival of Dance and Performance	\$ 23,000	\$ 35,000	\$ 23,000	\$ 23,000	\$ 35,000	\$ 20,000	\$ 20,000	35,000
The Christchurch Brick Show 2016	\$ 10,000	\$ 30,000	\$ -		\$ -			20,000
The Mitre 10 Mega - A Run to Remember	\$ -	\$ 5,000	\$ 5,000		\$ 5,000			4,000
The NZ Int Jazz and Blues Festival	\$ 60,000	\$ 57,000	\$ 40,000	\$ 40,000	\$ 57,000	\$ 40,000	\$ 40,000	12,000
Ubu Nights	\$ -	\$ 17,200	\$ -		\$ -	\$ -		2,000
WORD Christchurch Writers & Readers Festival & Events	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 30,000	\$ 25,000	\$ 25,000	15,000
YMCA Carols by Candlelight	\$ 15,000	\$ 20,000	\$ 10,000	\$ 10,000	\$ 20,000			35,000
SPECTRUM	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000		\$ 75,000	
Lantern Festival - (CCC delivered)	\$ -	\$ -	\$ 24,000	\$ 24,000	\$ -			45,000
World Buskers Festival	\$ 195,000	\$ 195,000	\$ 195,000	\$ 195,000	\$ 195,000		\$ 195,000	250,000
Total Requested		\$ 1,143,731	\$ 1,173,000	\$ 1,173,000	\$ 1,069,023	\$ 455,000	\$ 637,000	
Total Fund Available		\$ 1,173,000	\$ 1,173,000		\$ 1,173,000	\$ 1,173,000		
Over Subscribed / Left to allocate			\$ -			\$ 718,000		

3. Staff Recommendations

- 3.1 That the Council adopts:
 - 3.1.1 The single policy approach for development contributions;
 - 3.1.2 The Development Contributions Rebate Policy;
 - 3.1.3 The Development Contributions Rebate Criteria - Central City Business Zone Non-residential.
- 3.2 That the Council approves:
 - 3.2.1 The Development Contributions Rebate Criteria - Central City Residential (2015);
 - 3.2.2 The Development Contributions Rebate Criteria - Small Residential Units.

4. Key Points

- 4.1. The recommendations in this report support the Council's Long Term Plan (2015 - 2025):
 - 4.1.1. Activity: Strategic Planning - Strategic Planning and Policy
 - Level of Service 17.0.9 - Provision of strategic advice on the social and economic issues facing the city.
 - Level of Service 17.0.1 - Advice is provided to Council on high priority policy and planning issues that affect the City.
- 4.2. The following reasonably practicable options have been considered:
 - Option 1 - Approve the Development Contributions Rebate Policy and specific rebate scheme criteria (preferred option).
 - Option 2 - Adopt separate policies for each rebate scheme.
- 4.3. Options Summary - the preferred option provides consistent guidance to the Council, officers and developers on the establishment of any development contributions rebate scheme.
- 4.4. It also provides clear specific parameters and guidance for each specific scheme which can be clearly understood by officers administering the schemes and by developers entitled to take advantage of the schemes.

5. Context/Background

- 5.1. The Council currently has a development contributions rebate scheme in place which provides a 100 per cent rebate of development contributions required for residential development within the four Avenues.
- 5.2 The Council has approved a policy specifically for this rebate scheme. The scheme has been in place since 2013 and its end date is June 30 2016 or when the funding is exhausted - whichever comes first.
- 5.3 The current scheme has been drawn down by approximately \$6.5 million and the remaining \$3.5 million is oversubscribed. The remaining funds will be allocated on a "first come first served" basis until the funds are exhausted. Funding from this initial scheme will be held back for projects for which the Council has specifically rebated development contributions.
- 5.4 The Council has approved the introduction of a development contributions rebate scheme for small residential units with a gross floor area of less than 60 square metres. This was the subject of a report to the 18 June meeting of the Strategy and Finance Subcommittee and approved by the Council on 9 July 2015.

5 Cont'd

- 5.5 The Council approved the introduction of two development contributions rebates through its deliberations and decisions on the Long Term Plan 2015-25. The rebate schemes were proposed at the Council meeting by Councillor Gough and subsequently agreed to by the Council. The two new rebate schemes are for non-residential developments within the central city business zone and for residential developments with the four Avenues.
- 5.6 With the addition of new rebate schemes it is recommended the Council approves a single overarching development contributions rebate policy and approves criteria for each of the schemes to be operated.
- 5.7 The development contributions rebate scheme criteria for the central city non-residential scheme includes a new approach in terms of the date on which the scheme begins and the trigger for eligibility at scheme inception. It is recommended that developments that have applied for and/or received resource consent or building consent prior to 1 July be eligible to receive a rebate as long as the first building inspection was not completed before 1 July. This means some developments in progress will be eligible. This approach is recommended as it eliminates the possibility of developers surrendering resource consent or building consent in order to qualify for a rebate - a situation which would be difficult for the Council to manage effectively and inefficient for both the Council and developers. It also may encourage developers who have put marginal developments on hold to proceed with these.

6. Option 1- Single Policy Approach (preferred)

Option Description

6.1. Overarching Development Contributions Rebate Policy

With the introduction of three new rebate schemes it is recommended that a policy approach that provides a framework within which any new rebate schemes be used. This would see the Council approve an overarching development contributions rebate policy that provides guidance on the use of rebate schemes, rationale for introducing new schemes and funding. The Council would then approve specific rebate scheme criteria for each scheme.

6.2. New Development Contributions Rebate Schemes

6.2.1 In June 2015 the Council approved the introduction of a rebate scheme for stand-alone small residential units (less than 60 square metres gross floor area). This scheme will provide an additional 10 percent rebate on the gross level development contributions required for qualifying developments. This is in addition to the small residential unit adjustment provided for in the Council's Development Contributions Policy.

6.2.2 As part of deliberations on its Long Term Plan 2015-25 the Council decided to introduce two additional development contributions rebate schemes:

- Central City Business Zone Non-residential - this rebate will provide a 100 percent rebate of development contributions required for non-residential developments within the Central City Business Zone (as defined in the Christchurch City Plan). The scheme is capped at \$5 million over a maximum of five years. It is recommended that the rebate for a single development is capped at \$2,000,000 as a single development with little or no previous use credits could be a significant call on the funds available.

6 Cont'd

- Central City Residential - this rebate will provide a 100 percent rebate of development contributions required for residential developments within the four Avenues. This scheme is capped at \$10 million over a maximum of five years. It is recommended that the rebate for a single development is capped at \$2,000,000 as a single multi-dwelling development could be a significant call on the funds available.

Scheme Criteria

6.3. The scheme criteria proposed for each of the rebate schemes is based on the criteria used for the Central City Residential Rebate scheme which has operated since 2013. Proposed differences from the criteria used for that scheme are as follows:

6.3.1. Inclusion of the strategic rationale for the scheme.

6.3.2. Rebate limit for the Central City residential and non-residential schemes. A limit has been proposed for both schemes to avoid a single large-scale development drawing down a large proportion of the funds available. Determining an "ideal" dollar limit has been based on an assessment of the level of funding and the term of the schemes. While the Council could opt for a lower limit consideration would need to be given to impact this might have on the desired outcomes of the schemes - more and faster development in the central city.

6.3.3. Clarification of the urban design assessment for residential development in the central city. Developments that do not require a resource consent and do not trigger a design assessment will be required to undergo an urban design assessment. This assessment has not been included in the non-residential rebate criteria as most developments will need to have resource consent including an urban design assessment.

6.3.4. The start time for qualifying for the non-residential rebate uses a different trigger than has been used in the past. Having all developments that have not had a first building inspection by 1 July 2015 being eligible means there will be a number of developments that are either already started or that have the required consents but are "parked" being able to get a rebate. There is no way of accurately estimating what effect this might have on the rebates being claimed as this will depend in a large part on the number of "parked" developments that subsequently proceed. Obviously any that do proceed on the basis of receiving the rebate will represent a success for the rebate scheme.

Significance

6.4. The level of significance of the single policy option and the recommended criteria is assessed as being low. The level of significance was determined based on an assessment of the significance criteria used by the Council. All were assessed as being of low significance except for the following which were assessed as medium:

6.4.1. Level of impact on those affected - impact will vary depending on the type and cost of development and whether development contributions are required. In some cases the financial impact for a developer can be (positively) significant in dollar terms but is unlikely to be significant in the context of the overall project cost.

6.4.2. Level of community interest or potential interest - the development contributions rebates covered by the policy are either already in place or have been well-signalled through the LTP deliberations process.

6.4.3. Possible benefits/opportunities to the Council, ratepayers and community - the purpose of the rebates schemes is to promote development, particularly within the Christchurch central city area.

6 Cont'd

6.5. The community engagement and consultation outlined in this report reflects the assessment.

Impact on Maori

6.6. This option does not involve a significant decision in relation to land or a body of water therefore this decision does not specifically impact Maori, their culture and traditions.

Community Views and Preferences

6.7. The property development community are specifically affected by this option due to them being required to pay development contributions for new developments that create additional demand on Council infrastructure and facilities. The Council meets regularly with the Christchurch Development Forum which includes representatives from some of the largest development entities operating in the city. The Forum members support the use of development contributions rebates to stimulate development in the central city area.

Alignment with Council Plans and Policies

6.8. This option is consistent with the Council's Plans and Policies.

Financial Implications

6.9. Cost of Implementation - any development contributions rebate scheme adds some administrative and financial functions to the overall process. These functions will be carried out with existing resources and funds and therefore there are no additional costs associated with implementation.

6.10. Maintenance/Ongoing Costs - not applicable.

6.11. Funding source - the funding for the development contributions rebate schemes is budgeted to be borrowed in the short term with this borrowing to be repaid from rates over time.

Legal Implications

6.12. Not applicable.

Risks and Mitigations

6.13. Not applicable.

Implementation

6.14. Implementation dependencies - not applicable.

6.15. Implementation timeframe - detailed in the scheme parameter documents.

6.16. If a policy is approved by the Council, the final version will be available to the public through the Development Contribution page of the Council's website. The intention of the policy is to provide transparency about Council decision-making criteria related to development contribution rebate schemes.

6.17. There will be notification provided to the development community on the details of the three rebate schemes. The scheme parameters will be available on the Council's website. Further work may be undertaken to look at how to promote the central city as having no development contributions under the rebate schemes.

Option Summary - Advantages and Disadvantages

6.18. This is the preferred option because it provides consistent guidance to the Council and officers on the establishment of any development contributions rebate scheme.

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- 6.19. It also provides clear specific criteria and guidance for each specific scheme which can be clearly understood by officers administering the schemes and by developers entitled to take advantage of the schemes.

7. Option 2 - Multiple Policy Approach

Option Description

- 7.1. The other option is to have a separate policy for each rebate scheme. While this would still enable the rebate schemes to operate effectively it would not offer the clear framework for the introduction of any further rebate schemes that option 1 provides.

Significance

- 7.2. The level of significance of this option is assessed as being low. There are no engagement requirements for this level of significance.

Impact on Maori

- 7.3. This option does not involve a significant decision in relation to land or a body of water therefore this decision does not specifically impact Maori, their culture and traditions.

Community Views and Preferences

- 7.4. As for option 1.

Alignment with Council Plans and Policies

- 7.5. This option is consistent with the Council's Plans and Policies

Financial Implications

- 7.6. Cost of Implementation - any development contributions rebate scheme adds some administrative and financial functions to the overall process. These functions will be carried out with existing resources and funds and therefore there are no additional costs associated with implementation.
- 7.7. Maintenance / Ongoing Costs - not applicable.
- 7.8. Funding source - the funding for the development contributions rebate schemes is budgeted to come from rates.

Legal Implications

- 7.9. Not applicable.

Risks and Mitigations

- 7.10. Not applicable.

Implementation

- 7.11. Implementation dependencies - not applicable.
- 7.12. Implementation timeframe - not applicable.

Option Summary - Advantages and Disadvantages

- 7.13. This is not the preferred option because it does not provide the overarching guidance to the Council and officers on the establishment of development contributions rebate schemes.
- 7.14. This option would still enable the rebate schemes to operate effectively.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

- (a) This report contains:
- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
 - (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
- (b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Gavin Thomas	Senior Policy Analyst
Approved By	Katherine Harbrow	Finance Manager
	John Higgins	Unit Manager
	Michael Theelen	Chief Planning Officer

DUDLEY CREEK OPTIONS FOR DOWNSTREAM LONG-TERM FLOOD REMEDIATION

Contact: Name Martin Smith Email martin.smith@ccc.govt.nz Phone 941 8481

1. Purpose and Origin of Report

Purpose of Report

- 1.1. The purpose of this report is for the Council to make a decision about the preferred downstream route for the Dudley Creek long-term flood remediation, approve the construction of the scheme and provide an update on the upstream works.
- 1.2. This report also seeks the Council's approval to provide the Director Facilities and Infrastructure Rebuild Group with the Delegated Authority to award ECI (Early Contractor Involvement) and construction contracts based on packages of work up to an estimated value of \$48 million.
- 1.3. Council approval is also sought to provide the Director Facilities and Infrastructure Rebuild Group with Delegated Authority to exercise the Statutory Powers stated in Section 3.3 to 3.5 of the report for both the upstream and downstream works.

Origin of Report

- 1.4. It was resolved at the 11 December 2014 Council Meeting to (9.3):

Undertake further analysis of two options downstream of Petrie Street, being Option A: Warden Street by-pass and Banks Avenue channel works, and Option B: Warden Street bypass, Marian College, Richmond Park and Residential Red Zone (RRZ) bypass.

- 1.4.1. A sub option for Option B was introduced (Option B Long) to allow for the risk of not being able to gain access to the RRZ. This takes the bypass south to Medway Street and to the Avon River avoiding RRZ land.
- 1.4.2. A third option was introduced, prior to public consultation, Option C: Stapletons Road channel works and a bypass along Petrie Street, Randall Street and Medway Street. This was included following the Quake Outcasts Supreme Court Decision in March 2015, which put Canterbury Earthquake Recovery Authority's (CERA's) ability to consent to the use of the Residential Red Zone at risk.

2. Significance

- 2.1. The decision(s) in this report is of high significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 2.1.1. Implementation of the decision will have a high environmental and social impact on the households in the Flockton area who will benefit from the Dudley Creek flood remediation proposal. The detailed consideration presented in submissions from the affected households and neighbourhoods, through the public consultation process, reflect the strong local community interest in this decision.
 - 2.1.2. The reports outline of community engagement and consultation to date substantiates this assessment of high significance.
- 2.2. In accordance with section 76 of the Local Government Act 2002, this report contains:
 - 2.2.1. Sufficient information about the options and their benefits and estimated costs, bearing in mind the significance of the decision; and
 - 2.2.2. A process of community engagement to determine and consider the views and preferences of affected and interested parties keeping in mind the significance of the decision.

3. Staff Recommendations

That the Council:

- 3.1. Approve Option C Gravity for the Dudley Creek improvements and by-pass to the Avon River in conjunction with ongoing work in the upstream catchment.
- 3.2. Approve that the Director, Facilities and Infrastructure Rebuild, be granted Delegated Authority to award ECI and construction contracts based on packages of work up to the estimated cost of \$48M.
- 3.3. That the Chief Operating Officer, the Director Facilities and Infrastructure Rebuild, City Water and Waste Unit Manager, and the Land Drainage Manager, may, severally, exercise all of the Council's responsibilities, duties and powers under the Christchurch District Drainage Act 1951 and the Land Drainage Act 1908 as the case may be.
- 3.4. That a Council Hearings Panel have the power to hear and determine any objections under section 28A of the Christchurch District Drainage Act 1951.
- 3.5. That the Chief Operating Officer, the Director Facilities and Infrastructure Rebuild, City Water and Waste Unit Manager, and the Land Drainage Manager, may, severally, exercise all of the Council's responsibilities, duties and powers under sections 171, 173, 174, and 181 of the Local Government Act 2002.

4. Key Points

- 4.1. This report supports the Council's Long Term Plan (2015 – 2025):
 - 4.1.1. The project meets the objectives of the Stormwater Drainage Activity Management Plan: 3 November 2014.
- 4.2. The following reasonably practicable options have been considered:
 - 4.2.1. Option A - Warden Street bypass, improvements to Dudley Creek along Banks Avenue.
 - 4.2.2. Option B - Bypass along Warden Street, Marian College, Richmond Park and Residential Red Zone (Alternative route south to Medway Street, avoiding the RRZ) with an outfall to the Avon River.
 - 4.2.3. Option C - Improvements to Dudley Creek along Stapletons Road, bypass along Petrie Street, Randall Street and Medway Street with an outfall to the Avon River.
 - 4.2.4. Other options have been previously discounted, including retreat and stream widening.
- 4.3. Options Summary - Advantages and Disadvantages of the Preferred Option
 - Option C is the preferred option.
 - A gravity system is preferred to a pumped system for all options.
 - 4.3.1. Flood Relief
 - All three options provide equal reduction in flood risk for the Flockton area, and is consistent with earlier reported flood benefits, although Option C has the added advantage of providing some additional local flood relief to Stapletons Road residents, over Options A and B.
 - 4.3.2. Cost
 - The estimated costs for the three options are: Option C is \$26.2 million, Option A is \$27.7 million and Option B, avoiding the RRZ, is \$32.1 million. The pumped options are typically \$5 million more expensive.

4 Cont'd

4.3.3. Deliverability

- All options could be physically constructed by the target of winter 2017.
- All of the options are compatible with the upstream works already approved.
- Option B through the RRZ has an unacceptably high risk of not being consented by CERA within the required project timeframe and so is not recommended.
- Option A requires a RRZ consent and although CERA has indicated that this is likely to be given, some risks of delay exist. There is also a reasonable risk of legal challenge from third parties that could delay delivery. Overall, there is a moderate risk to delivery within the project timeframe.
- Option C avoids the RRZ and has been assessed as having a relatively low risk of legal challenge from third parties. There are 15 private landowners to negotiate and reach agreement with, including the purchase of all or part of three properties which could cause a delay to the project delivery.
- Option B Alternative Route (Medway Street) avoids the RRZ and has a limited numbers of affected landowners. However, there is a slight risk in needing to gain access to privately-owned land which could delay the project delivery.

4.3.4. Resilience and Sustainability

- All three options have a comparable level of resilience, gravity or pumped. Whole of Life Cost (WLC) comparisons have assumed two earthquake events requiring infrastructure repairs during the life of the asset. Current advice regarding modelling of the expectation and impacts of earthquakes in the Canterbury region was provided by GNS Science. The WLC calculation is based on the model used in The Stronger Christchurch Infrastructure Rebuild Team (SCIRT) for infrastructure renewals. Gravity systems have a better WLC than pumped systems and can be repaired relatively quickly should there be an event. The risk of there being a flood event before repairs are carried out is low.
- All options have a comparable level of hydraulic sustainability in the face of future climate change effects, and sea level rise. Improving the capacity of open waterway sections is possible, should it be required in the future. This could be implemented over a prolonged period to minimise visual and landscape impacts.
- The gravity bypass has been priced as a four metre wide by 1.5 metre deep concrete box section culvert. During the detailed design phase the estimated cost of twin two metre diameter pipes will be priced to determine if this solution provides better value, or more flexible future operation, or reduced maintenance issues.

4.3.5. Environment Impact

- Option A has the greatest initial environmental impact, but also the greatest opportunity for environmental improvement including landscaping and ecological enhancement.
- Option B has the least environmental impact, but no real opportunity for improvement. Tree losses would be replaced.
- Option C has a moderate initial environmental impact, but also has a moderate opportunity for environmental improvement including landscaping and ecological enhancement.

4 Cont'd

4.3.6 Construction Impact

- Option C would be the most disruptive to residents during construction due to the longer length of pipe to be laid under the road. Option A would be the least disruptive as it has the shortest length of pipe to be laid but does include private bridge replacements. Option B has a long length of pipe to be laid which crosses Ministry of Education and privately-owned land, therefore not as disruptive to local residents.

4.3.7 Public Feedback

- Option A was the least favoured option from the public consultation and the one with the most amount of active opposition.
- Option B was the most favoured option, largely as it was perceived to have the least amount of impact for residents and the environment.
- Option C received a relatively high number of responses from those either in favour of the proposal, or from those residents accepting of the route option choice. A number of Stapletons Road residents preferred it as it will provide some additional flood risk relief to them, and presents an opportunity for landscape enhancement.

4.4. Multi-Criteria Analysis (MCA)

4.4.1. An MCA workshop was carried out on the 14 July for the three options and each route was scored against various project criteria. See Dudley Creek Flood Remediation Downstream Options Report, including Multi Criteria Analysis and Costs (Revision 3), July 2015, for details of the MCA (Attachment 1).

4.4.2. The MCA work that was carried out supported the findings as above. As part of the analysis, more weight was given to flood reduction, hydraulic sustainability, performance and environmental impact than to construction impact and cost. The project team's determination of weightings closely aligns with the levels of importance given in public feedback.

4.4.3. Option C was the highest scoring option, closely followed by Option A, before deliverability risks were applied.

4.4.4. Having assessed the options against RRZ consent requirements and legal challenge risks, Option C was again the highest scoring option, significantly ahead of Option B (with low risks), and Option A (with moderate risks).

4.4.5. A further MCA workshop was held on 15 July 2015 for a gravity or pumped by-pass using the same scoring and weighting process, against the same criteria used in the first workshop.

4.4.6. Each of the three corridor options were assessed for pumped and gravity solutions, with the gravity option scoring higher for each corridor. See Dudley Creek Flood Remediation Downstream Options Report, including Multi Criteria Analysis and Costs (Revision 3), July 2015, for details of the MCA.

4.5. Consultation

4.5.1. Consultation on Dudley Creek Options for downstream, long-term flood remediation was undertaken from Monday 15 June to Wednesday 8 July 2015. While the consultation officially closed on Wednesday 8 July, late submissions were still accepted up until close of business on Monday 13 July 2015.

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- 4.5.2. A total of 860 consultation booklets were hand delivered to the area bounded by Hills Road, Dudley Street, Randall Street, Medway Street, Banks Avenue, North Parade and Shirley Road. The consultation booklet was also sent to 144 key stakeholders. A project flyer was also delivered to 2200 properties between Aylesford Street, Westminster Street, Francis Avenue, Barbadoes Street, Edward Avenue, Hills Road and North Avon Road. The consultation was posted on the Councils 'Have Your Say' website.
- 4.5.3. At the close of consultation, 136 submissions were received by Council (including a joint submission from 19 residents). A report outlining the consultation process, the outcomes of the meetings and drop in sessions and the submissions received from local residents is included in the Dudley Creek - Options for Downstream, Long Term Flood Remediation, Consultation Report, July 2015 (Attachment 2).
- 4.6. Procurement
- 4.6.1. A procurement review in March 2015 concluded that an ECI (Early Contractor Involvement) process would provide opportunity to start work, to gain the best value through contractor design input, would provide more certainty around the construction methodology and programme, and reduce the risk.
- 4.6.2. A Notice of Intent (NOI) for the ECI contract was issued on 20 May 2015 followed by a Request for Tender (RFT) on 25 June 2015. Tenders closed 16 July 2015 and the tender evaluation will be complete with a recommendation for award of contract by mid-August 2015
- 4.6.3. The ECI contractor will initially be engaged to provide input to constructability, access requirements, programming and cost.
- 4.6.4. The Council will progressively negotiate and award physical works contracts for work packages as designs are completed and consents and property access agreed. The award of these packages will be based on performance and cost.
- 4.6.5. This report also seeks delegation for the award of contracts to the Director Facilities and Infrastructure Rebuild.
- 4.7. Upstream Catchment Update
- 4.7.1. Detailed design for the first stage of the upstream works has started and the work will begin on site in September 2015 in Dudley Creek between Stapletons Road and Slater Street.
- 4.7.2. A meeting was recently held on site with local residents to notify them of the works and inform them of landscaping and tree replacement along the bank of the creek. A report is attached in the Julius Terrace and Dudley Creek (between Slater Street and Stapletons Road) Tree and Shrub Removals and Replacement Planting, July 2015, with the details of the meeting (Attachment 3).
- 4.7.3. Areas still to be assessed for flood remediation include Francis Avenue and Thames Street. The work in these areas will be reported to Councillors should viable options be identified.

5. Context/Background

Flood Risk and recent flood events in Flockton Area

5.1 Background

- 5.1.1 Following the Canterbury Earthquakes, land settlement, lateral spreading, liquefaction and siltation in Dudley Creek and tributary streams has resulted in a large reduction in hydraulic capacity and a significant increase in the frequency and severity of flood events within the Dudley catchment.
- 5.1.2 The Dudley catchment contains a large number of houses where flood risk has risen significantly since the earthquake events. Given this situation, the Council has prioritised the investigation of damage and options for remedial works, including the timeframes for their delivery.
- 5.1.3 Investigation of various options has been undertaken to determine the extent to which the hydraulic performance of Dudley Creek has been affected by the earthquakes and to restore the hydraulic performance, reducing the flood risk to properties within the catchment, to pre-earthquake levels of flood risk.
- 5.1.4 The Council has been investigating capacity upgrade options since 2012, and in 2013 two options were developed to a feasibility level. Since the development of the two options the Mayoral Flood Taskforce has completed works within the catchment, including the Tay Street Drain pump station and some widening and in channel works to remove restrictions.
- 5.1.5 The resulting two options were compared against a retreat option and Option 2 was presented in a report to the Council on 23 October 2014. The recommended option involved a gravity bypass along Warden Street and channel works in Banks Avenue. Consultation with local residents and the wider community took place and the findings reported to the Council on 11 December 2014. The Council decided to proceed with the upstream portion of works, areas approximately west of Stapleton's Road, and to reassess the proposed downstream route against an alternative route. This alternative route was developed from feedback received during the previous consultations and follows a route along Warden Street, through Shirley Intermediate School, crossing North Parade and running through Marian College, Richmond Park and the RRZ, with an outfall to the Avon River.
- 5.1.6 The Quake Outcasts Supreme Court Decision in March 2015 has meant CERA is now taking a very robust approach to considering requests for their consent to use of any RRZ land. This, together with responding to a Peer Review of previously discounted options, determined the cost of the Stapletons Road / Medway Street route was investigated and found to be comparable with the other two routes. This resulted in Option C being developed for consultation. The findings of these discussions were used to inform the MCA.
- 5.1.7 This third route includes improvements to Dudley Creek along Stapletons Road, with a piped bypass along Petrie Street, Medway Street and Randall Street to the Avon River.
- 5.1.8 The three options for the downstream portion of works are presented as Option A, Option B and Option C in this report. Option B has been further split into a sub-option which avoids work in the RRZ.

5 Cont'd

5.1.9 The preliminary design for the three options has been completed and cost estimates produced. Hydraulic improvements, future flows, landscaping, tree removal and replacement, the ecology of the creek and existing services have all been taken into consideration. Consultation with the property team and legal team has taken place, discussions with land owners regarding access and possible purchase of land has also been carried out.

6. Preferred Option - Option C, Improvements to Dudley Creek along Stapletons Road, by-pass along Petrie Street, Randall Street and Medway Street to the Avon River

Option Description

- 6.1 Option C consists of widening sections of Dudley Creek adjacent to Stapletons Road, between Warden Street and Petrie Street, to improve the hydraulic performance. Sixty-nine trees and shrub groups will be replaced as a result of the works. Two existing private bridges will be replaced, as they are lower than the current 50 year flood level, and the Stapletons Road culvert will be replaced. The area at the confluence of St Albans Creek and Dudley Creek will be widened to reduce the water levels in this area. An intake structure is proposed to be constructed at Petrie Street and a new underground piped gravity bypass will run south along Petrie Street, and east along Randall Street and Medway Street where an outfall structure will discharge to the Avon River. The total length of the bypass is 780 metres.
- 6.2 The hydraulic design has been based on increasing capacity to return the Flockton area to its pre-quake level of flood risk. Further hydraulic sensitivity testing is on-going to determine the ability of the scheme to provide a higher level of service through increased capacity. This would provide capacity for upstream upgrades to relieve flooding in other areas of the catchment. If necessary the capacity of the scheme may be increased to provide this flexibility in the subsequent design phases such as St Albans Creek and Shirley Stream. This option is similar to an idea put forward by Mr Bruce White in a written submission on 6 May 2014.

Significance

- 6.3 The level of significance of this option is high - consistent with section 2 of this report. Engagement requirements for this level of significance are to inform and consult local residents affected by the works prior to this decision being made. Meetings have been held with individual residents and landowners who may be directly affected by the creek widening and bypass route. Letters have been sent to local residents who live on the streets which may be affected by the works and 'drop-in sessions' held at local centres around the area to enable local residents to engage with members of the Project Team.

Impact on Māori

- 6.4 This option does involve a significant decision in relation to land or a body of water, therefore this decision does specifically impact Māori, their culture and traditions.

6 Cont'd

- 6.5 Mahaanui Kurataiao Ltd (MKT) submitted preliminary feedback on the overall proposal raising a number of concerns as set out previously in the options report attached to the consultation document. Guidance has been taken from their submission and their reference to manawhenua values set out in the Mahaanui Iwi Management Plan 2013. The definition to determine the scoring of the environmental criteria was defined as 'the degree of change compared to the existing environment'. Therefore, the determination is whether there is a change and the extent of the change between the options. It does not determine the degree of change to which the options address Iwi values and concerns. With this in mind, Option C is considered to provide a positive degree of change compared to the other options, but less than what can be achieved under Option A given the shorter reach of waterway within which ecological and landscape improvements can be achieved.

Community Views and Preferences

- 6.6 The consultation process ran for a period of three weeks and included letters to local residents updating them about the consultation, one-to-one meetings with land owners, drop-in sessions and submissions from residents.
- 6.7 See report on Dudley Creek - Options for Downstream, Long Term Flood Remediation, Consultation Report, July 2015.

Alignment with Council Plans and Policies

- 6.8 This option is consistent with the Council's Plans and Policies.
- 6.9 The Council has an extensive planning and policy framework for stormwater management and the flood protection in Christchurch. In particular the Surface Water Strategy 2009-2039 sets objectives for Council to address flooding within an integrated catchment management approach.
- 6.10 The Dudley Creek Flood remediation Project meets many of the objectives of the Surface Water Strategy 2009-2039 in that it will return flood levels to pre-earthquake levels and reduce the risk to properties currently at risk of flooding.

Financial Implications

- 6.11 Cost of Implementation - the estimated construction cost for the preferred option, Option C gravity, is \$26.2 million. This together with the estimated construction cost for the upstream works of \$16 million gives a total estimated cost of \$42.2 million.
- 6.12 Maintenance / Ongoing Costs - the Whole of Life Cost (WLC) estimate for a gravity solution, assuming a 100 year asset life, is \$28.1 million.
- 6.13 The WLC allows for future repairs due to earthquake events, in line with a recommendation from GNS Science, and is based on the model used in SCIRT for infrastructure renewals, operation and maintenance of the pipe and inlet and outlet structures. This includes an allowance of \$5,250 per year for maintenance inspections, \$2,500 per year for cleaning of the by-pass and \$25,000 every five years for long term maintenance. Depreciation has not been allowed for.
- 6.14 Maintenance of the creek along Stapletons Road is not included as this cost remains unchanged from the existing situation.
- 6.15 See report on Dudley Creek Flood Remediation Downstream Options Report, including Multi Criteria Analysis and Costs (Revision 3), July 2015, for details of the cost report.

6 Cont'd

- 6.16 Funding source - The funding is included in the Land Drainage Recovery Programme. The estimated cost for Option C is \$26.2 million. The LDRP budget is included in the Long Term Plan 2015-2025: Infrastructure Rebuild, Flood Protection Works, Stormwater Drainage. The total value of the budget for the next three years is \$40 million (Year 16), \$40.92 million (Year 17) and \$28.312 million (Year 18).

Legal Implications

- 6.17 The main legal implications are gaining temporary access to private property to carry out the works and the purchase of private property to enable permanent widening of Dudley Creek in areas where the flow is restricted.
- 6.18 The inlet structure may need to be sited on private land between Stapletons Road and Petrie Street.
- 6.19 Access will be required to demolish existing bridges and construct new bridges to properties on the true right bank of Dudley Creek along Stapletons Road.
- 6.20 This route goes along the road to the Avon River and there is no access required to the RRZ.
- 6.21 It is intended to negotiate and gain agreement with landowners to gain access for the works and for land purchase. Due to the significance and importance of this project for which the community it serves, and to ensure that the Council is able to deliver the works in a timely fashion, should agreement not be attained, then staff propose using statutory powers under any of the Local Government Act 2002, the Christchurch District Drainage Act 1951, the Land Drainage Act 1908, as the case may be, to gain access to private property and authority to carry out the works. It is envisaged that these statutory powers will only be used where negotiations fail and it is not possible to agree access with landowners after a period of three months from the start of the negotiations. For consistency reasons, staff also propose this approach be applied to upstream works for which the Council has already approved on in December 2014 where negotiations with landowners are required.
- 6.22 In this respect, the staff have considered that the most appropriate statutory power to rely on will be section 28A of the Christchurch District Drainage Act 1951. Section 28A provides that the Council may cause to be constructed, of such dimensions and such materials as the Board thinks fit, upon or under any private lands or buildings within the district all such drains or sewers as the Council from time to time thinks needful for the efficient drainage or sewerage of the district. The exercise of this power is subject to the Council complying with the procedure in section 28A(2). The procedure in section 28A contains an objection process but the final decision rests with the Council.

Risks and Mitigations

- 6.23 The key risks are as follows:
- 6.23.1 Possible delay obtaining agreements to access private property and purchase of land by negotiation. This would be mitigated by use of the statutory powers available to the Council. Discussions with property owners is progressing and the response has been positive, reducing the risk of delay. Upon approval of the recommended option by the Council negotiations with individual owners by the Council's Property Team will commence.

6 Cont'd

- 6.23.2 Increase in flows due to flood reduction works in upstream catchments. The hydraulic design is being checked to determine what additional capacity will be required to cater for any additional flows coming into the catchment. The cost of this has not been allowed for in the estimates. If additional funding is required it will be met from the current LDRP budget. Some scheme enhancement opportunities have already been discussed with residents directly affected by the potential works.
- 6.23.3 Increase in sea levels affecting the outfall to the Avon River and the possible effects of climate change on rainfall events is a long-term risk. This has not been allowed for in the design and construction. However, consideration has been given to mitigating these effects. Increasing the capacity of Dudley Creek downstream to remove restrictions such as bridges, structures and trees could be carried out progressively and the option of providing a second bypass pipe has also been considered. If a gravity pipe is chosen it could be pumped at a later date. It is not considered part of this project to make an allowance for these measures, therefore Councillors are not being asked to make a decision regarding this issue as part of this report.
- 6.23.4 The Northern Relief Sewer runs along part of Randall Street. This has been identified previously as a risk but there is a good asset assessment showing no damage and the risk of laying a pipe in the same road is acceptable.

Implementation

- 6.24 Implementation dependencies - Implementation of Option C is dependent upon the following issues being resolved prior to commencing works on site:
- 6.24.1 Agreements with some private landowners are required to undertake the work, including waterway widening and bridge and culvert replacement. The Council will consult and seek to reach agreement with potentially affected landowners. No private land is required for the piped bypass and outfall to the Avon River, therefore work can start on this section prior to the work in Stapletons Road.
- 6.24.2 Resource Consent applications have to be granted for the works in Dudley Creek and the Avon River. Discussions have taken place with Environment Canterbury (ECan) and the consent process and timeframes agreed. As soon as the preferred route is approved by Councillors the consent applications will be submitted using existing global consents in accordance with the Canterbury Earthquake (Resource Management Act) Order 2011 (SR 2011/34) (the Order).
- 6.24.3 Impact on SCIRT works, infrastructure renewals programme. Discussions have started with the SCIRT Delivery Team.
- 6.25 Implementation timeframe - Subject to the above dependencies it is anticipated that the detailed design will be sufficiently complete to enable procurement of the pipes for the by-pass in October and November 2015 and work can commence on site in January 2016 with the piped by-pass. Work upstream of the by-pass in Dudley Creek will begin shortly after. Construction completion for the whole of the Dudley Creek flood remediation works will be by winter 2017. The current programming of work packages for both design and construction activities shows that this target is achievable for Option C.

Option Summary - Advantages and Disadvantages

- 6.26 The main advantages of Option C are as follows:
- 6.26.1 There will be a reduction in the frequency and severity of flooding in the Flockton / Dudley Creek area to pre-earthquake levels.

6 Cont'd

6.26.2 The risk to delivery within the timeframe is lower than the other two options because the route for the bypass does not pass through any private land and does not require use of the RRZ. Widening of the creek in private land is required in places.

6.26.3 Option C has a lower estimated construction cost than Option A and Option B.

6.26.4 Option C provides an opportunity for long-term landscape enhancement with improved overall quality of the tree stock, improved walkways and access to the waterway along Stapletons Road.

6.26.5 The ecology of the creek will be improved along Stapletons Road, providing a healthier habitat for fish and invertebrates.

6.27 The main disadvantages of Option C are as follows:

6.27.1 There is a short-term detrimental impact on the landscape along Stapletons Road until replacement trees and landscaping are established.

6.27.2 The bridge and culvert replacement will cause short-term disruption to affected residents.

6.27.3 Some disturbance of the creek and wildlife during the construction phase will occur.

6.27.4 There will be significant short-term disruption to residents while the bypass is laid underground along Petrie Street, Randall Street and Medway Street.

6.27.5 Direct private property impacts between Stapletons Road and Petrie Street.

7. Option A - By-pass along Warden Street and Improvements to Dudley creek along Banks Avenue

Option Description

7.1 Option A proposes an inlet structure in Warden Street along Dudley Creek with a 680 metre long gravity bypass pipe running east along Warden Street from the intersection with Stapletons Road, where it outfalls to Dudley Creek. It passes through Housing New Zealand land at the corner of Warden Street, across Shirley Intermediate School land and across North Parade. Ten street trees would need to be replaced along Warden Street.

7.2 Dudley Creek, along Banks Avenue, would be widened at seven localised areas to remove restrictions to the flow where the creek narrows. About 108 trees and shrub groups would be replaced along Banks Avenue. Nine private bridges would be replaced to above the 50 year flood level and the design takes into account constraints such as property boundaries, the shape and alignment of the waterway. In response to earlier consultation feedback care has been taken to minimise the impact on the trees in Banks Avenue and no widening of the creek in private residential property is proposed.

7.3 A stopbank will need to be built and some widening of the creek in the RRZ. The bridge under River Road has been identified as a restriction and will be replaced.

Significance

7.4 The level of significance of this option is high - consistent with section 2 of this report. Engagement requirements for this level of significance are to inform and consult local residents affected by the works. Meetings have been held with the Ministry of Education and Housing New Zealand. Meetings have been held with local residents who may be affected by the creek widening works and 'drop-in sessions' held at local centres around the area to enable local residents to engage with members of the Project Team.

7 Cont'd

Impact on Māori

- 7.5 This option does involve a significant decision in relation to land or a body of water, therefore this decision does specifically impact Māori, their culture and traditions.
- 7.6 MKT submitted preliminary feedback on the overall proposal raising a number of concerns as set out previously in this report. Guidance has been taken from their submission and their reference to manawhenua values set out in the Mahaanui Iwi Management Plan 2013. The definition to determine the scoring of the environmental criteria was defined as 'the degree of change compared to the existing environment'. Therefore, the determination is whether there is a change and the extent of the change between the options. It does not determine the degree of change to which the options address Iwi values and concerns. With this in mind, Option A is considered to provide the greatest degree of change compared to the other options in the opportunity to:
- restore indigenous biodiversity including riparian vegetation.
 - access to Mahinga Kai with improved public accessibility to the water's edge and the replacement of fine sediment with clean gravels to improve in-stream values and flow on effects for water quality by avoiding stagnant water; and
 - re-naturalisation of the waterway.

Community Views and Preferences

- 7.7 The consultation process ran for a period of three weeks and included letters to local residents updating them about the consultation, one-to-one meetings with land owners, drop-in sessions and submissions from residents.
- 7.8 See report on Dudley Creek - Options for Downstream, Long Term Flood Remediation, Consultation Report, July 2015.

Alignment with Council Plans and Policies

- 7.9 This option is consistent with the Council's Plans and Policies
- 7.9.1 The Council has an extensive planning and policy framework for stormwater management and flood protection in Christchurch. In particular the Surface Water Strategy 2009-2039 sets objectives for the Council to address flooding within an integrated catchment management approach.
- 7.9.2 The Dudley Creek Flood remediation Project meets the objectives of the Surface Water Strategy 2009-2039 in that it will return flood levels to pre-earthquake levels and reduce the risk to properties currently at risk of flooding.

Financial Implications

- 7.10 Cost of Implementation - The estimated construction cost for Option A is \$27.7 million. This together with the estimated construction cost for the upstream works of \$16 million gives a total estimated construction cost of \$43.7 million.
- 7.11 Maintenance / Ongoing Costs - the Whole of Life Cost (WLC) estimate for a gravity solution, assuming a 100 year asset life, is \$28.6 million. The WLC allows for future repairs due to earthquake events, in line with a recommendation from GNS Science, and based on the model used in SCIRT for infrastructure renewals, operation and maintenance of the pipe and inlet and outlet structures. Maintenance of the creek along Banks Avenue is not included as this cost remains unchanged from the existing situation.
- 7.12 Funding source - The funding is included in the Land Drainage Recovery Programme.

7 Cont'd

Legal Implications

- 7.13 The main legal implications are gaining temporary construction access and agreeing an easement for Shirley Intermediate School to construct the piped bypass and purchase of land from Housing New Zealand is required.
- 7.14 Access will be required to demolish existing bridges and construct new bridges to properties on the true right bank of Dudley Creek along Banks Avenue.
- 7.15 With this option access is required to the RRZ to construct a stopbank and widen the creek. CERA will only consent to easements over RRZ land if the council can show this route meets the requirements of sections 3 and 10 of the Canterbury Earthquake Recovery Act (CERAct). (If it is the best option in relation to being reasonably necessary for the purposes of the CERAct.)
- 7.16 Negotiation would be intended to gain agreement with landowners to gain access for the works should this option be chosen.
- 7.17 It is intended to negotiate and gain agreement with landowners to gain access for the works and for land purchase. Due to the significance and importance of this project for which the community it serves, and to ensure that the Council is able to deliver the works in a timely fashion, should agreement not be attained, then staff propose using statutory powers under any of the Local Government Act 2002, the Christchurch District Drainage Act 1951, the Land Drainage Act 1908, as the case may be, to gain access to private property and authority to carry out the works. It is envisaged that these statutory powers will only be used where negotiations fail and it is not possible to agree access with landowners after a period of three months from the start of the negotiations. For consistency reasons, staff also propose this approach be applied to upstream works for which Council has already approved on in December 2014 where negotiations with landowners are required.
- 7.18 In this respect, the staff have considered that the most appropriate statutory power to rely on will be section 28A of the Christchurch District Drainage Act 1951. Section 28A provides that the Council may cause to be constructed, of such dimensions and such materials as the Board thinks fit, upon or under any private lands or buildings within the district all such drains or sewers as the Council from time to time thinks needful for the efficient drainage or sewerage of the district. The exercise of this power is subject to the Council complying with the procedure in section 28A(2). The procedure in section 28A contains an objection process but the final decision rests with the Council.

Risks and Mitigations

- 7.19 The key risks are as follows:
- 7.19.1 Possible delay obtaining agreement to access Shirley Intermediate School and gain access to replace private bridges. This would be mitigated by use of the statutory powers available to the Council for replacement of private bridges but may not be available for Crown owned land.
- 7.19.2 CERA approval to use the RRZ is required for the stopbank and widening of the creek.
- 7.19.3 Submissions have identified that opposition from local residents to the removal and replacement of trees is likely. This has been mitigated by the careful design of the localised widening of the creek to minimise the impact of tree removal and by the replacement of all trees removed. However, many residents have expressed concerns about the modified proposal.

7 Cont'd

7.19.4 Increase in flows due to flood reduction works in upstream catchments. The additional capacity required is being checked to allow for any upstream flows coming into the catchment. The cost of this has not been allowed for in the estimates. If additional funding is required it will be met from the current LDRP budget.

7.19.5 The possible effects of climate change on rainfall events is a long-term risk. While this has not been allowed for in the design and construction consideration has been given to mitigating these effects. Increasing the capacity of Dudley Creek downstream could be carried out progressively and the option of providing a second bypass pipe has also been considered. It is not considered part of this project to make an allowance for these measures, therefore Councillors are not being asked to make a decision regarding this issue as part of this report.

Implementation

7.20 Implementation dependencies - Option A is dependent upon the following issues being resolved prior to commencing works on site:

7.20.1 Construction of the piped bypass through Shirley Intermediate School and Housing New Zealand land would need to be formally agreed in principle. Discussions have already started and negotiations will begin with the Ministry of Education and purchase of land from Housing New Zealand will be required if Option A is the route chosen by Councillors. Agreement to demolish and replace nine private bridges on Banks Avenue is required, and it is recommended that these agreements are in place before any construction starts on the scheme given bridge replacement is an integral part of the overall scheme under Option A.

7.20.2 Resource Consent applications have to be granted for the works in Dudley Creek and the Avon River. Discussions have taken place with Environment Canterbury (ECan) and the consent process and timeframes agreed. As soon as the preferred route is approved by Councillors the consent applications would be required and would be submitted using existing global consents in accordance with the Canterbury Earthquake (Resource Management Act) Order 2011 (SR 2011/34) (the Order).

7.20.3 Agreement to access the RRZ for the stopbank and widening of the creek will be required prior to commencing work in this section of Banks Avenue.

7.21 Implementation timeframe - it is anticipated that the detailed design will be sufficiently complete to enable procurement of the pipes for the by-pass in October and November 2015 and work on the by-pass can commence in Warden Street. Construction completion for the whole of the Dudley Creek flood remediation works will be by winter 2017. The current programming of work packages for both design and construction activities shows that this target is achievable for Option A although there is greater risk to the programme than Option C due to the need for work in the Residential Red Zone and the removal of trees in Banks Avenue.

Option Summary - Advantages and Disadvantages

7.22 The main advantages of Option A are as follows:

7.22.1 There will be a reduction in the frequency and severity of flooding in the Flockton / Dudley Creek area to pre-earthquake levels.

7.22.2 Option A has a lower estimated construction cost than Option B, but higher estimated cost than Option C.

7 Cont'd

7.22.3 Option A provides an opportunity for long-term landscape enhancement with improved overall quality of the tree stock, improved walkways and access to the waterway along Banks Avenue.

7.22.4 The ecology of the creek will be improved along Stapletons Road, providing a healthier habitat for fish and invertebrates.

7.23 The main disadvantages of Option A are as follows:

7.23.1 There is a short-term detrimental impact on the landscape along Banks Avenue until replacement trees and landscaping is established.

7.23.2 The bridge replacement will cause short-term disruption to affected residents.

7.23.3 Some disturbance of the creek and wildlife during the construction phase will occur.

7.23.4 There will be significant short-term disruption to residents while the bypass is laid along Warden Street, and across North Parade.

7.23.5 There will be disruption to Shirley Intermediate School and Housing New Zealand residents.

7.23.6 Agreement with CERA will be required for the stopbank construction and widening of the creek through the RRZ.

8. Option B - Warden Street by-pass, Marian College, Richmond Park and Residential Red Zone (Alternative route avoiding RRZ south to Medway Street and east to the Avon River)

Option Description

8.1 Option B is a fully piped option with no widening of Dudley Creek. There would be an inlet structure in Warden Street along Dudley Creek with a gravity bypass pipe running east along Warden Street. From the intersection with Stapletons Road it crosses Housing New Zealand land at the corner of Warden Street, and travels across Shirley Intermediate School land near the boundary to Shirley Boys' High School south east to North Parade. Forty-four tree and shrub groups will be replaced with this option.

8.2 The gravity bypass would cross North Parade where there would be either a siphon under Dudley Creek at this point, or the bypass will discharge to the creek where a second inlet structure will be constructed to take flows through a piped bypass across Marian College land. The bypass route will then cross Richmond Park and across the RRZ where an outfall discharges to the Avon River. The total length of the bypass is 1,160 metres.

8.3 Because of anticipated challenges with gaining approval from CERA to cross the RRZ with a piped bypass an alternative route has been looked at. This takes the bypass south to Medway Street and along to the Avon River where an outfall will be constructed. This alternative route avoids work in the RRZ and adds an additional 180 metres to the length of the bypass.

Significance

8.4 The level of significance of this option is high consistent with section 2 of this report. Engagement requirements for this level of significance are to inform and consult local residents affected by the works. Meetings have been held with the Ministry of Education, Housing New Zealand and the Catholic Diocese which may be directly affected by the by-pass route and 'Drop in Sessions' held at local centres around the area to enable the local residents to engage with members of the Project Team. Meetings have been held with a number of the sports clubs which use Richmond Park.

8 Cont'd

Impact on Māori

- 8.5 This option does involve a significant decision in relation to land or a body of water, therefore this decision does specifically impact Māori, their culture and traditions.
- 8.6 Mahaanui Kurataiao (MKT) submitted preliminary feedback on the overall proposal raising a number of concerns. Guidance has been taken from their submission and their reference to Manawhenua values set out in the Mahaanui Iwi Management Plan 2013. The definition to determine the scoring of the environmental criteria was defined as 'the degree of change compared to the existing environment'. Therefore, the determination is whether there is a change and the extent of the change between the options. It does not determine the degree of change to which the options address Iwi values and concerns. With this in mind, this option is considered to provide a negative degree of change compared to Options A and C as the opportunity to provide for Manawhenua values is extremely limited.

Community Views and Preferences

- 8.7 The consultation process ran for a period of three weeks and included one-to-one meetings with land owners, drop-in sessions and submissions from residents.
- 8.8 See report on Dudley Creek Flood Remediation Downstream Options Report, including Multi Criteria Analysis and Costs (Revision 3), July 2015.

Alignment with Council Plans and Policies

- 8.9 This option is consistent with the Council's Plans and Policies
- 8.9.1 The Council has an extensive planning and policy framework for stormwater management and flood protection in Christchurch. In particular the Surface Water Strategy 2009-2039 sets objectives for the Council to address flooding within an integrated catchment management approach.
- 8.9.2 The Dudley Creek Flood remediation Project meets the objectives of the Surface Water Strategy 2009-2039 in that it will return flood levels to pre-earthquake levels and reduce the risk to properties currently at risk of flooding.

Financial Implications

- 8.10 Cost of Implementation - the estimated construction cost for Option B is \$28.8 million for the route through the RRZ and \$32.0 million for the longer route avoiding the RRZ. This, together with the estimated construction cost for the upstream works of \$16 million, gives a total estimated cost of \$44.8 million and \$48 million respectively.
- 8.11 Maintenance/Ongoing Costs - The Whole of Life Cost (WLC) estimate for Option B, assuming a 100 year asset life, is \$30.6 million and \$33.8 million respectively for the two alternative routes. The WLC allows for future repairs due to earthquake events, in line with a recommendation from GNS Science, and based on the model used in SCIRT for infrastructure renewals, operation and maintenance of the pipe and inlet and outlet structures.
- 8.12 Funding source - The funding is included in the Land Drainage Recovery Programme.

Legal Implications

- 8.13 The main legal implications are gaining temporary construction access and agreeing an easement for Shirley Intermediate School and Marian College and purchase of land from Housing New Zealand to construct the piped bypass.

8 Cont'd

- 8.14 Agreement to lay the bypass across the RRZ will need to be reached with CERA for the short route. The longer route does not require access to RRZ land. CERA will only grant consent to easements over RRZ land if the council can show this route meets the requirements of sections 3 and 10 of the CERAct. (If it is the best option in relation to being reasonably necessary for the purposes of the CERAct.)
- 8.15 It is intended to negotiate and gain agreement with landowners to gain access for the works and for land purchase. Due to the significance and importance of this project for which the community it serves, and to ensure that the Council is able to deliver the works in a timely fashion, should agreement cannot be attained, then staff propose using statutory powers under any of the Local Government Act 2002, the Christchurch District Drainage Act 1951, the Land Drainage Act 1908, as the case may be, to gain access to private property and authority to carry out the works. It is envisaged that these statutory powers will only be used where negotiations fail and it is not possible to agree access with landowners after a period of three months from the start of the negotiations. For consistency reasons, staff also propose this approach be applied to upstream works for which Council has already approved on in December 2014 where negotiations with landowners are required.
- 8.16 In this respect, the staff have considered that the most appropriate statutory power to rely on will be section 28A of the Christchurch District Drainage Act 1951. Section 28A provides that the Council may cause to be constructed, of such dimensions and such materials as the Board thinks fit, upon or under any private lands or buildings within the district all such drains or sewers as the Council from time to time thinks needful for the efficient drainage or sewerage of the district. The exercise of this power is subject to the Council complying with the procedure in section 28A(2). The procedure in section 28A contains an objection process but the final decision rests with the Council.

Risks and Mitigations

- 8.17 The key risks are as follows:
- 8.17.1 Possible delay obtaining agreement to access Shirley Intermediate School, Marian College and Housing New Zealand land to construct the works.
- 8.17.2 CERA approval to use the RRZ is required for the shorter bypass route. This has been mitigated by providing a longer route around the RRZ, but with a significant cost increase.
- 8.17.3 Crossing North Parade and Dudley Creek is a construction risk, this can be mitigated by having the first section of the bypass laid as a gravity pipe as far as North Parade and then a pump station with a rising main for the siphon and length of pipe across Marian College land and around the RRZ. This would be a significant increase in the construction cost.
- 8.17.4 Increase in flows due to flood reduction works in upstream catchments. The additional capacity required is being checked to allow for any upstream flows coming into the catchment. The cost of this has not been allowed for in the estimates. If additional funding is required it will be met from the current LDRP budget.
- 8.17.5 The possible effects of sea level rise and climate change on rainfall events is a long-term risk. While this has not been allowed for in the design and construction consideration has been given to mitigating these effects. Increasing the capacity of Dudley Creek downstream of Warden Street could be carried out progressively and the option of providing a second bypass pipe has also been considered. It is not considered part of this project to make an allowance for these measures, therefore Councillors are not being asked to make a decision regarding this issue as part of this report.

8 Cont'd

Implementation

- 8.18 Implementation dependencies - Option B is dependent upon the following issues being resolved prior to starting works on site:
- 8.18.1 Construction of the piped bypass through Shirley Intermediate School, Marian College and Housing New Zealand land has been agreed in principle. Discussions have already started and negotiations will begin with the Ministry of Education, the Catholic Diocese and Housing New Zealand if Option B is the route chosen by Councillors. Purchase of land from Housing New Zealand is required for the piped bypass.
 - 8.18.2 CERA's consent to construct the bypass through the RRZ will be required if the shorter route is chosen.
 - 8.18.3 Resource Consent applications have to be granted for the works in Dudley Creek and the Avon River. Discussions have taken place with Environment Canterbury (ECan) and the consent process and timeframes agreed. As soon as the preferred route is approved by Councillors the consent applications will be submitted using existing global consents in accordance with the Canterbury Earthquake (Resource Management Act) Order 2011 (SR 2011/34) (the Order).
- 8.19 Implementation timeframe - It is anticipated that the detailed design will be sufficiently complete to enable procurement of the pipes for the bypass in October and November 2015 and work on the bypass can begin in Warden Street. Construction completion for the whole of the Dudley Creek flood remediation works will be by winter 2017. The current programming of work packages for both design and construction activities shows that this target is not achievable for Option B if the longer route through the RRZ is chosen.
- 8.20 Even with the alternative route around the RRZ there is greater risk to the programme than Option A or C due to the need for work in Shirley Intermediate School and Marian College.

Option Summary - Advantages and Disadvantages

- 8.21 The main advantages of Option B are as follows:
- 8.21.1 There will be a reduction in the frequency and severity of flooding in the Flockton / Dudley Creek area to pre-earthquake levels.
 - 8.21.2 The impact on private residential properties is low due to the work being in land with no residential housing.
 - 8.21.3 There are fewer trees to be replaced with this option than with option A or Option C.
- 8.22 The main disadvantages of Option B are as follows:
- 8.22.1 It is the highest cost option and has the highest risk.
 - 8.22.2 There are no ecological benefits to Dudley Creek.
 - 8.22.3 There are no improvements to the landscape along Dudley Creek.
 - 8.22.4 Short-term loss of Richmond Park for recreational activities.
 - 8.22.5 Disruption to Shirley Intermediate School and Housing New Zealand.
 - 8.22.6 Longer piped sections increases the ongoing maintenance and renewals costs over Option A and C.
 - 8.22.7 The shortest route cuts across the RRZ and agreement cannot be guaranteed by CERA that this will be possible in the timeframe allowed for the delivery of the flood relief works.

8.22.8 Negotiations and agreement would be needed to lay a pipe across the Marian College site owned by the Catholic Diocese.

Confirmation of Statutory Compliance

<p>Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).</p> <p>(a) This report contains:</p> <p>(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and</p> <p>(ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.</p> <p>(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.</p>

Signatories

Author	Martin Smith	Project Manager
Approved By	Peter Langbein	Finance Manager
	Keith Davison	Unit Manager
	David Adamson	Director

DUDLEY CREEK - OPTIONS FOR DOWNSTREAM, LONG TERM FLOOD REMEDIATION

CONSULTATION REPORT

July 2015

Background

- Consultation on Dudley Creek - Options for downstream long-term flood remediation was undertaken from Monday 15 June to Wednesday 8 July 2015. While the consultation officially closed on Wednesday 8 July, late submissions were still accepted up until close of business on Monday 13 July 2015.
- 860 consultation booklets were hand delivered to the area bounded by Hills Road, Dudley Street, Randall Street, Medway Street, Banks Avenue, North Parade, and Shirley Road. A copy of the booklet was also sent to 144 key stakeholders. A project flyer was also delivered to 2,200 properties between Aylesford Street, Westminster Street, Francis Avenue, Barbadoes Street, Edward Avenue, Hills Road and North Avon Road. The project was posted on the Councils 'Have Your Say' website.
- A summary outlining methods used to inform stakeholders about the project, including radio advertising, use of social media and media are included in **Attachment 1**.
- A public meeting prior to consultation was held for residents along the route of Option C (Stapletons Road, Petrie Street, Randall Street and Medway Street) to advise that this new option was now being considered as part of the consultation process. This meeting was attended by approximately 30 people including members of the Shirley/Papanui Community Board. Three drop in sessions were also held through the consultation period and were attended by an average of 30 people at each session. Residents who attended the sessions were highly engaged and came along with a number of questions and appreciated the opportunity to meet and discuss the project with the team.
- Throughout the consultation one-on-one meetings were held with a number of directly affected residents and property owners. This engagement allowed for these residents and property owners to understand specifically how the proposed scheme could impact on their property. These meetings included Anglican Living, Ministry of Education and the Catholic Diocese.
- At the close of consultation, 136 submissions were received by Council (including a joint submission from 19 residents). Three options were presented and submitters were asked to either identify their preferred option or indicate they had no preferred option or did not know. The submission form also asked submitters to indicate, based on their preferred option, how important or unimportant a number of criteria were to them (1 being not important at all to 5 being extremely important, and 6 being don't know). The criteria were environment, community health and wellbeing, flood risk reduction, cost, construction impacts, and time to complete works. Submitters were also able to provide additional comments if they chose.
- A submission was received from Mahaanui Kurataiao (MKT) providing preliminary feedback which raised some initial concerns they have related to mana whenua values with regards to water and waterways. Council will continue to work with MKT throughout the work programme.

	TOTAL	<i>Not important at all (1)</i>	<i>Unimportant (2)</i>	<i>No opinion either way (3)</i>	<i>Important (4)</i>	<i>Extremely important (5)</i>	Average (Nos 1-5)	<i>Don't know (6)</i>	BLANK
OPTION A	11								
Environment				1	6	3	4.2		
Community Health and Wellbeing				1	5	4	4.3		
Flood Risk Reduction					3	7	4.7		
Cost			2	2	2	3	3.7	1	
Construction Impacts			3	2	2	2	3.3	1	
Time to compete works			2	4	2	2	3.4		
OPTION B	54								
Environment				2	15	31	4.6	1	5
Community Health and Wellbeing		1		1	15	33	4.6		4
Flood Risk Reduction				1	14	35	4.7		4
Cost		3	9	15	20	1	3.1	1	5
Construction Impacts		1	6	8	22	12	3.8		5
Time to compete works		1	2	13	23	10	3.8		5
OPTION C	44								
Environment		3	1	3	17	16	4.1		4
Community Health and Wellbeing			1	4	18	17	4.3		4
Flood Risk Reduction					9	31	4.8		4
Cost		3	5	4	22	6	3.6		4
Construction Impacts		3	7	7	16	7	3.4		4
Time to compete works		2	3	7	14	12	3.8	1	5

	TOTAL	<i>Not important at all (1)</i>	<i>Unimportant (2)</i>	<i>No opinion either way (3)</i>	<i>Important (4)</i>	<i>Extremely important (5)</i>	Average	<i>Don't know (6)</i>	BLANK
DON'T KNOW	1								
Environment						1	5.0		
Community Health and Wellbeing						1	5.0		
Flood Risk Reduction						1	5.0		
Cost					1		4.0		
Construction Impacts						1	5.0		
Time to compete works						1	5.0		
NO PREFERRED OPTION	8								
Environment			1	3	4		3.4		
Community Health and Wellbeing					6	2	4.3		
Flood Risk Reduction						8	5.0		
Cost			2	2	4		3.3		
Construction Impacts		1	2	2	3		2.9		
Time to compete works				1	3	4	4.4		
DID NOT INDICATE	18								
Environment					2	2	4.5		14
Community Health and Wellbeing						4	5.0		14
Flood Risk Reduction					1	3	4.8		14
Cost			1		3		3.5		14
Construction Impacts					4		4.0		14
Time to compete works				1	2		3.7	1	14

- Overall the results show that 11 submitters chose Option A (8 percent), 54 submitters selected Option B (40 percent), 44 submitters chose Option C (32 percent), one submitter did not know (1 percent), there were eight submitters that did not have a preferred option (6 percent) and 18 submitters did not indicate their preferred option in their submission (13 percent).
- The following discussion of feedback should be considered in conjunction with the summary of issues raised during consultation and project team responses included as **Attachment 2**. The responses will be made publicly available prior to the Council meeting on 13 August 2015.

Consultation Summary

- Feedback was received from a wide range of the community, including a number of resident groups, key stakeholders and directly affected residents.
- Based on the ratings received by the community on the criteria being measured, it seemed that there was a genuine understanding of what Council were using to help determine a preferred outcome, and the input that the community had into this process.
- From the submissions received the rating of important/extremely important rated more often for environment, community health and wellbeing, and flood risk reduction. The ratings then spread out further to the lower scores for cost, construction impact, and time taken to complete the works. This would suggest that longer term community and environmental outcomes are more important to the community than the shorter "one off" processes associated with getting the work done.
- A wide range of comments were received from submitters. The five main themes identified throughout the submissions were:
 - Comments related to the use of the existing waterways and the opportunity for ecological and landscaping enhancement and concerns regarding the tree loss and loss of visual amenity (36)
 - Concerns related to the impact of the works on Banks Avenue (30)
 - Moving the flooding problem from one community to another (22)
 - Increased flow of water into the Avon River (23)
 - Getting the works done as soon as possible (20)
- A number of submissions received commented on the scheme using the existing waterway and there was an acknowledgement of both the ecological and landscaping benefits associated with the works. There were a small number of submissions that were concerned about proposed tree removal and changes to the landscape. The project team were very aware of these concerns while undertaking the design and significant trees will be retained where possible. Where any channel widening is proposed, the works will include re-landscaping the area, including replacement planting for all trees which require removal to undertake the works.

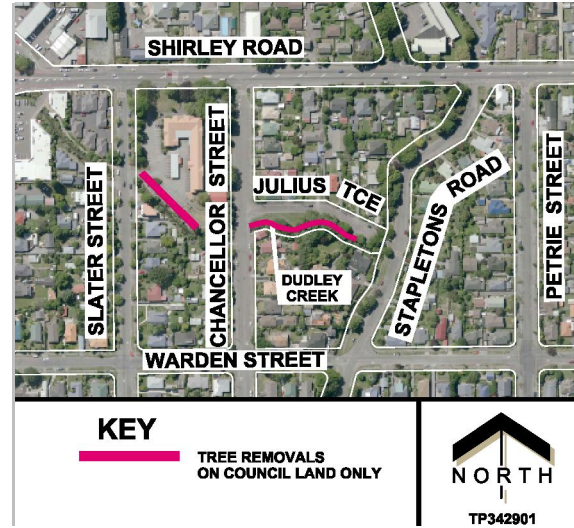
- While the Banks Avenue proposal had been significantly modified from the November 2014 proposal, to exclude any work or tree removal on private property, the Banks Avenue residents' views and concerns around any tree removal and remediation works in this area remained high.
- The concern expressed by a number of submitters related to the flooding problem being moved from one community to another was also raised throughout the drop-in sessions. The project team response to this concern is that hydraulic modelling shows that all of the options achieve flood risk reduction in the Flockton area without increasing flood risk in other areas. The Council will be carefully designing any works to provide the required capacity, to limit the risk of bypass pipe inlets blocking and considering overflow paths. All three options aim to have the general effect of lowering flood water levels in Dudley Creek.
- A number of submissions and feedback received at the drop-in sessions were related to the impact of the works on the water levels in the Avon River during a flood event. The proposed works do increase peak flows from Dudley Creek to the Avon River, however, due to the different characteristics of the Dudley Creek and Avon River catchments, the peak Dudley Creek discharge would normally occur before the Avon River reaches peak levels. Therefore the peaks would not typically coincide. In that case, changes in the Avon River peak level and flows are assessed as being negligible. If the peak Dudley Creek discharge did occur at peak Avon River water levels, the river levels are predicted to increase by up to a few centimetres.
- There was strong support and recognition from the community across all three options of getting the works done as soon as possible to alleviate the flooding within the Flockton area. This presented a strong message and the current objective of completing the works by mid 2017 still remains.
- From the feedback received throughout the course of the consultation and from one-on-one meetings with directly affected residents along the route of option C, we received little direct opposition with many residents on the affected route expressing their support or acceptance. A number of residents also indicated that they would benefit from reduced flood risk on Stapletons Road. A submission was received from 19 residents of Petrie Street raising concerns that should option C be the approved route that no allowance has been made for ponding at Petrie Street (where the pipe starts) when the Avon is in full flood and the tide is high. This submission also made suggestions in how the scheme could also work by allowing more water storage (ponding areas) along the route. The Engineering Team considered upgrading the full length of Dudley Creek, but concluded that the risk associated with work on so many privately owned properties would result in unacceptable construction delays given the urgent need to address the flooding. Ponding areas (rather than increased capacity and pipes) were considered as early options, however the storage area required to address the flooding issues was found to be very substantial and therefore not practical to achieve within the existing urban context and the required timeframe and budget. The Engineering Team will be carefully designing any works to provide the required capacity, limiting the risk of bypass pipe inlets blocking and considering potential overflow paths. All the options would have the general effect of lowering flood water levels in the creek.

When

The first package of upstream works for the Dudley Creek long-term flood remediation scheme has been identified to enable this portion of the wider project to be constructed, with works anticipated to begin on site in mid September 2015. This includes works to widen Dudley Creek between Slater Street and Stapletons Road. Widening along this section will be within publicly-owned land, on the north side of the creek.

Landscape Proposals

- Where possible a semi-mature tree will be planted for every tree that is removed. The aim is to plant the right tree in the right location - soil, moisture and tidal impacts will determine their appropriate placement on the bank.
- The design seeks to enrich the ecology of the waterway by creating a narrow, meandering, low-flow channel, lined with gravel, rocks and woody material to help sustain life in the creek. Planting will be chosen to overhang the low bank to provide cover and provide egg-laying sites for fish and invertebrates.
- The replanting will ensure the current character will return in the medium-term (10-20 years). The remaining trees will ensure the habitat values for bird and insect life are retained.
- The final replacement planting plan is due for completion in mid-August and a copy can be requested by contacting us. If you have an interest in being involved in the replanting, please contact us or include this request in your feedback form. The project team will then liaise directly with anyone who is interested, along with the appropriate Council staff (Arborist, maintenance teams and waterways teams).



Feedback

If you wish to comment on the detailed design aspect of this project, please complete the enclosed (pre-paid) comment form with your feedback and return this to us by **15 July 2015**.

Timeframes



Further Information

For more information on the Dudley Creek works, please visit the project website, at:

<http://www.ccc.govt.nz/environment/water/flooding/>

haveyoursay

www.ccc.govt.nz/haveyoursay

Tara King
Consultation Leader
Christchurch City Council
PO Box 73011
Christchurch Mail Centre
Christchurch 8154
Phone (03) 941 5938
Email tara.king@ccc.govt.nz

If you wish to comment on the plan, please complete the enclosed freepost form and return by 5pm on Wednesday 15 July 2015.



haveyoursay

www.ccc.govt.nz/haveyoursay

Christchurch
City Council



ELEC08/4598

have your say

Julius Terrace and Dudley Creek (between Slater Street and Stapletons Road) Tree and Shrub Removals and Replacement Planting

Christchurch
City Council



What and Why

In December 2014 the Christchurch City Council approved the upstream works (areas approximately west of Stapletons Road from Warden Street) in relation to Dudley Creek. This work involves widening portions of Dudley Creek in order to return the Flockton area to its pre-earthquake level of flood risk.

During the consultation in 2014 for Dudley Creek, the information we held at that time did not include detail on all the tree removals included in the upstream works. As we have moved into the detailed design stage, we are now aware that some tree and shrub removals are required. This includes Julius Terrace and Dudley Creek (between Slater Street and Stapletons Road).



Where

Landscape Architects and Arborists have undertaken assessments of the existing trees in the area.

Along Dudley Creek (between Chancellor Street and Slater Street) there are 23 trees and 2 shrub groups to be removed, including 8 trees that have a short term life expectancy, 8 trees and 2 shrub groups with a medium life expectancy and 7 trees with a long-term life expectancy.

Along Julius Terrace there are 36 trees and 3 shrub groups to be removed, including 14 trees and 1 shrub group that have a short term life expectancy, 14 trees and 2 shrub groups that have a mediumterm life expectancy and 8 trees that have a long term life expectancy.

haveyoursay

www.ccc.govt.nz/haveyoursay

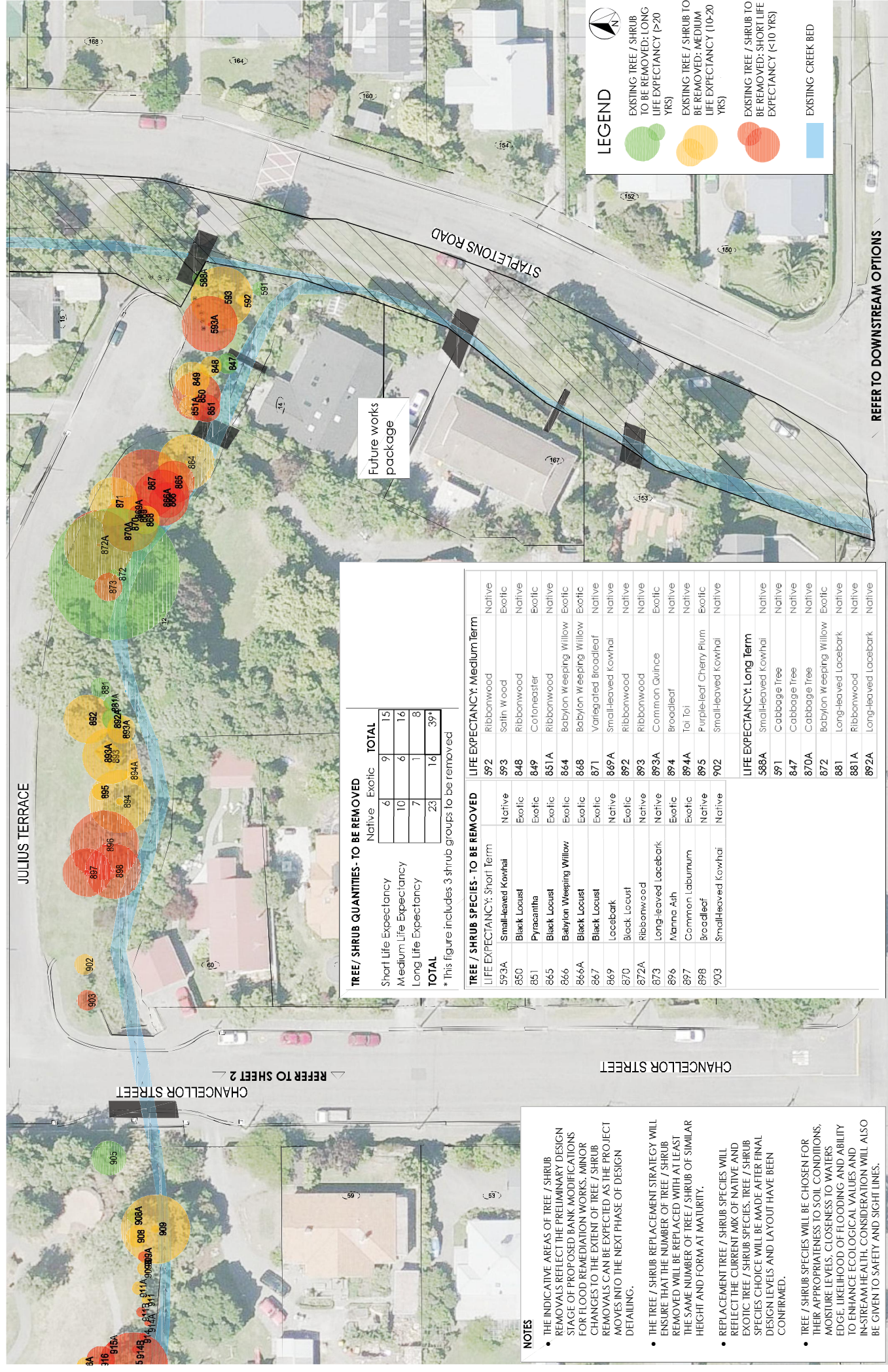
Please ensure that your comments reach us by 5pm on Wednesday 15 July 2015.

You can comment by:

- Returning the enclosed freepost form
- Visiting the Christchurch City Council's 'Have Your Say' website: www.ccc.govt.nz/haveyoursay

If you wish to discuss any aspect of this plan or process please contact:

Tara King, Consultation Leader
Phone (03) 941 5938
Email tara.king@ccc.govt.nz



NOTES

- THE INDICATIVE AREAS OF TREE / SHRUB REMOVALS REFLECT THE PRELIMINARY DESIGN STAGE OF PROPOSED BANK MODIFICATIONS FOR FLOOD REMEDIATION WORKS. MINOR CHANGES TO THE EXTENT OF TREE / SHRUB REMOVALS CAN BE EXPECTED AS THE PROJECT MOVES INTO THE NEXT PHASE OF DESIGN DETAILING.
- THE TREE / SHRUB REPLACEMENT STRATEGY WILL ENSURE THAT THE NUMBER OF TREE / SHRUB REMOVED WILL BE REPLACED WITH AT LEAST THE SAME NUMBER OF TREE / SHRUB OF SIMILAR HEIGHT AND FORM AT MATURITY.
- REPLACEMENT TREE / SHRUB SPECIES WILL REFLECT THE CURRENT MIX OF NATIVE AND EXOTIC TREE / SHRUB SPECIES. TREE / SHRUB SPECIES CHOICE WILL BE MADE AFTER FINAL DESIGN LEVELS AND LAYOUT HAVE BEEN CONFIRMED.
- TREE / SHRUB SPECIES WILL BE CHOSEN FOR THEIR APPROPRIATENESS TO SOIL CONDITIONS, MOISTURE LEVELS, CLOSENESS TO WATERS EDGE, LIKELIHOOD OF FLOODING AND ABILITY TO ENHANCE ECOLOGICAL VALUES AND IN-STREAM HEALTH. CONSIDERATION WILL ALSO BE GIVEN TO SAFETY AND SIGHT LINES.

TREE / SHRUB QUANTITIES - TO BE REMOVED

	Native	Exotic	TOTAL
Short Life Expectancy	6	9	15
Medium Life Expectancy	10	6	16
Long Life Expectancy	7	1	8
TOTAL	23	16	39

* This figure includes 3 shrub groups to be removed

TREE / SHRUB SPECIES - TO BE REMOVED

LIFE EXPECTANCY: Short Term	LIFE EXPECTANCY: Medium Term	LIFE EXPECTANCY: Long Term
593A Small-leaved Kowhai	592 Ribbonwood	588A Small-leaved Kowhai
850 Black Locust	593 Satin Wood	591 Cabbage Tree
851 Pyracantha	848 Ribbonwood	847 Cabbage Tree
865 Black Locust	849 Cotoneaster	870A Cabbage Tree
866 Babylon Weeping Willow	851A Ribbonwood	872 Babylon Weeping Willow
866A Babylon Weeping Willow	864 Babylon Weeping Willow	881 Long-leaved Lacebark
867 Black Locust	868 Babylon Weeping Willow	881A Ribbonwood
869 Lacebark	871 Variegated Broadleaf	892A Long-leaved Lacebark
870 Black Locust	869A Small-leaved Kowhai	892A Long-leaved Lacebark
872A Ribbonwood	892 Ribbonwood	
873 Long-leaved lacebark	893 Ribbonwood	
896 Manna Ash	893A Common Quince	
897 Common Laburnum	894 Broadleaf	
898 Broadleaf	894A Tori Tori	
903 Small-leaved Kowhai	895 Purple-leaf Cherry Plum	
	902 Small-leaved Kowhai	

LEGEND

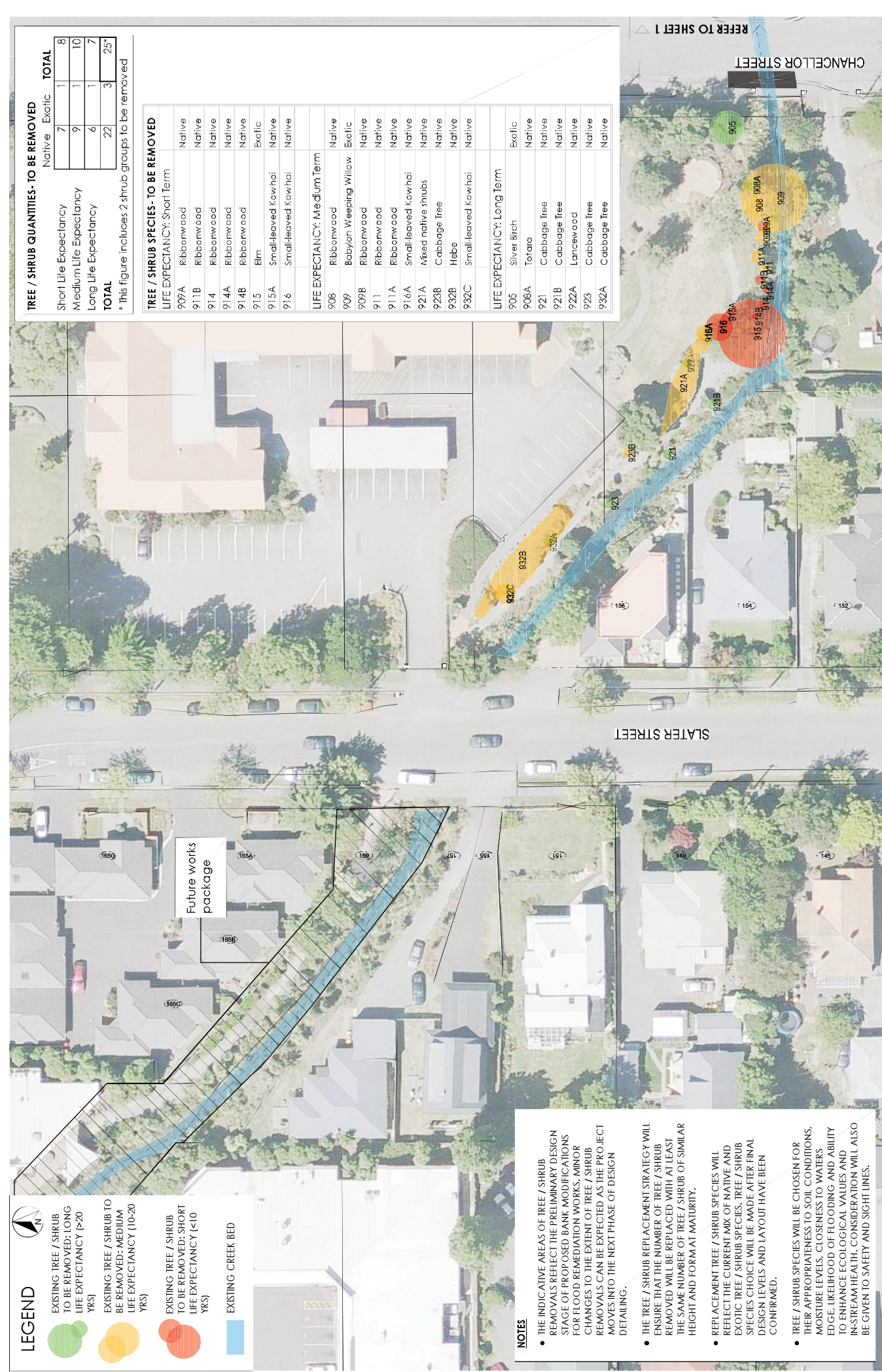
- EXISTING TREE / SHRUB TO BE REMOVED: LONG LIFE EXPECTANCY (>20 YRS)
- EXISTING TREE / SHRUB TO BE REMOVED: MEDIUM LIFE EXPECTANCY (10-20 YRS)
- EXISTING TREE / SHRUB TO BE REMOVED: SHORT LIFE EXPECTANCY (<10 YRS)
- EXISTING CREEK BED

REFER TO DOWNSCREEN OPTIONS

ORIGINAL SCALE : 1:500 @ A3

FOR INFORMATION NOT FOR CONSTRUCTION

DUDLEY CREEK FLOOD REMEDIATION FOR CONSULTATION | TREE / SHRUB REMOVALS PLAN 1 OF 2



LEGEND

- EXISTING TREE / SHRUB TO BE REMOVED: LONG LIFE EXPECTANCY (>20 YRS)
- EXISTING TREE / SHRUB TO BE REMOVED: MEDIUM LIFE EXPECTANCY (10-20 YRS)
- EXISTING TREE / SHRUB TO BE REMOVED: SHORT LIFE EXPECTANCY (<10 YRS)
- EXISTING CREEK BED

NOTES

- THE INDICATIVE AREAS OF TREE / SHRUB REMOVALS REFLECT THE PRELIMINARY DESIGN STAGE OF PROPOSED BANK MODIFICATIONS FOR FLOOD REMEDIATION WORKS. MINOR CHANGES TO THE EXTENT OF TREE / SHRUB REMOVALS CAN BE EXPECTED AS THE PROJECT MOVES INTO THE NEXT PHASE OF DESIGN DETAILING.
- THE TREE / SHRUB REPLACEMENT STRATEGY WILL ENSURE THAT THE NUMBER OF TREE / SHRUB REMOVED WILL BE REPLACED WITH AT LEAST THE SAME NUMBER OF TREE / SHRUB OF SIMILAR HEIGHT AND FORM AT MATURITY.
- REPLACEMENT TREE / SHRUB SPECIES WILL REFLECT THE CURRENT MIX OF NATIVE AND EXOTIC TREE / SHRUB SPECIES. TREE / SHRUB SPECIES CHOICE WILL BE MADE AFTER FINAL DESIGN LEVELS AND LAYOUT HAVE BEEN CONFIRMED.
- TREE / SHRUB SPECIES WILL BE CHOSEN FOR THEIR APPROPRIATENESS TO SOIL CONDITIONS, MOISTURE LEVELS, CLOSENESS TO WATERS EDGE, LIKELIHOOD OF FLOODING AND ABILITY TO ENHANCE ECOLOGICAL VALUES AND IN-STREAM HEALTH. CONSIDERATION WILL ALSO BE GIVEN TO SAFETY AND SIGHT LINES.

TREE / SHRUB QUANTITIES - TO BE REMOVED

	Native	Exotic	TOTAL
Short Life Expectancy	7	1	8
Medium Life Expectancy	9	1	10
Long Life Expectancy	6	1	7
TOTAL	22	3	25

* This figure includes 2 shrub groups to be removed

TREE / SHRUB SPECIES - TO BE REMOVED

LIFE EXPECTANCY: Short Term	LIFE EXPECTANCY: Medium Term	LIFE EXPECTANCY: Long Term
909A Ribbonwood	908 Ribbonwood	905 Silver Birch
911B Ribbonwood	909 Babylon Weeping Willow	908A Totara
914 Ribbonwood	909B Ribbonwood	921 Cabbage Tree
914A Ribbonwood	911 Ribbonwood	921A Cabbage Tree
914B Ribbonwood	911A Ribbonwood	922A Lancewood
915 Elm	916A Small-leaved Kowhai	923 Cabbage Tree
915A Small-leaved Kowhai	921A Mixed native shrubs	932A Cabbage Tree
916 Small-leaved Kowhai	923B Cabbage Tree	
	932C Small-leaved Kowhai	

REFER TO SHEET 1

ORIGINAL SCALE : 1:500 @ A3

FOR INFORMATION NOT FOR CONSTRUCTION

DUDLEY CREEK FLOOD REMEDIATION FOR CONSULTATION | TREE / SHRUB REMOVALS PLAN 2 OF 2



Memorandum

To: Gravity vs Pumped MCA Workshop Participants
Date: 16 July 2015

From: David Heiler
Beca Ref: 3384543

Copy:
Opus Ref: 3C1262.00

Subject: Dudley Creek MCA for Pumping versus Gravity

1 Overview

This memo presents an evaluation of pumped vs gravity conveyance for downstream options being considered for the Dudley Creek Flood Remediation Project.

Pumped conveyance involves pumping flows along the bypass corridor through a pressure pipeline. Gravity conveyance relies on the hydraulic grade available between the inlet and outlet of the bypass to convey flows by gravity through a larger gravity pipeline.

The evaluation was undertaken using a subset of criteria used for evaluating the downstream corridors. Relevant Criteria are presented in Section 2 of this memo. The evaluation was undertaken at a workshop on 15 July 2015 that involved the following participants:

- Ramon Strong – CCC Land Drainage Manager
- Graham Harrington – CCC Senior Surface Water Planner
- Tom Parsons – CCC Land Drainage Recovery Programme manager – Technical
- Martin Smith – CCC Dudley Creek Project Manager
- David Gardiner – Beca/Opus Downstream Design Manager
- Tony Gordon – Beca/Opus Upstream Design Manager
- David Heiler - Beca/Opus Project Team Leader
- Kate Purton - Beca/Opus Hydraulic Design
- Graham Levy - Beca/Opus Hydraulic Design Lead

2 Relevant Criteria

The following criteria from the main corridor selection MCA were considered relevant to the evaluation of pumped vs gravity conveyance:

D1 – Vulnerability

D2 – Hydraulic performance / opportunity

C1 – Whole of life cost

E4 – Community impact (social)

E5 – Construction

Memorandum

S1 – Long term hydraulic sustainability

The following sections provide further detail on these criteria:

2.1 Flood Hazard Reduction

	Outcome	Criteria	Definition	Measurement
FLOOD REDUCTION	The degree to which the project provides mitigation of the flood risk	D1 – Vulnerability	Reliability of the option including any residual flood risk - design	The degree of robustness of the option and consequence of failure during a flood event
		D2 – Hydraulic performance / opportunity	Flood risk reduction over and above the primary objective of flood risk reduction in the Flockton St area	Ability of the option to reduce flood risk in other areas

Note that the project needs to meet the primary objective (flood risk reduction in the Flockton Street area). This means accepting that the options presented can meet the objective, otherwise they would not be assessed.

D1 is about how reliable the on-going ‘operation’ of the option is.

While there might be minor changes to the design options, it is to be assumed that no further optimisation would occur to the extent that it would change the outcomes

2.2 Cost

	Outcome	Criteria	Definition	Measurement
COST	The capital and ongoing costs of the project	C1 – Whole of life cost	Whole of life costs including operation, maintenance and renewals, earthquake related costs and risks	Whole of life cost estimate

The lowest cost option is to be seen as the preferred option under this criteria.

- Whole of Life Cost
 - Cost to construct
 - Cost to operate
 - Maintenance requirements – this captures the ability to maintain as this comes at a cost
 - Capital renewals (e.g. replacement of pumps and electrics at say 15 years)
 - Earthquake related costs (resilience assessment)
 - Implementation of health and safety requirements.

The whole of life assessment includes an assessment of the ability of the option to maintain service following a future earthquake event and an assessment of the estimated costs associated with rebuilding the asset following a future earthquake event.

If there are other aspects of property acquisition that are not necessarily financially compensated for then these are captured elsewhere – e.g. social impacts, disruption during construction.

There is an indirect cost of ongoing flooding to properties if there is a delay in delivering the project due to legal challenge and extended land access negotiations. This will be reported separately from the capital cost of the scheme as it is not a direct cost to CCC. The cost and risk of this will be evaluated under the timeframe risk criteria (R2).

Memorandum

2.3 Environment

	Outcome	Criteria	Definition	Measurement
ENVIRONMENT	The health and wellbeing of the community has been considered	E4 – Community impact (social)	The option provides for peoples wellbeing and sense of community Note this includes recreation	Qualitative assessment of impact – quality of life, community cohesion, recreations, health & wellbeing. There was no specific question in the MCA over pumped vs gravity. This was assessed based on experience of the Tay St Drain PS and other infrastructure projects in ChCh.
	Temporary effects from construction are managed	E5 – Construction	Effects of constructing the option including the natural environment, traffic, pedestrians, noise, disruption to public and services, health and safety risks, damage to other assets, access to private property.	The degree of adverse effect from construction activities

It is the degree of the adverse effect even with appropriate mitigation in place (i.e. we can't do something that has totally unacceptable effects) that is being assessed. The timeframe over which the impact is assessed will vary for each of the criteria. When the option assessment is undertaken the timeframe used for each criteria will need to be documented.

Consideration of the criteria excludes cost to implement mitigation and cost of property acquisition.

2.4 Long Term Hydraulic Sustainability

	Outcome	Criteria	Definition	Measurement
LONG TERM SUSTAINABILITY	The project is considered sustainable in the long term	S1 - Long term hydraulic sustainability	Ability to future proof the solution for climate change, to meet demands for increased levels of service and to cope with over design event (> 50 yr ARI) flows	Qualitative assessment of the ability of the option to adapt to meet changing hydraulic needs

While a short term solution might meet the current flooding issue it could preclude future opportunities or even the means to address future adverse effects (e.g. climate change). This is not about the cost of enabling a future proofed solution, or the cost to fix something if a future natural hazard was to occur, but the ability to come along at a later date and provide additional benefit. By long term we mean 50+ years based on the life of the asset.

The resilience to damage in a future natural hazard (particularly earthquake) has been factored into the whole of life analysis (C1). This includes consideration of the cost to repair damage and the current earthquake risk profile for Canterbury.

3 Scoring

3.1 Scoring System

The same scoring system as used for the corridor MCA has been used for evaluating pumped vs gravity.

Memorandum

The scoring system is:

All scoring of the Options against the Criteria are to be scored on a 0 to 100 scale.

Where

0 = very low or a real or hypothetical least preferred option (worst outcome / completely fails the criteria, strong negative effects)

25 = low

50 = moderately meets the criteria (adequate, neutral)

75 = high

100 = very high or a real or hypothetical most preferred option (best outcome / completely meets the criteria such that it is an ideal level of performance, strong positive effects)

Scoring should be in units of no less than 5.

3.2 Scores

Table 3.1 presents the raw scores agreed on at the workshop. Justification for raw scores provided.

Table 3.2 presents the analysis of MCA scores using raw MCA scores from the workshop and the relative weightings agreed at the MCA corridor workshop on 14 July 2015. As we are considering a subset of the overall weightings, the weighting percentages have been scaled so that they sum to 100%.

The weightings and raw MCA scores have been used to calculate a final score for each criteria and option. These have been summed to provide a total score for pumped and gravity conveyance for each corridor option.

Table 3.1 Raw MCA Scores and Justification

Option	Pumped Conveyance			Gravity Conveyance			Justification
	A	B (long)	C	A	B (long)	C	
D1 – Vulnerability							
<i>Outlet</i>	60	60	60	60	50	50	Gravity outlet adequate. Pump outlet marginally better at self flushing.
<i>Inlet</i>	45	45	45	50	50	50	More potential for pumped inlet blockage due to pump start/stop operation
<i>Pipeline</i>	60	60	60	55	50	50	Pumped line less reliant on maintenance. Gravity for A less vulnerable than B or C
<i>Siphon (if any)</i>	-	35	-	-	25	-	Applies to B only. Pumped siphon less vulnerable than gravity.
<i>Pump Station</i>	40	40	40	-	-	-	Applies to pumped options only. Gravity lines do not rely on pump station.
Agreed overall score (not weighted average)	40	40	40	50	45	50	On balance, gravity conveyance has been assessed as being less vulnerable than pumped conveyance due to pumped's reliance on a pump station
D2 – Hydraulic performance	55	55	55	50	50	50	Potential for pump to draw water level down lower in creek during smaller events, resulting in slightly less flood risk during smaller events
C1 – Whole of life cost	45	25	55	65	45	65	Raw MCA scores from Whole of Life Analysis. Refer separate Whole of Life memo (doc ref 10923376)
E4 – Community impact	40	40	40	50	50	50	On-going disruption associated with operating and maintaining pump station and generator in residential environment
E5 – Construction	40	40	40	50	50	50	Pumped and gravity pipeline construction effects considered equal. Greater disruption associated with construction of a pump station
S1 – Long term hydraulic sustainability	50	50	50	55	55	55	Gravity lines cope with greater than design event flows better than pumped lines. Gravity lines can be pumped in the future to meet increased flows whereas pumped lines are limited by flow velocity and headloss within smaller diameter pipelines. The key point is ensuring that gravity pipelines are selected so that they can be used as pressure lines in the future.

Memorandum

Table 3.2 Analysis of MCA Scores

Option	Adjusted Weightings from MCA	Pumped Conveyance						Gravity Conveyance					
		A		B		C		A		B		C	
		Raw	Final	Raw	Final	Raw	Final	Raw	Final	Raw	Final	Raw	Final
D1 – Vulnerability													
• <i>Outlet</i>		60		60		60		60		50		50	
• <i>Inlet</i>		45		45		45		50		50		50	
• <i>Pipeline</i>		60		60		60		55		50		50	
• <i>Siphon (if any)</i>		-		35		-		-		25		-	
• <i>Pump Station</i>		40		40		40		-		-		-	
Overall score	30%	40	12	40	12	40	12	50	15	45	13	50	15
D2 – Hydraulic performance	18%	55	10	55	10	55	10	50	9	50	9	50	9
C1 – Whole of life cost	11%	45	5	25	3	55	6	65	7	45	5	65	7
E4 – Community impact	11%	40	4	40	4	40	4	50	6	50	6	50	6
E5 – Construction	4%	40	1	40	1	40	1	50	2	50	2	50	2
S1 – Long term hydraulic sustainability	26%	50	13	50	13	50	14	55	14	55	14	55	14
Total	100%		46		44		47		53		49		53

4 Recommendation

The MCA process for evaluating pumped vs gravity conveyance has identified that gravity conveyance is preferred for all downstream corridor options. Gravity conveyance is therefore recommended.

David Heiler

Dudley Creek Project Leader

Direct Dial: 64 3 363 3453

Email: david.heiler@beca.com

32. NOTICES OF MOTION

Nil.

33. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.

THURSDAY 13 AUGUST 2015

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 the item(s) following.

Reason for passing this resolution: good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: 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.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SUBCLAUSE & REASON UNDER ACT	SECTION	PLAIN ENGLISH REASON	WHEN REPORT CAN BE RELEASED
34.	CONFIRMATION OF PUBLIC EXCLUDED MINUTES - COUNCIL MEETING OF 9 JULY 2015	Please refer to the agenda of 9 July 2015 for the public excluded reasons			
35.	PUBLIC EXCLUDED REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD MEETING OF 17 JULY 2015	Enable council to carry on negotiations without prejudice or disadvantage	7(2)(h)	Withholding the information is necessary to enable the Council to carry out, without prejudice or disadvantage, commercial activities	When a resolution has been ratified
36.	PUBLIC EXCLUDED REPORT OF THE COMMUNITIES, HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE OF 2 JULY 2015	HOUSING FINANCIAL AND ASSET MANAGEMENT UPDATE Protection of health or safety of individuals	7(2)(d)	The Financial and Practical Challenges Facing the Social Housing Repair and Maintenance Programme may Distress Vulnerable Tenants	Following Approval of the Plan to Achieve Financial And Practical Sustainability of the Housing Fund 31 October 2015
37.	PUBLIC EXCLUDED REPORT OF THE STRATEGY AND FINANCE COMMITTEE OF 16 JULY 2015	DEPUTATIONS BY APPOINTMENT (CONT'D) Information Subject to Obligation of Confidence	7(2)(c)	Proposed donor requires that the proposal be kept confidential.	Never if proposal is not supported by the Council. If supported by the Council elements when public consultation commences, other elements when negotiations have been completed.
		GIFT PROPOSAL Information Subject to Obligation of Confidence	7(2)(c)	Proposed donor requires that the proposal be kept confidential.	
		Not to prejudice the Council's commercial activities.	7(2)(h)	To protect the commercial information concerning the Council's car parking activity.	
		Not to prejudice the Council's commercial negotiations.	7(2)(i)	To protect the Council's negotiating position.	
		INSURANCE COVER UPDATE Commercial Information	7(2)(b)(ii)	To permit the Council to negotiate with Brokers and Insurers in confidence for the various policies.	June 2018
		INSURANCE COVER UPDATE Commercial Negotiations	7(2)(1)	To permit the Council to negotiate with Brokers and Insurers in confidence for the various policies	June 2018
38.	REALIGNMENT OF KAPUTONE CREEK - FINANCIAL INFORMATION	Maintain legal professional privilege	7(2)(g)	To Keep Legal Advice Confidential	When Appeals are Resolved and Necessary Consents are Operative
39.	PUBLIC EXCLUDED REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD MEETING OF 3 JUNE 2015	LAND ACQUISITION - 10 BLAKES ROAD, BELFAST Confidential negotiations	7(2)(i)	Negotiations To Purchase Land And Settle Litigation	When Settlement Of The Land Purchase Is Complete

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):
- (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."