



Christchurch City Council

SHIRLEY/PAPANUI COMMUNITY BOARD AGENDA

WEDNESDAY 19 APRIL 2006

AT 4.00 PM

IN THE BOARDROOM, PAPANUI SERVICE CENTRE,
CNR LANGDONS ROAD AND RESTELL STREET

PLEASE NOTE:

A Seminar will follow the Board meeting at 6.00 pm

Community Board: Yvonne Palmer (Chairperson), Myra Barry (Deputy Chairperson), Ngaire Button, Bill Bush, Graham Condon, Megan Evans, Norm Withers.

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1. APOLOGIES

An apology for lateness has been received from Megan Woods.

2. CONFIRMATION OF MEETING REPORT – 5 APRIL 2006

The report of the meeting of 5 April 2006 has been circulated to the Board under separate cover.

CHAIRPERSON’S RECOMMENDATION

That the report to Council of 5 April 2006 be confirmed as a true and accurate record of that meeting.

3. DEPUTATIONS BY APPOINTMENT

3.1 Ralph Ross, Shirley Residents’ Group

Ralph Ross will report back to the Board with views of the Shirley Residents’ Group regarding proposed intersection safety improvements at Akaroa/Hills Roads.

4. AKAROA-HILLS INTERSECTION SAFETY IMPROVEMENTS

General Manager responsible:	General Manager of City Environment
Officer responsible:	Transport and City Streets Manager
Author:	Brian Boddy, DDI 941-8013

PURPOSE OF REPORT

1. The purpose of this report is to seek approval from the Shirley/Papanui Community Board to proceed to final implementation of safety improvements at the intersection of Hills Road and Akaroa Street.

EXECUTIVE SUMMARY

2. Community concern has been raised over the crashes occurring at the Akaroa/Hills intersection, the failure to observe the existing Give Way control against the Hills Road north bound traffic, and the speed at which vehicles are negotiating the intersection.
3. After assessing the range of issues at this intersection, the objectives for the work were established as:
Improve the safety of motorists entering and exiting this intersection.
Improved safety for pedestrians
Clearly define priorities for turning traffic.
Reduce the speed at which motorists negotiate the intersection.
4. In addition, all proposals needed to be considered as a short term treatment to address the current and future safety issues and result in minimum write off of existing assets prior to any future alterations from northern access proposals.
5. An initial proposed scheme plan was distributed for consultation. However, concerns were raised by residents, Land Transport New Zealand, and Council staff that the proposal will not fully address all safety issues. Therefore, a further review of possible options was done, and a new option was distributed in August 2005.
6. The new option will ‘T’ Hills Road (nor-west/sou-east arm) with Hills Road (north/south arm) and Akaroa Street (nor-east/sou-west arm), as a priority controlled intersection with no slip lanes. The design will incorporate cycle lane facilities, pedestrian crossing facilities and ensure appropriate/safe vehicle crossing locations. The elimination of a slip lane and realignment of the intersection will resolve safety issues, particularly those generated from the speed of entry to the intersection.

4. Cont'd

FINANCIAL AND LEGAL CONSIDERATIONS

7. The safety improvement works for the intersection of Akaroa Street and Hills Road is programmed in the Transport and City Streets Unit's capital programme, for implementation in 2005/06 financial year. The estimated cost of this project is \$65,000.
8. There are no legal implications for this project.

STAFF RECOMMENDATIONS

It is recommended that the Community Board: -

- a) Approve the works as shown on Plan TP 170202 for implementation.
- b) Approve the following traffic restrictions:
 - i) That the stopping of vehicles be prohibited at any time on the west side of Hills Road commencing at its intersection with Whitehall Street and extending in a northerly direction for a distance of 95m metres.
 - ii) That the stopping of vehicles be prohibited at any time on the east side of Akaroa Street commencing 28m south of the intersection with Dawe Street and extending in a southerly direction for a distance of 140m metres.
 - iii) That the stopping of vehicles be prohibited at any time on the west side of Akaroa Street commencing at the common boundary of 15 and 17 Akaroa Street and extending in a southerly direction and around the corner into Hills Road for a distance of 95m metres.
 - iv) That the existing Give Way control on Hills Road against northbound traffic be removed.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendations be adopted and temporary signage warning of the new intersection layout installed once the intersection is completed.

4. Cont'd

BACKGROUND ON AKAROA STREET/HILLS ROAD INTERSECTION SAFETY IMPROVEMENTS

9. Hills Road is a minor arterial (14 metres wide) south of Akaroa Street and a collector road (13.0 metres) wide north of this intersection. Akaroa Street is a minor arterial and is 10.5 metres wide. The Orbiter bus travels along Hills Road. As there are no stops are within the project area, the bus service will not be affected by the proposal. The Average Daily Traffic volumes for these streets are:

Akaroa Street: 12,800 adt (2005)
 Hills Road: 17,800 adt (2005) north of Aylesford St. (south of Akaroa St).
 4,800 adt (2005) north of Akaroa St.

10. There have been four crashes recorded at the Akaroa Hills intersection for the 5-year period between 1999 and 2003. Two crashes involved loss of control (southbound on Hills Rd). A right turner from the side street (Hills Rd north) failed to give way to northbound traffic. A pedestrian crossing Hills Rd in a westbound direction was hit by a southbound vehicle.
11. The common complaint received from the public is that vehicles travelling north on Hills Rd (i.e. turning from the minor arterial into the collector road) are failing to give way to right turning traffic from Akaroa St. During the site visit in October 2004, several of those conflicts could be observed. The high vehicle speeds on Hills Rd are a contributing factor to this conflict, as drivers in breach of the priority find it hard to stop in time if required. Despite being an observed risk, however, here are no reported crashes based on this problem.
12. Akaroa St is narrower than Hills Road, and there are a considerable number of right turners from Akaroa St. Those drivers waiting in the centre of the road are vulnerable to rear end crashes. Again, there are no reported crashes based on this problem.
13. Initial consultation with the residents, property owners, local schools, churches, and businesses started in February 2005 with the distribution of a publicity leaflet (with concept plan TP 170201), and eight responses received. Technically, the proposal offered a workable treatment, however feedback was generally negative, with the perceptions that the option would not sufficiently address the safety concerns at the intersection.
14. In response this feedback, further investigations were made into movements and risks at the intersection, and future developments, their timing, and their likely effects on traffic movements through this intersection. This resulted in a new concept plan (TP 170202) being drawn.
15. Community consultation on the later option was undertaken in August 2005 with the distribution of a new publicity pamphlet. Approximately 130 households, and other interested groups, were consulted, of which 4 responded. Half of the respondents were happy with the proposal and were keen to see it proceed.

The negative issues that arose, and the team response to each, are summarised as follows:

Concern	Description	Response
Give Way	Why not have a Give Way on the road between Akaroa Street and Hills Road.	A Give Way restriction had been installed against the left turn from Hills to Hills. It has not proved effective due to non-observance by drivers. To relocate this Give Way to the Right turn from Akaroa to Hills would create a very similar situation that should not be repeated.
Parking	It gives no parking to 13 houses.	The proposed no stopping restrictions are required to allow the safe and efficient movement of traffic in all directions.
Traffic Lights	Having traffic lights would be more of an advantage. During peak traffic you are waiting a considerable amount of time to try and cross Hills Road.	Traffic lights were not considered as a low cost effective interim solution was needed to address safety concerns at this location. The completion of the Northern Arterial will greatly affect future traffic flows and further works will be addressed at that time.

4. Cont'd

16. The preferred option removes the thoroughfare to the west of the central island in the intersection outside No. 307 Hills Road. This will result in drivers intending to turn left from Hills Rd (northbound) into Hills Rd (northwest bound) to slow down for a sharp left turn around the existing island. The carriageway to the west of the island (previously the slip lane) will effectively become a cul-de-sac, servicing properties 307, 309 and 311 Hills Rd. It is further proposed to construct a splitter island on the Hills Rd northwest approach including a pedestrian refuge. A short length of footpath is proposed for the existing island. Hence, there will be a pedestrian facility crossing the Hills Rd n/w approach for the first time. The crossing point is located back from the limit line further than usual to achieve good intervisibility to all approaches.
17. This proposal will improve the safety of the intersection in several ways.
- Motorists will no longer be able to turn left from Hills Rd into Hills Rd at speed. They will have to slow to negotiate the realigned intersection. This lessens the likelihood of loss of control crashes as well as potential crashes when residents of 307, 309 and 311 Hills Rd turn into or out of their driveways.
 - It greatly lessens the potential for motorists to fail to give way when executing the above mentioned turn.
 - The proposed flush median will allocate some road space to right turners from Akaroa St, who at present is at risk of being rear-ended.
 - In addition, the expected reduction in vehicle speeds discussed in the next section is expected to reduce both severity and occurrence of crashes, especially loss of control.
 - The introduction of a pedestrian crossing treatment reduces risks to pedestrians.

Overall, this proposal addresses all four of the reported crash types. It also addresses the risks (identified above), for which there are currently no reported crashes.

18. The layout does increase the potential for rear end crashes on Hills Rd (northbound), as left turners now have to give way to opposing right turners. These collisions may occur if left-turners slow suddenly and unexpectedly in front of proceeding straight through traffic. A potential increase in nose-to-tail crashes is often an undesirable consequence of intersection changes. This needs to be accepted, as the alternative crash types that the proposal aims to address (e.g. loss of control, right angle crashes) are generally of a higher degree of seriousness. That is, the proposal may introduce a new crash type, but this crash type occurs less often and does generally not result in injuries.
19. The right turning volumes from southbound Akaroa Street traffic onto Hills Road will not create a problem in terms of northbound Akaroa Street traffic being delayed. This is due to the turning volumes concerned being low and straight through traffic having the road width available to pass a left turner safely if necessary. The option of a left turn lane was considered, this option was rejected as one of the existing problems with the site was the high speed of vehicles turning left from Hills Road onto Hills Road.
20. The proposal sees a minimal amount of physical works, with most of the changes concentrating on road markings. It is necessary to landscape the closure of the thoroughfare, so that motorists familiar with the intersection find a change in visual cues. The proposal does not pre-empt the pending reconstruction of the intersection, which is expected to occur in conjunction with the development of the northern arterial.

OPTIONS

21. Three options were assessed as part of Akaroa Street/Hills Road intersection safety improvements as follows:
- Maintenance of the status quo. This options is not preferred as it will fail to address any of the safety concerns for this intersection.
 - Construction of a pedestrian island in Hills Road, installation of a Give Way against traffic right turning off Akaroa Street onto Hills Road, and the installation of cycle lanes through the intersection as shown on plan TP 170201 attached.
 - Construction of a pedestrian island in Hills Road, closure of the left turn slip lane to vehicular traffic travelling north on Hills Road, the installation of a splitter island and cycle lanes through the intersection as shown on plan TP 170202.

4. Cont'd

PREFERRED OPTION

22. Option c was developed as the preferred option following adverse feedback to option b. The final scheme plan consists of the following elements:
- New no-stopping lines will be installed at the intersection.
 - New kerb, channel and footpath will be constructed in Hills Road to link in with existing kerb and channel outside number 307 Hills Road and the existing traffic island to close the left turn lane in Hills Road.
 - A pedestrian island will be installed in Hills Road outside No.s 307 and 318 with pedestrian cutdowns in the existing kerbs.
 - A footpath will be constructed across the existing island.
 - A splitter island will be installed in Hills Road at its intersection with Akaroa Street.
23. The preferred option (refer Attachment 2) satisfies the project aim and objectives as follows:
- Improve safety for motorists entering and exiting the intersection** - the reduction of speed of vehicles using this intersection will increase safety. The reduced through traffic lane width will provide some certainty and uniformity of vehicle movements through the intersection.
- Clearly define turning priorities for turning traffic** - the new intersection will clearly define turning traffic priorities and reduce non compliance with the traffic regulations.
- Improve safety for pedestrians** – the proposed footpath and crossings points will make safer crossing points and shorter crossing distances for pedestrians.
- Reduce the speed at which motorists negotiate the intersection** – the geometry changes to the overall intersection and the slip-lane removal will reduce vehicle speeds.
24. It is acknowledged that there was a low response to the consultation leaflet for this latest option for the intersection proposal. The consultation to the previous option, which prompted further investigation received more feedback than the latest proposal. The reduced consultation response is implied to indicate that the final option has a greater level of support than the previous version.
25. It is also acknowledged that this proposed roading change removes parking from the frontage of 12 properties. To generate sufficient road space for turning vehicles requires the removal of parking (as shown in the attachment). This parking removal is common to both options, and is, unfortunately, unavoidable for the current roading situation at this intersection (particularly given the narrowness of Akaroa St). All properties for which no-stopping is proposed were delivered consultation leaflets.
26. The preferred option (refer Attachment 2) has been selected for the following reasons:
- a) It best satisfies project aims and objectives from the options considered.
 - b) It has a reasonable degree of community support and includes community suggested items.
 - c) Allows for future alterations to be done at reasonable costs as the northern arterial routes are developed.

5. MORRISON AVENUE – NAMING OF NEW RESERVE

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	M Hay, DDI 941-5410

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's support for the naming of the newly created reserve on Morrison Avenue and recommend the Council's approval for the naming of the newly created reserve on Morrison Avenue.

EXECUTIVE SUMMARY

2. The newly created reserve on Morrison Avenue is made up of part of the Morrison Avenue Bowling Club site and three recently purchased properties. Construction of the playground is well under way and the landscaping will be planted in the winter months. The new reserve will have a small ceremony to mark its opening once its official name has been determined, and the construction and bulk of the landscaping has been completed.
3. This project was undertaken in conjunction with the Transport and City Streets Unit, which undertook traffic calming measures in Morrison Avenue in response to concerns about traffic speed. The reserve developments and streetscape improvement schemes were planned and consulted upon by an across-unit project team.
4. The park will contain a mix of play equipment and landscaping, as per the attached consultation plan. The area between the reserve and Morrison Avenue Bowling Club has been redefined by the addition of extra car parking and see-through fencing. The new car parks replace parking lost through street narrowing outside the reserve (and Bowling Club entrance).
5. In terms of naming the reserve, the convention is that it is named after the road it is on. A key benefit of this is that it makes the reserve easier to locate. The exception to this is if there was a significant person in the area to name the reserve after. The land in the vicinity of the site has been researched and it has been determined that the land that the reserve sits on was formerly part of the PG Morrison Limited block. Morrison Avenue is named after PG Morrison Limited. The land to the east of the reserve was owned by the Petrous Tile Company Limited, and the land to the north of the reserve by C C Batchelor. Other landowners were Langdon and Sail, who have been recognised in street names in the locality. In this instance, there does not appear to be a significant person in the area that should be acknowledged in the naming of this reserve.
6. The consultation on this project revealed that the community perceives Morrison Avenue to be part of its identity. This will be reinforced by naming the reserve Morrison Avenue Reserve.

FINANCIAL AND LEGAL CONSIDERATIONS

7. The Council's Register of Delegations (22 February 2006) states that the following is a Council decision:

“To declare that a reserve shall be known by a specified name and can change the name of any reserve (by resolution): Section 16(10) Reserves Act 1977.”

STAFF RECOMMENDATION

That the Board recommends to Council that the new reserve at 26-28 Morrison Avenue be formally named Morrison Avenue Reserve.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

5. Cont'd

OPTIONS

8. The following three options were considered: -
- (i) Name the reserve Morrison Avenue Reserve. This would allow for the Reserve to be easily located and would reinforce the park as belonging to the local community. Using a name that does not include Morrison Avenue would make the park difficult to locate.
 - (ii) Leave the Reserve unnamed. This option would make the park difficult to identify and locate.
 - (iii) Name the Reserve after a significant person in the area. Research has indicated that the notable identities from the area have been acknowledged by surrounding street names.

PREFERRED OPTION

9. The preferred option is to name the reserve Morrison Avenue Reserve.

6. REDWOOD PARK - APPLICATION TO GRANT THE REDWOOD TENNIS CLUB A NEW LEASE

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	John Allen – Policy & Leasing Administrator – Telephone 9418699

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval to an application by the Redwood Tennis Club ("the Club") for the renewal of its lease before the lease is due to expire. The reason that the Club is making such an application is because it is about to embark on a tennis court upgrading programme, which will require the raising of approximately \$100,000. The present lease expires on 31 December 2014, in approximately 8 years time, with no rights of renewal. A lease for a longer term provides certainty to potential benefactors, grantees and mortgagees that the money they grant towards the court upgrading project is for the longer term benefit of the community's recreational needs.

EXECUTIVE SUMMARY

2. The Club has made application for a new lease, because a lease for a longer term will provide more certainty to potential benefactors, grantees and mortgagees that the money they provide towards the court upgrading project will be for the longer term benefit of the community's recreational needs, than is available in the balance term (eight years approximately) of the present lease.
3. The Club has a growing membership in the junior section of the Club, having 38 juniors in 2001/02, which has increased to 68 juniors currently. The Club's total membership currently numbers 104, made up of 68 juniors, 32 seniors, and 2 life/social members. The Club employs a part-time professional coach to assist with the development of all players, especially players in the junior section. A number of players from the former Belfast Tennis Club have joined the Club after it went into liquidation.
4. Officers are recommending that the Council grant a new lease to the Club for their present area for three terms of eleven years each.

6. Cont'd

FINANCIAL AND LEGAL CONSIDERATIONS

5. The Club will be required to surrender its present lease, before being issued with a new lease.
6. The longer lease term will also assist the Club to raise some of the money necessary through borrowing, the longer lease period enabling the Club to pay back a larger loan over the longer term.
7. A new unregistered lease is able to be granted (in accordance with Section 54 (1) (c) of the Reserves Act) for a maximum period of up to 33 years. Officers are recommending that the lease be broken into three eleven year periods. After the first and second period, it is recommended that a further right of renewal be incorporated into the lease document, that is subject to the Club being a viable entity, and in accordance with the requirements of the First Schedule of the Reserves Act 1977:

“That further similar terms may be granted if the lessor is satisfied that the terms and conditions of the lease have been compiled with, and that there is sufficient need for the sports, games, or other recreational activity specified in the lease, and that in the public interest some other sport, games or recreational activity should not have priority.”
8. The Club has \$10,000 in hand for the court upgrading. The Club will be making applications for some grant/low interest loan monies from the Council to assist to finance the court upgrading.
9. Redwood Park is a classified recreation reserve vested in the Council, the part on which the Club is situated having the legal title of Rural Section 41272, containing an area of 5.2830 hectares in certificate of title 244/204.
10. The Board has delegated authority from Council (8 November 2001) to make the decision on behalf of Council of whether or not to grant a further lease to the Club over the existing lease area. This decision can be made by a sub-committee of Council in terms of the Reserves Act 1977 requirements.
11. Public advertising of the Council's decision to grant a further lease period to the Club over its existing lease area will be required however, approval by the Minister of Conservation to the further lease term will not be required.

STAFF RECOMMENDATIONS

That the Board resolve to grant Redwood Tennis Club's application to grant a further lease over its present lease area in Redwood Park, as shown on the attached plan, which is approximately 3520 square metres in area, the part which is leased being part of Rural Section 41272 of 5.2830 hectares contained in certificate of title 244/204 vested in the Council as a classified recreation reserve, pursuant to Section 54 (1) (c) of the Reserves Act 1977 for a period of up to 33 years, subject to the following conditions:-

- (i) Public notification.
- (ii) The Redwood Tennis Club surrenders its present lease dated 26 June 1996 over its present site.
- (iii) That the lease period be broken into three 11 year periods, with a right of renewal at the end of the first two periods, subject to the Redwood Tennis Club still being a viable entity, and having a history of paying all dues owed by it to the Council, the Council is satisfied that the terms and conditions of the lease have been compiled with, that there is sufficient need for the sports, games, or other recreational activity specified in the lease, and that in the public interest some other sport, game or recreational activity should not have priority.
- (iv) The lease terms and conditions being negotiated by the Corporate Services Manager in consultation with the Parks and Waterways Policy and Leasing Administrator.

6. Cont'd

- (v) The leased area is to be maintained in a safe and tidy condition at all times by the applicant, or principal contractor.
- (vi) All costs associated with the preparation and issue of the lease, site development and subsequent maintenance of the facilities is to be the responsibility of the Redwood Tennis Club.
- (vii) The Redwood Tennis Club is to liaise with the Greenspace Unit's representative (Greenspace Contract Manager, based at the Fendalton Service Centre) to ascertain site requirements prior to the letting of any tenders for the construction of the new court facilities.
- (viii) The applicant is to pay a \$2,000 bond to Council (via the Greenspace Contract Manager based at the Fendalton Service Centre) before any construction work commences on the site. The bond, less any expenses incurred by the Council, will be refunded to the payee upon completion of the development to a standard acceptable to the Greenspace Manager.
- (ix) If thought necessary, as part of the court upgrading work, a root barrier is to be installed along the treed lease boundary of the leased area to prevent tree roots growing under the upgraded courts, at Redwood Tennis Club's expense.
- (x) If at any time in the future tree roots grow from the park into the court area and cause damage to the Club's infrastructure, it will be the responsibility of the Redwood Tennis Club to undertake any necessary repairs at their cost.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendations be adopted.

6. Cont'd**BACKGROUND**

12. The Club is upgrading its asphalt courts by placing a flexi-pave surface over the top of the existing surface. This work will include undertaking repairs to the existing surface where necessary.

OPTIONS

13. There are only two options:
- (a) To resolve not to grant a new lease, which would put the Club in the invidious position of having to raise the money required to upgrade the courts for possibly only an eight year timeframe, if a new lease was not granted at the end of the present term.
 - (b) To resolve to grant a new lease, for up to 33 years, enabling the Club to be in the position of raising the money required to upgrade the courts against the security of knowing that, subject to the Club meeting the renewal criteria, it will be on the site for 33 years, which will give potential benefactors, grantees and mortgagees comfort that the money they put forward towards the court upgrading project will be for the long term benefit of the community.

7. ACHESON AVENUE SOCIAL SERVICES

General Manager responsible:	Stephen McArthur
Officer responsible:	Catherine McDonald
Author:	Bruce Meder, DDI 941-5408

PURPOSE OF REPORT

1. The purpose of this report is to provide an information update to assist the Board in determining a strategic direction for the Acheson Avenue Social Services (one-stop-shop).

EXECUTIVE SUMMARY

2. The Acheson Avenue Social Services (one-stop-shop) arose in response to a combined Council staff and elected member project team. The team was charged with the task of addressing the situation around the Acheson Avenue shops and surrounding area.
3. A shop in Acheson Avenue (No. 25) was leased from 1 October 2004 at an annual rental of \$10,400 (+ GST) for two years with two rights of renewal for two years each. The facility was officially opened on 14 February 2005.
4. Since opening, the facility has not met expectations of the Council nor of the local community. The project team's initial concept was for the development of an "urban heartland centre" which would accommodate various governmental and statutory agencies. The aim was to provide the local community with "...easier access to services and support."
5. Currently, Truancy Services is based there five days per week, Housing NZ have two staff present on Tuesday mornings, the local Police Constable is there on an "as-needed" basis, as is the Delta Support Trust Youth Worker.
6. The Board presently allocates \$6,000 per annum towards the underwriting of the rental from its Project Fund. It now seems timely that a thorough review of the project take place before the Board commits further funds towards any renewal of the lease (due on 1 October 2006).

7. Cont'd

FINANCIAL AND LEGAL CONSIDERATIONS

7. The Council currently has a two year lease of the property at 25 Acheson Avenue beginning 1 October 2004. The lease includes a further two rights of renewal of two years each from 1 October 2006. The total rental is \$10,400 (+ GST) per annum.
8. The Shirley/Papanui Community Board has contributed \$6,000 annually to the underwriting of this rental for the previous two financial years (i.e. 2004/05 and 2005/06) from its Project Fund. There is a further bid for \$6,000 in the coming Project Funding round (i.e. for 2006/07).
9. A further \$35,500 of Council funds has been expended on this project for refurbishment costs. A number of local youth have also contributed voluntary time to painting the interior and exterior of the building.

STAFF RECOMMENDATIONS

It is recommended that the Board agree to a thorough, independent, review of the Acheson Avenue Social Services (one-stop-shop), to include the following:

- Looking into how this community facility can best meet the needs of a range of groups within the immediate Shirley area.
- Looking at why this facility is not currently meeting Council expectations.
- Considering whether renewing the lease for the facility will meet Council expectations in the future.

CHAIRPERSON'S RECOMMENDATIONS

That, before the Board commits any further funding to this project, staff convene a meeting with the Board's Sub Committee (comprised of Graham Condon, Megan Evans, Yvonne Palmer and Norm Withers) including all relevant Government agencies, to discuss the future viability of this project.

7. Cont'd

BACKGROUND ON ACHESON AVENUE SOCIAL SERVICES (ONE-STOP-SHOP)

10. The area around the Acheson Avenue shops has been the subject of many submissions to Council during its Annual Plan consultation. Councillors and Community Board members have also fielded queries related to this issue for a number of years.
11. During early 2004 a project grouping of staff and elected members was convened under the leadership of the Strategic Development section of the Council's Policy Unit.
12. A number of possibilities for redevelopment of this area were put forward from within that project grouping, including the option of an "urban heartland centre". The purpose of this centre was to "...bring together a number of agencies providing a positive and protective influence, whilst enabling the community to have easier access to services and support."
13. Between January and April 2004 Council received letters from interested agencies with respect to the urban heartland centre:
 - NZ Police indicated commitment to the project, a willingness to share lease costs, to contribute to office equipment, providing a telephone line and sharing office management.
 - District Truancy Service indicated a commitment to the project, to maintain a presence in the Centre Monday to Friday, to provide office furniture, to contribute to telephone and power costs, to be responsible for internal cleaning on a daily basis and to working with the Police to cover the costs of an alarm system.
 - WINZ indicated a willingness to provide trends information regarding the Shirley area. No commitment to a presence at the centre was given.
 - Housing NZ indicated a willingness to work with the Council to improve the Shirley area. No commitment to a presence at the centre was given.
14. At its February 2004 meeting the Shirley/Papanui Community Board agreed to underwrite rental of the premises for the 2003/04 financial year and a further underwriting to a maximum of \$6,000 per annum for the next two years (i.e. 2004/05 and 2005/06).
15. In September 2004 a public meeting was held to inform residents of the urban heartland centre plan. Attendance at this meeting by local residents was low.
16. Acheson Avenue Social Services (one-stop-shop) was officially opened at a dawn ceremony on 14 February 2005. Between this opening and May 2005 Truancy Services were the only occupier. In June 2005 two Housing NZ staff began basing themselves there on Tuesday mornings. In July 2005 the local Constable also indicated that he would base himself there on Tuesday mornings on an "as-needed" basis.
17. During 2005 elected members and Council staff fielded complaints from local residents as to the centre being "never open".
18. In December 2005 the newly appointed Delta Community Support Trust Youth Worker also began to base himself at the premises on an "as-needed" basis.
19. In order to provide the Community Board with an updated status report on the Acheson Avenue facility, the Community Development Adviser contacted all members of the Shirley Inter-agency Community Network to gauge local community feedback on the facility. Through this contact, community groups were also asked if any of the organisations had "...any interest in possibly using this building in any way, or if (they) knew of any possible use in addition to those (existing users)."

7. Cont'd

20. As a result of that letter the following responses were returned:

Rev. Timi, but the group has since found alternative premises.

- Emmet Street Christian Fellowship for counselling purposes. However, the premises do not presently offer sufficient privacy for this purpose.
- SF Pegasus could be interested in basing someone there one morning a week.
- A budgeting service, although they would have the same issues of lack of privacy as that for the Emmet Street Christian Fellowship.

The Issues

21. In making a decision regarding its future involvement with the Acheson Avenue Social Services (one-stop-shop), the Board may wish to consider the following issues:

- The up-take by governmental and statutory agencies for accommodation at the facility is well below expectations.
- The building is in need of significant repair to make it more habitable. During the winter of 2005 there were constant leaks and the building was difficult to heat. This incommodious situation is not only potentially unhealthy for human occupation, but could also be damaging to equipment, especially computer equipment.
- There appears to be little demand for premises of this nature by other organisations working in the area. If a demand of any nature does exist it appears to be of two, diverse, types:
 - Accommodation for counselling and budgeting type services which require privacy.
 - Larger premises for youth activities and indoor recreation opportunities.

OPTIONS

22. The Community Board has three options available:

- a) Continue with the present arrangement, whereby a further two year lease would be taken out on 1 October 2006.
- b) Cease funding the Acheson Avenue Social Services (one-stop-shop), effectively ending the lease of the building as at 30 September 2006.
- c) Undertake a thorough, independent review of the facility before making any decision regarding a further two year lease (or not).

PREFERRED OPTION

23. There appears to be sufficient unresolved issues relating to the facility that would suggest that a full review take place before final decisions are made. For this reason, Option c) above is preferred.

8. **SPENCER BEACH HOLIDAY PARK – LANDSCAPE PLAN**

General Manager responsible:	General Manager Community Services Group
Officer responsible:	Recreation and Sports Unit Manager
Author:	Lyall Matchett, DDI 941-8293

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval of the landscape plan (see attachment 1) for the Spencer Beach Holiday Park at Spencer Beach. This landscape plan will become part of the overall Management Plan which is being prepared by the Greenspace Unit for the Brooklands Lagoon and Spencer Park area.

EXECUTIVE SUMMARY

2. The last overall Management Plan for Spencer Park was undertaken in 1982. The basis of that plan was to provide assistance with two distinct, but related aspects of reserve management as follows:

- The promotion of a form of experience which combines the needs of the public and the enjoyment and appreciation of the Park's resources, without degrading of those resources.
- The need to resolve conflicts which may arise because of different sectors of the public having different management and use expectations for the Park.

3. **The Policies on landscape of this plan were:**

- To create a comprehensive landscape pattern which is sympathetic to the coastal environment and which links individual areas within the Park to form a coherent whole.
- To assess the visual impact of major land use decisions for the Park.

4. **The Policies on vegetation were:**

- To continue the revegetation and stabilisation programme on the dune areas.
- To investigate the range of species suited to the physical conditions of the coastal site for shelter, drainage, interest and aesthetic reasons which would also provide suitable habitats and food sources for wildlife.
- To follow a defined planting programme for the Park based on the above factors.
- To continue to restrict access to the dunes in conjunction with a planting programme.
- To protect and, wherever possible, supplement the indigenous vegetation and wetland areas.

5. There has been very little tree planting undertaken in the holiday camp area during the past 10 years since the facility has been leased. The increasing need to remove aging trees within the camping ground and along its boundaries has created the necessity of establishing a new landscape plan, replanting schedule and a list of trees that are suitable for this area.

Consultation

6. The Greenspace Unit has involvement with the plan through Dieter Steinegg, Arborist, who has been consulted on the draft plan prior to its completion. The camping ground management staff have also had an input from an operational perspective.

8. Cont'd

7. The draft plan was made available for consultation during the 2004/05 summer season to enable regular campers to comment on the plan. A meeting was also held with interested campers during that time. Subsequent alterations were made to the plan and two focus group meetings were held with regular campers in early September 2005 resulting in the final plan being prepared.

8. Vision for the New Landscape Plan

As part of the landscape plan process the following vision was adopted.

“Creating a choice of camping options while responding to the coastal environment”.

9. Replacement Plantings and New Plantings

The camping ground area has been developed over a period since the 1930's when Pine shelter belts were planted on the perimeter. Further Pine plantings were undertaken in 1942 and other plantings have taken place over time. The Camp is still dominated by large Pine trees which are now becoming expensive to maintain. A number of Poplar rows have been created, with the largest being located on the southern boundary of the camp. The camp has also been susceptible to self-sown plantings in some areas, especially the frontage with Heyders Road where a number of Silver Poplars have grown in all directions. The plan prepares for the removal and replacement of the large Pines, taking into consideration the safety of campers being located beneath them.

10. The aim of the planting strategy is to:

- Respond to the coastal environment with a mix of coastal native shrub and ground cover species.
- Retain and replant large exotic and native canopy species for shade. Combine with exotic and native medium sized trees for shade and amenity.
- Trees to be planted where possible within plant beds for ease of maintenance.
- Use mass native plantings to delineate roads and contain spaces, and to replace small amenity beds.
- Add trees and fire retardant species as buffer zones adjacent to plantation blocks.
- Soften security fences and other features with planting of trees and shrubs.

11. A tree list has been established and was included with the draft landscape plans (see attachment 2).

- **Exotic Canopy Species**
These trees to be retained as useful shade and amenity trees. Unsafe trees to be pruned or felled in accordance with tree management strategy. New medium and large sized trees to be planted as specimen trees.
- **Poplar Shelter Belts**
These trees are still in good condition and are providing an important buffering effect. These are to be maintained for the medium term.
- **Heyders Road Frontage**
Camp ground frontage to be opened out by the removal of all large poplar species. To be replaced with lower native shrub planting and groups of larger canopy trees.

8. Cont'd

- **Entrance Planting**
Mass plantings of Cabbage trees to be retained and enhanced with new plantings and possibly the addition of mulched areas underneath to reduce mower damage.
- **Plantation Plantings**
The plantation character of these plantings is generally valued by the users of the site, so where possible, the existing stands of Pines to be retained. Unsafe trees to be removed and new seedlings planted where gaps in the canopy allow. Mature stands may also be thinned and moved away from edges of drives and pathways to allow for more sunlight and security. Where possible, large signature Pine trees may be retained and enhanced by pruning and the removal of surrounding vegetation.
- **Fire Retardant Buffer Species**
Where possible, fire retardant trees shall be planted in groups adjacent to the existing Poplar shelter belts as a buffer in the event of a fire. Trees should not be planted too close to buildings (approximately 10m distance) and include species such as *Acer* (Maple), *Fraxinus* (Ash), *Olea* (Olive), *Pittosporum*, *Acacia* (Wattle), *Cordyline* (Cabbage tree) and *Casuarina* (She Oak).
- **Native Shrubs and Trees**
Native tree and shrub species to be used in mass plantings to emphasise the coastal nature of the site. Plantings will be used to contain spaces, line drives and pathways, indicate the presence of swales and other low-lying areas, and as attractive amenity planting. Native trees are also useful as shade and shelter trees. Some larger native tree species may be grown as specimen trees. Species include *Sophora* (Kowhai), *Cordyline* (Cabbage tree), *Hoheria* (Lacebark), *Plagianthus* (Ribbonwood), *Podocarpus totara* (Totara), *Elaeocarpus dentatus* (Hinai), *Prumnopitys* (Matai) and *Pittosporum*.
- **Safety Hazards**
All trees are to be assessed yearly and maintained in accordance with the tree management strategy. Unsafe trees to be pruned or removed.

Creation of activity areas

12. The camp has large areas of open space to enable camping and other activities. To prepare for a period when the larger trees will come down and the reduction of shelter – the proposal is to plant medium sized trees and create some smaller areas, especially down by the Octagon to create some more intimate and sheltered camping areas. Three open space areas are still maintained for sports and other activities. The plan also continues to provide for the planting of larger specimen trees to maintain the current character of the camp.
13. It is proposed to create a confidence course in the area by the Lodge for use by schools and other groups when staying in the camp. The proposed plan also creates a full playground area combining the existing playground with the sandpit area. BBQ areas with some seating is also proposed by the accommodation blocks with a central BBQ area being created at the back of the Amenity Block in Camp 1.

NEW FEATURES – FUTURE DEVELOPMENTS

Roadway extension/ Parking and Basketball Court area by Lodge and Homestead

14. With the relocation and completion of the Homestead, and the lack of sealed parking by the Lodge, this area needs tidying up and developed to cater for the types of groups who use the accommodation in this area. This includes providing a full court basketball area and extending the access road past the Lodge and linking with the road to the beach.

8. Cont'd**Future additional accommodation**

15. A site has been shown for the provision of additional accommodation in the event of further development of unit accommodation. This is on the northern boundary of the camp to avoid encroaching on existing camping areas. The existing amenity blocks adequately cater for the level of campers including the peak summer periods so no additional amenity blocks are envisaged at this point.

FINANCIAL AND LEGAL CONSIDERATIONS

16. The tree removals and replanting are predicted to cost around \$15,000 - \$20,000 per annum over the 20 year period of the landscape plan. Tree removals and tree maintenance is currently costing \$10,000 per annum and is necessary for the safety of users of the camp. To undertake the additional improvements which have been programmed over the first six years will cost approximately \$260,000 (see attachment 3). The additional sums provided will enable annual replanting and also new landscaping. The replacement programme will ultimately reduce the risk of tree failure and future tree maintenance costs, while continuing to provide shelter, shade and an enjoyable environment for campers. The planned camp improvements are necessary to ensure that the camp continues to respond to the changing needs of general campers as well as catering for the increasing use by larger groups. These projects will be a mixture of capital and operating expenditure. Funding is available in 2005/06 to undertake the improvements as shown in the programme.

STAFF RECOMMENDATION

It is recommended that the Community Board approve the Spencer Beach Holiday Park landscape plan to become part of the Brooklands Lagoon Spencer Beach Management Plan, and that implementation of the plan be undertaken as programmed.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

9. WAIMAKARIRI EYRE CUST RATING DISTRICT LIAISON COMMITTEE

General Manager responsible:	General Manager, Regulation & Democracy Services
Officer responsible:	Community Board Principal Adviser
Author:	Elaine D Greaves, DDI 941-5105

PURPOSE OF REPORT

1. The purpose of this report is to request the Board's nomination of one representative to the Waimakariri Eyre Cust ("WEC") Rating District Liaison Committee.

EXECUTIVE SUMMARY

2. The WEC Rating District Liaison Committee meets once a year, usually April or May. The Committee is made up of representatives from the following organisations:

Name of Organisation	Number of Representatives
Environment Canterbury	2
Selwyn District Council	1
Waimakariri District Council	1
Christchurch City Council	2

9. Cont'd

3. The City Council members are representatives from the Fendalton/Waimairi and Shirley/Papanui wards. Senior Environment Canterbury staff involved with planning, flood control works and the Waimakariri River Regional Park also attend.
4. The works Rating District covers the Waimakariri River from the sea to the Gorge, Kaiapoi River, Eyre River, Cust River, Cam River up to Bramleys Road, Saltwater Creek (Kairaki) up to Beach Road, Courtenay Stream up to Neeves Road, Styx River up to the Floodgate and the Otukaikino Stream up to the Groynes. Areas of interest often extend well beyond the active channel.
5. Aside from the usual meeting procedures, topics such as Asset Management Plans, Waimakariri Non-Statutory Management Plan (Regional Park), secondary banking, ten year financial statements, funding and budgets, review of last year's maintenance and capital works programmes, the next year's works programme, plus any other issues are covered.
6. Meetings normally take between two and three hours. At this stage, a date has been set for the Liaison Committee to meet on 11 May 2006 to be held at Environment Canterbury's offices in Kilmore Street.

FINANCIAL AND LEGAL CONSIDERATIONS

7. There are no financial or legal considerations pertaining to this report.

STAFF RECOMMENDATION

It is recommended that the Board nominate one representative to the Waimakariri Eyre Cust Rating District Liaison Committee.

CHAIRPERSON'S RECOMMENDATION

That the Board nominate Ngaire Button as its representative on the Waimakariri Eyre Cust Rating District Liaison Committee, together with an alternate representative.

10. NOTICE OF MOTION

In line with Standing Order 2.16.1, a notice of motion has been received in writing by way of the Chairperson's report tabled at the Board's 5 April 2006 meeting as follows:

- i) That the Shirley/Papanui Community Board seek consultation with residents of Nyoli Street and surrounding streets in May 2006.

CHAIRPERSON'S RECOMMENDATION

That the Board hold a consultation meeting with residents of Nyoli Street on Monday, 15 May 2006 at 7.30 pm at the Papanui Baptist Church.

11. UPDATE OF BOARD FUNDS

Attached are schedules with up-to-date information regarding the Board's 2005/06 Discretionary, SCAP and Youth Development Funds.

STAFF RECOMMENDATION

That the information be received.

12. UPDATE FROM COMMUNITY BOARD PRINCIPAL ADVISER

The Community Board Principal Adviser will update the Board on current issues.

STAFF RECOMMENDATION

That the information be received.

13. CHAIRPERSONS' AND BOARD MEMBERS' INFORMATION EXCHANGE

Board members will be provided with an opportunity to give an update on community activities.

14. PRESENTATION OF PETITIONS

15. CORRESPONDENCE

16. NOTICE OF MOTION

17. ELECTED MEMBERS' REMUNERATION 2006/07

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Secretariat Manager
Author:	Max Robertson, Council Secretary

PURPOSE OF REPORT

1. The purpose of this report is to:
 - (a) Enable the Council to make a decision at a May 2006 meeting to send to the Remuneration Authority regarding remuneration to be paid to elected members (except the Mayor) for the 2006/07 financial year; and
 - (b) Permit Community Boards to indicate to the Council their preferred option for the allocation of the 2006/07 remuneration pool amongst the elected members of the Christchurch City Council and the eight Christchurch community boards.

EXECUTIVE SUMMARY

2. The Remuneration Authority has advised that the remuneration pool for the elected members of the Christchurch City Council and its eight community boards has been fixed at \$1,529,250 for the 2006/07 financial year and that the Mayor's gross salary has been fixed at \$151,330. In the case of the Mayor this figure represents the gross amount to be debited against the pool - the Mayor's net salary will be adjusted to reflect the fact that he has full private use of a car provided by the Council.

17 Cont'd

3. This represents an increase of \$59,306 in the 2005/06 pool of \$1,469,944.
4. Based on the rules and principles set by the Remuneration Authority the Council is now required to decide how it proposes to allocate the pool amongst its elected members for the 2006/07 financial year and, once agreed, to submit its proposal to the Remuneration Authority for approval. It should be emphasised that the Remuneration Authority expects the pool to be fully allocated, and it is thus incumbent on the Council to revise the current salaries to reflect the full amount of the pool.
5. The Council's proposal must be approved by the Remuneration Authority before any amended salaries proposed by the Council can be implemented.

FINANCIAL AND LEGAL CONSIDERATIONS

6. The principal statutory provisions which apply in this instance are the Seventh Schedule of the Local Government Act 2002, and the Remuneration Authority Act 1977. Once this Council's 2006/07 remuneration proposal (or any variation thereof) has been approved by the Remuneration Authority, it will be gazetted via the Local Government Elected Members' Determination 2006.
7. Once the allocation of the increased pool has been decided by the Council and approved by the Remuneration Authority, it will be necessary to reflect the resulting expenditure in the nine different budget provisions for this item (councillors and eight community boards).
8. There are some substantial budgetary and rating implications associated with some of the options postulated in this report, ie:

Option	Additional Expenditure	Resulting Rate Increase
1	\$66,856	+0.036%
2	\$73,880	+0.040%
3	\$71,356	+0.038%
4	\$81,356.76	+0.044%
5	\$382,180.38	+0.204%
6	\$461,508.68	+0.247%
7	\$156,205	+0.084%
8	\$156,205	+0.084%

STAFF RECOMMENDATIONS

It is recommended that the Community Board decide:

- (a) Which salary option it wishes to recommend to the Council.
- (b) Whether or not it wishes to also recommend any changes to the present allowances and expenses in respect of mileage allowances, and the communications allowance.

CHAIRPERSON'S RECOMMENDATION

For discussion.

17. Cont'd**BACKGROUND ON ELECTED MEMBERS' REMUNERATION 2006/07**

9. The Remuneration Authority is responsible for setting the salaries of elected local government representatives (clause 6 of Schedule 7 of the Local Government Act 2002 refers).
10. A brief summary of the remuneration framework and the rules and principles which the Remuneration Authority works under is attached as Appendix A.
11. The Remuneration Authority revises remuneration pools annually, and each council is thus required to review its levels of remuneration prior to the start of each financial year, based on the new pool. Therefore, this report has been submitted to allow the Council to consider the allocation of the increased pool for the 2006/07 financial year. The salaries proposed will thus apply from 1 July 2006.
12. The Authority has now released the Christchurch City indicative pool for 2006/07, which amounts to:
- | | |
|---|-------------|
| Total pool | \$1,529,250 |
| less Mayor's gross salary | \$151,330 |
| | ----- |
| Net pool available for Deputy Mayor, 12 councillors,
eight community board chairs and 32 community board members | \$1,377,920 |
13. This represents a total increase of **\$59,306** in this Council's remuneration pool.
14. Although included within the pool, the Mayor's salary is independently set by the Remuneration Authority.
15. It should also be noted that 50% of the total remuneration paid to community board chairs and elected (not councillor appointments) community board members is paid outside the pool.
16. The pool is fixed by the Remuneration Authority relative to other councils and has regard to population, expenditure and assets. The merging of Christchurch City and Banks Peninsula does not produce a remuneration pool equal to the sum of the two separate pools.
17. Although the Mayor's salary is set by the Remuneration Authority, it is included within the pool. Where a Mayor has partial or full private use of a car provided by the Council (as is the case in Christchurch), the Mayor's gross salary is reduced by an amount which reflects both the extent of private use and the value of the car supplied.

DISCUSSION**Decisions to be Made**

18. In preparing its proposal the Council is required to make the following decisions:
- To decide whether the remuneration pool should be allocated on a salary only basis, or whether it should be a mix of salary and meeting fees.
 - To agree appropriate levels/rates for the different positions/roles on the Council and its community boards and, using that information, develop an option for the allocation of the money within the remuneration pool.

Basis of Remuneration

19. Although it is possible for the Council to recommend the payment of a mixture of salary and meeting fees to councillors, community board members must be paid on a salary only basis, without meeting fees.

17. Cont'd

Distribution Options

20. The allocation of the increased pool was discussed with councillors and community board members at a seminar held on Thursday 16 March 2006. Three possible options for the allocation of the 2006/07 pool were presented at the seminar. Although the members present at the seminar did not indicate a preference for any of the three options presented, staff were requested to prepare some further options which:
- Provided for the chairs and members of the Banks Peninsula community boards to receive a salary equivalent to 80% of the salaries payable to the chairs and members of the metropolitan community boards.
 - Assumed that 75% (rather than the present 50%) of the salaries payable to the chairs and members of community boards can be paid outside the remuneration pool (this option being based on oral advice from two elected members that the Remuneration Authority had recently indicated that it might be possible for 75% of the community board salaries to be paid outside the pool, if the Council were to submit such a remuneration proposal).
21. In response to an earlier enquiry, the Chairman of the Remuneration Authority advised in May 2005 that:
- “Any increase in the pool arising from combining the two councils is unlikely to, in itself, be sufficient to meet the salary of a new councillor (at existing Christchurch rates) plus the salaries currently payable to the Banks Peninsula community boards. It may be necessary therefore for the Authority to consider, for example, allowing the funding of the two community boards to be met entirely from outside the pool. All this will require some detailed discussions with your council in due course.”*
22. The Chairman of the Remuneration Authority has since orally confirmed that, in recognition of Christchurch's unique situation with the recent dissolution of Banks Peninsula District, the Authority is prepared to consider making “special arrangements” on a transitional basis for 2006/07, including the possibility of a greater proportion than 50% of the community board remuneration being paid outside the pool, or, alternatively adjusting the pool to reflect the additional payments resulting from the inclusion of Banks Peninsula.
23. The Chairman has indicated that any such “special arrangement” would be for 2006/07 and would not be permanent. Given that any such proposal for an increased amount of community board remuneration to come outside the pool is for one year only and that in 2007/08 (assuming minimal change in the pool figure) the elected members will be facing the same situation as now with having to operate within the 50/50 split, the question needs to be asked why members reach an arrangement for 2006/07 which needs to be reviewed again for 2007/08. Members could decide now to reach a decision for 2006/07 based on the 50/50 split which means the formula arrived at will have long term stability and any difficulty in arriving at that formula will be for this year only.
24. Staff were also requested to confirm the amount of the total pool figure. Staff retained Mr John Mackey from Deloitte to review the setting of the pool figure. Following a comprehensive review, Mr Mackey has advised that the Remuneration Authority's calculation of the indicative remuneration pool for Christchurch City for the year ending 30 June 2007 appears to substantially comply with the legislation, and is materially correct.

Principles Applicable to this Remuneration Review

25. Given that the Council is required to make a recommendation to the Remuneration Authority as to how the pool is to be divided it is considered appropriate that before considering options elected members consider the principles which should guide them in their deliberations on this topic.

17. Cont'd

26. It is considered that the following principles could be taken into account.

Principle: Remuneration for any elected position should be such as to attract people to hold office within the Council's governance structure so that remuneration should not limit the diversity of representation for councillor and community board positions.

Principle: Members with similar responsibilities should receive similar remuneration.

Principle: A differential rate of remuneration between the same class of elected member within the Council (e.g. councillor, community board chair or community board member) should exist only where it can be justified by reference to relevant differences.

Principle: Remuneration should be set at a level that acknowledges the impact that performing the role of an elected member has on personal lives and careers.

Principle: Remuneration should not be reduced part way through a three year electoral term, when that risk was not known to a candidate at the preceding election unless there are circumstances outside the Council's control.

Councillor Remuneration

27. At its meeting on 5 May 2005 the Council resolved to have a differential for the Deputy Mayor in recognition of her high workload and additional responsibilities.

28. At its meeting on 8 December 2005 the Council resolved that the Banks Peninsula Ward councillor be remunerated at the same rate as the other councillors on the basis that that councillor has city-wide responsibilities as well as the other councillors.

29. The options below assume that the Council will not be changing its May and December 2005 resolutions in respect of these two positions.

Community Board Remuneration

30. At its meeting on 2 December 2004 the Council adopted a proposed remuneration structure which provided for the payment of salaries of \$32,500 and \$20,000 for community board chairs and members, respectively. Following representations to the Remuneration Authority, the Authority increased these salaries to the amounts shown below:

Position	2004 Salaries Proposed by CCC	2004 Salaries Fixed by Remuneration Authority
Community Board Chairs	\$32,500	\$35,000
Community Board Members	\$20,000	\$22,000

31. At the time, the Remuneration Authority advised that in approving these increases, it had been mindful of the following factors:

1. *The need to equitably distribute the pool following the reduction in the number of councillors.*
2. *The consequential increase in representational activities for community boards.*
3. *The role of the community boards as established by Government policy and the Local Government Commission's determination regarding the Christchurch City representation review.*
4. *Representations made to the Remuneration Authority by community board members.*

17. Cont'd

32. The Authority also went on to say that Christchurch is seen as a model for how the two arms of local representation can work effectively at the macro and micro levels, and that the adjustments made by the Authority were not major, but established a slightly more rational relativity.
33. An issue that arose at the seminar on 16 March 2006 was that of a differential between "City board members and chairs" and "Peninsula board members and chairs." At present City board members are paid \$22,450 per annum while Peninsula board members receive \$6,273 per annum. The figures for community board chairs are \$35,850 and \$11,412, respectively. These are relativities of 28% and 32% respectively.
34. Community boards have their respective roles set by the Local Government Act 2002 and the other legislation administered by the Council.
35. Section 52 of the Act provides that the role of a community board is to:
- (a) *Represent, and act as an advocate for, the interests of its community; and*
 - (b) *consider and report on all matters referred to it by the territorial authority, or any matter of interest or concern to the community board; and*
 - (c) *maintain an overview of services provided by the territorial authority within the community; and*
 - (d) *prepare an annual submission to the territorial authority for expenditure within the community; and*
 - (e) *communicate with community organisations and special interest groups within the community; and*
 - (f) *undertake any other responsibilities that are delegated to it by the territorial authority.*
36. That provision applies equally to all eight community boards. In addition, the Council has given the same level of delegations to all eight boards. The Council's expectation of the workload of community boards as far as their delegated authorities is the same.

Land Area and Representation Ratios within each Community

37. At the seminar on Thursday 16 March 2006, I was asked to provide information relating to the land area of each community, and the number of residents represented by each community board member. The following table sets out this information:

Community	Land Area in Hectares	No of Members (including both elected and appointed members)	Population 2001 Census	No of Residents per member
Akaroa/Wairewa	94,320	6	3,027	505
Burwood/Pegasus	4,540	7	52,944	7,563
Fendalton/Waimairi	10,610	7	51,210	7,316
Hagley/Ferrymead	5,800	7	52,515	7,502
Lyttelton/Mount Herbert	21,480	6	5,397	900
Riccarton/Wigram	9,800	7	54,939	7,848
Shirley/Papanui	9,660	7	53,304	7,615
Spreydon/Heathcote	4,490	7	51,306	7,329

38. Certainly, while there are population differences between the boards, the question needs to be asked whether the democratic responsibilities and the Local Government Act responsibilities of a Peninsula board member are any less because they represent fewer people. Apart from having a greater number of people to represent a City board member does not have any additional governance responsibilities to a Peninsula board member.

17. Cont'd

39. The question also needs to be asked whether the responsibilities associated with the role of democratic representation is dependent on the number of constituents represented? If Christchurch is truly one city, the starting point surely would be equality of remuneration, except where a differential can be rationally justified. All board members, regardless of the size of the population served by the board, need to have members fully engaged in their role and able to commit time to that role. Complex and contentious issues for a community board can arise from an area with a small population just as easily as an area with a large population. That can be more so where the small population area is developing and geographically is more challenging to administer.
40. Regarding a perception there may be that a larger population results in a higher workload, thereby justifying a higher level of remuneration, it must be borne in mind that at the present time the Council does not have any empirical data as to the workloads of elected members so that the "workload factor" should not be taken into account when the Council is setting remuneration. It has not been established with any certainty that having a greater population than another community board means the workload of a member of a board with a larger population is greater. In the absence of reliable data there is no rationale for a differential rate of payment for this reason.
41. Another factor to be borne in mind in setting remuneration is the geographical area of the community board areas. As can be seen from the table above the Lyttelton/Mt Herbert community is twice as large as the biggest City community, while Akaroa/Wairewa is nine times larger. The travelling time for a board member on the Peninsula in serving their constituents is greater than in a built-up urban area. The ability to claim mileage is available equally to all board members but should not recognition be given to the time physically spent travelling in addition to being present at meetings and engaging in board business?

Auckland and Dunedin situations

42. Auckland City and Dunedin City have both urban and island/rural areas, and it is considered appropriate to look at the remuneration systems used by those two Councils.
43. In Auckland City, there are extremely small differences between the salaries paid to the chairs and members of the eight Isthmus community boards, compared with the salaries paid to the chairs and members of the two Hauraki Gulf community boards, despite the significant differences in their respective land area and population, as the following table discloses:

Position	Number of Positions	Current Salary
Isthmus Chairs	8	\$19,197
Isthmus Members	34	\$9,411
Waiheke Island Chair	1	\$18,070
Waiheke Island Members	4	\$8,690
Great Barrier Island Chair	1	\$18,070
Great Barrier Island Members	4	\$8,690

44. There are eight Isthmus community boards, and two Hauraki Gulf community boards, with the following land area and population:

Board/s	Land Area	Population
Isthmus	658 square km (total)	401,000 (total)
Waiheke Island	22 square km	7,000
Great Barrier Island	285 square km	1,100

45. The Chairman of the Remuneration Authority has orally advised that the small differentials which apply in the case of the Auckland City community boards are partly attributable to the fact that members of the two Hauraki Gulf community boards are required to spend considerable time travelling by ferry to attend meetings etc.

17. Cont'd

46. A similar situation applies in Dunedin City, where identical salaries are paid to the chairs, deputy chairs and members of all six Dunedin community boards, despite the substantial disparities in their land area and population, as the following table discloses:

Board	Land Area	Population	Number of Board Members	Salaries Applicable
Chalmers	78 square km	5,400	6	Chair \$17,303 Deputy Chair \$12,214 Member \$8,142
Mosgiel/Taieri	677 square km	15,100	6	
Waikouaiti Coast	515 square km	3,270	6	
Otago Peninsula	121 square km	4,230	6	
Saddle Hill	40 square km	5,130	6	
Strath Taieri	1,836 square km	650	6	

Remuneration Options

47. Eight options are attached to this report, comprising:
- Option 1, which envisages a range of reductions for the positions of Deputy Mayor, councillors, the chairs and members of metropolitan community boards and increases for the chairs and members of the Banks Peninsula boards.
 - Option 2, which is based on the same percentage allocations of the pool as in 2005/06, with the same salaries being paid for the chairs and members of all community boards.
 - Option 3, which assumes that 50% of the pool is allocated to councillors, and 27% to community board members, with the ratio between metropolitan and Banks Peninsula community board positions maintained near their present levels.
 - Option 4, which is based on the assumption that the chairs and members of the Banks Peninsula community boards will be paid 80% of the salaries applicable in the case of the metropolitan boards (with 50% of the applicable salaries being paid outside the pool, as at present).
 - Option 5 - this assumes the same relativities between all positions as shown in Option 3, and has been prepared on the basis that 75% of all community board salaries are paid outside the pool.
 - Option 6 - this assumes that 75% of community board salaries are paid outside the pool, with the Banks Peninsula chairs and members being paid 80% of the metropolitan board salaries, with the salaries for the Deputy Mayor and councillors being adjusted so that the pool is fully allocated.
 - Option 7 - this assumes the continuation of the present (2005/06 salaries and 2006/07) but with more than 50% of the community board salaries being paid outside the pool.
 - Option 8 - this assumes reductions of \$2,000 for councillors, \$1,500 for metropolitan community board chairs and \$1,000 for metropolitan community board members, with the total amount resulting from these reductions being distributed to the chairs and members of the Banks Peninsula community boards, and with more than 58% of the Banks Peninsula community board salaries being paid outside the pool.

17. Cont'd

Elected Member Allowances and Expenses

48. As part of its amended remuneration proposal, the Council is also required to seek the Remuneration Authority's approval for any amendments to the Schedule of Elected Member Allowances and Expenses previously approved by the Authority. The schedule attached as Appendix B is similar to the schedule previously approved by the Authority for 2005/06, with the following amendments:

- It provides for the payment of mileage allowance at a flat rate of 70 cents per kilometre for all qualifying travel, and clarifies the type of travel which qualifies for payment of mileage allowance.
- It proposes an increase in the communications allowance from \$120 to \$150 per month.

Mileage Allowance

49. In September 2005, the Inland Revenue Department came out with new rules on mileage reimbursements for employees. Elected members are not, however, considered employees, but rather as "self employed" persons under the withholding tax regime. The IRD has indicated that it is reviewing mileage rates for self employed persons.

50. In the meantime, self employed persons may use the mileage rates published by the IRD, but only up to a maximum of 5,000 kilometres per year. If this is exceeded, the self employed person has the option of either using the specified rates up to 5,000 kilometres or, alternatively, claiming actual running expenses, apportioned for the percentage of business use. The mileage rates published by the IRD are:

Banded rate

1 to 3,000 kms	62 cents per km
3,001 kms and over	19 cents for each km over 3,000 (limited to 5,000 kms)

Flat rate

Any distance	28 cents per km (limited to 5,000 kms)
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51. It has been noted that these rates could disadvantage the Banks Peninsula councillor and Banks Peninsula community board members, who are required to travel greater distances than their urban counterparts to attend Council meetings and other related events.

52. Subject to the approval of the Remuneration Authority, it would be possible for the Council to amend its expenses policy to provide for the payment of up to 70 cents per kilometre for **all** qualifying travel incurred by elected members in any one year (ie the 70 cent rate would be paid for all travel, and would not be reduced after the member/s concerned had travelled 3,000 kilometres in any one year, or stopped completely after the member/s had travelled 5,000 kilometres in any one year). In this instance, the term "qualifying travel" refers to travel associated with attendance at the meetings or events set out in the Schedule of Elected Member Allowances set out in Appendix B to this report. Before the Local Government Act 2002 came into force, members could only claim for attendance at formally convened council, committee or subcommittee meetings, which they were required to attend. However, subject to the approval of the Remuneration Authority, mileage allowance can now be paid for attendance at a wider range of meetings or events, and the list of meetings or events set out in Appendix B has therefore been expanded to recognise this.

53. A number of other councils (eg ECan) pay their members at the rate of 70 cents per kilometre, with no limit, in recognition of the long distances their members are required to travel on the local authority's business.

17. Cont'd

54. The revised schedule of elected member allowances and expenses attached has therefore been amended to:

- Provide for the payment of a flat rate of 70 cents per kilometre for all qualifying travel.
- Clarify the type of travel which qualifies for payment of the allowance of 70 cents per kilometre.

Communications Allowance

55. At present, a flat communications allowance of \$120 per month is payable to the Deputy Mayor, councillors and community board chairs as a contribution towards:

- Home telephone line rental
- Monthly cellphone base rental charge
- Council related toll calls made from home telephone line
- Call charges for Council related calls made from cellphone.

56. It has been suggested that there is justification for an increase in the standard allowance of \$120, to reflect (inter alia) the high number of Council related cellphone calls made by elected members, and the fact that at least two councillors have wireless cards for their laptops, enabling them to stay in touch while on the move. It has also been pointed out that every phone call from Akaroa to the city is a toll call.

57. In these circumstances, there appears to be ample justification for the communications allowance to be increased from \$120 to \$150 per month. If the payment of this allowance continues to be limited to the Deputy Mayor, councillors and the chairs of the eight community boards, such an increase would result in the following additional expenditure:

Total annual payments at \$150 a month	\$37,800
Present annual payments at \$130 a month	\$30,240
Additional expenditure	\$7,560 per annum

58. At the recent seminar, some community board members gave their opinion that payment of the communications allowance should be extended to include all community board members, rather than being limited to community board chairs. The following schedule sets out the additional expenditure which would result if this suggestion were to be adopted:

Amount of Monthly Allowance	Annual Expenditure if Limited to Deputy Mayor, Councillors and Community Board Chairs (21 positions)	Annual Expenditure if Extended to Include all Community Board Members (53 positions)
\$120	\$30,240	\$76,320
\$150	\$37,800	\$95,400

59. Any increase in communications allowance from \$120 to \$150 per month, and any increase to include community board members, is currently unbudgeted.

Unanimity of the Council's Decision

60. In submitting its proposal the Council is required to notify the Remuneration Authority of:

- (i) Details of any dissent at Council, and
- (ii) details of any dissent from its community boards.

61. A community board also has the ability to express any opposing views it might have on the Council's final proposal direct to the Remuneration Authority.

62. If the Council's recommendations are unanimous and reasonable it is unlikely that the Commission will withhold its approval. It does, however, have the power to amend any proposal if the level of dissatisfaction is high or if the proposal is considered unreasonable.

17. Cont'd

CONCLUSION

63. It is essential that each board reaches a decision as early as possible on its preferred remuneration option, and on any recommended alterations to the present allowances and expenses policy, so that the boards' views can be taken into account by the Council when it reaches a final decision on its preferred remuneration option at its meeting on Thursday 11 May 2006.
64. The new salaries and expenses approved by the Remuneration Authority will apply from 1 July 2006.

18. MEMBERS' QUESTIONS (If any have been submitted in accordance with Standing Orders 4.1.1 to 4.1.5)

19. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.

RESOLUTION TO EXCLUDE THE PUBLIC

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely item 20.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION
PART A 20. STYX ESPLANADE RESERVE PURCHASE) GOOD REASON TO) WITHHOLD EXISTS) UNDER SECTION 7	SECTION 48(1)(a)

This resolution is made in reliance on Section 48(1) (a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

Item 20 Protection of privacy of natural persons Sections 7(2)(a)

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.”