



CHRISTCHURCH CITY COUNCIL AGENDA

THURSDAY 14 DECEMBER 2006

AT 9.30AM

IN THE COUNCIL CHAMBER, CIVIC OFFICES

Council: The Mayor, Garry Moore (Chairperson).
Councillors Helen Broughton, Sally Buck, Graham Condon, Barry Corbett, David Cox, Anna Crighton,
Carole Evans, Pat Harrow, Bob Parker, Bob Shearing, Gail Sheriff, Sue Wells and Norm Withers.

ITEM NO	DESCRIPTION
1.	APOLOGIES
2.	CONFIRMATION OF MINUTES - COUNCIL MEETING OF 7.12.2006
3.	DEPUTATIONS BY APPOINTMENT
4.	PRESENTATION OF PETITIONS
5.	CORRESPONDENCE
6.	CHRISTCHURCH CITY COUNCIL EVENTS STRATEGY
7.	COMMUNITY BOARD DELEGATIONS AND TERMS OF REFERENCE
8.	CHARLESTON CLUSTER UNDERGROUNDING
9.	PLAN CHANGE 10 TO CITY PLAN - URBAN EXTENSION, HUSSEY ROAD
10.	TUAM LIMITED - ANNUAL GENERAL MEETING
11.	INTEREST RATES APPLICABLE TO COMMUNITY LOANS
12.	GREATER CHRISTCHURCH URBAN DEVELOPMENT STRATEGY - JOINT HEARINGS COMMITTEE - CONSIDERATION OF UDS SUBMISSIONS
13.	AMENDMENT TO THE CANTERBURY TRIENNIAL AGREEMENT FOR FUTURE CONSULTATION ON THE CANTERBURY REGIONAL POLICY STATEMENT
14.	ADOPTION OF SCHEDULE OF ORDINARY COUNCIL MEETINGS AND SEMINARS
15.	BURNSIDE PARK: TEMPORARY CLOSURE FOR INTERNATIONAL BOWLS COMPETITIONS
16.	ARMAGH STREET KERB EXTENSION
17.	ROAD LEGALISATION: ST LUKES STREET
18.	HOLDING OF FORMAL HEARINGS AS PART OF THE CONSULTATION ON THE DRAFT COMMUNITY DEVELOPMENT STRATEGY

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ITEM NO	DESCRIPTION
19.	CENTRAL CITY OMNIBUS REPORT
20.	REPORT OF THE CHRISTCHURCH CITY COUNCIL/ENVIRONMENT CANTERBURY JOINT COMMITTEE: MEETING OF 27 NOVEMBER 2006
21.	REPORT OF THE RICCARTON/WIGRAM COMMUNITY BOARD: MEETING OF 20 NOVEMBER 2006
22.	REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: MEETING OF 1 NOVEMBER 2006
23.	REPORT OF THE CHAIRPERSON OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: BLIGHS ROAD
24.	NOTICES OF MOTION
25.	QUESTIONS
26.	RESOLUTION TO EXCLUDE THE PUBLIC

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- 1. APOLOGIES**

- 2. CONFIRMATION OF MINUTES - COUNCIL MEETING OF 7.12.2006**
Attached.

- 3. DEPUTATIONS BY APPOINTMENT**

- 4. PRESENTATION OF PETITIONS**

- 5. CORRESPONDENCE**

6. CHRISTCHURCH CITY COUNCIL EVENTS STRATEGY

General Manager responsible:	General Manager of Strategy and Planning, DDI 941-8177
Officer responsible:	Alan Bywater, Programme Manager Strong Communities
Author:	Alan Bywater, Programme Manager Strong Communities

PURPOSE OF REPORT

1. To recommend the final Events Strategy (Appendix 1) for approval.

EXECUTIVE SUMMARY

2. Work has been under way during 2006 to develop an Events Strategy for the Council. Staff gained Councillor input to the brief for this work in March 2006.
3. Staff have subsequently been through a process of analysing reports and research, engaging with stakeholder groups and developing a Draft Events Strategy. The general contents and direction of the Draft Events Strategy were discussed with councillors at a seminar on 22 August 2006 and a Draft Events Strategy was approved for consultation on 21 September 2006. Consultation on the Draft Events Strategy has taken place between 22 September and 27 October 2006.
4. This report presents a Final Events Strategy for approval by the Council.
5. Forty nine submissions were received on the Draft Events Strategy. These raised a variety of issues though there were no significant or consistent themes raised.
6. Any revisions to alter or amend the Draft Strategy on the basis of the consultation needs to bear in mind the small number of submissions and ensure that the views expressed are considered in the overall context of the strategy process.
7. A number of submissions dealt with the merits of individual events, which while of value are secondary to the key focus of the strategy which is to confirm a strategic framework within which individual event programmes can develop.
8. In response to the submissions raised the Draft Events Strategy has been fine tuned to take account for some of the issues raised. The changes of most interest are:
 - Addition of an underlying principle based on diversity.
 - References to an autumn/harvest/food event and the NZ Cup and Show Week as potential icon events have been retained whilst not ruling out others for evaluation and possible development into icons. A process will be undertaken subsequent to the strategy being completed in which a range of potential events will be considered and tested, with strong input from the visitor industry, for selection to be developed as icon events.
 - Some minor rewording of the sections about creating icon events to make it clearer that the intention is to try to build on and develop existing events rather than trying to create new events for this purpose.
 - The rewording of objective 3.1 to provide a finite list of outcomes to contribute to through either supporting events specifically focused on them or by including relevant content into events with other themes.
 - Changes to the events framework to incorporate support for smaller, metropolitan, community events and the establishment of a fund to ensure there is regular support for these.
9. To achieve Objective 1.6 in the Events Strategy relating to securing major commercial concerts and events of significant benefit to the City will require funding of about \$300,000 per annum. This funding is currently not budgeted in the LTCCP and will need to be considered by the Council as part of its Annual Plan process.

6 Cont'd

10. The need for the Council to be able to make fast and responsive decisions around events funding to capitalise on short-term events opportunities is identified in the Events Strategy. To achieve this a delegation to the Events Development Manager and relevant unit manager (based on the content of the event) should be created for funding decisions of \$20,000 or less from within existing events budgets. As part of operating this delegation the views of the Strong Communities Portfolio Group will be sought to identify any politically sensitive issues. There will be regular reporting to Councillors of decisions made under this delegation so that elected members are kept well informed.
11. Events funding decisions of more than \$20,000 will continue to be made through the full Council.
12. The Council has a Festivals and Events Policy established in 1998. The adoption of the strategy will make this policy redundant, and it needs to be revoked.

FINANCIAL AND LEGAL CONSIDERATIONS

13. The Draft Events Strategy has been developed in accordance with the decision making and other provisions of the Local Government Act 2002. There has been engagement with stakeholders at an early stage in the strategy development process and a period of consultation has taken place. A summary of the feedback received is attached as Appendix 1.
14. The Council currently spends about \$2.5-3.5m per annum on events activities. This figure includes the direct expenditure, staff costs and overheads, and is spread across a number of activity management plans in the LTCCP.
15. To achieve the attached Events Strategy (Appendix 2) there will be a need to redistribute funding that is currently used to fund events that primarily fit the Metropolitan Community Events Category (in the events framework in the strategy) to enable sufficient funding to achieve the two icon events proposed. This reallocation of funding will require decisions to be made about the future funding of some well established festivals and events that have been part of the Christchurch programme for a number of years.
16. Further funding will be required to achieve Objective 1.6 relating to securing major commercial concerts and events of significant benefit to the City. It is estimated that funding of about \$300,000 per annum will be required to develop and sustain a suitable fund to attract acts of this sort. This is not currently budgeted in the LTCCP and the Council will need to consider this funding as part of the forthcoming Annual Plan.
17. The 'whole of Council' type approach identified to support the development of the icon events in Goal 1 of the strategy implies indirect costs to the organisation as it effectively means staff and other resources within existing budgets be utilised on work related to these events rather than on other areas. In a number of cases this work can contribute to a range of Council objectives as well as supporting the events concerned.

STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Approve the Events Strategy (Appendix 2).
- (b) Delegate to the Events Development Manager and other relevant unit manager (to be selected based on the content of the event concerned) the power to make decisions on events funding from within existing events budgets of amounts up to \$20,000, subject to:
 - (i) Seeking the views of the Strong Communities Portfolio Group on any politically sensitive issues prior to making any funding decisions; and
 - (ii) Reporting decisions made under this delegation to the Council on a regular basis.
- (c) Revoke the existing Festivals and Events Policy (Appendix 3).
- (d) Note the proposed \$300,000 per annum to be used as a fund to attract major commercial concerts/events of significant benefit to the city, acknowledging that this funding will need to be approved through the 2007/08 amended LTCCP/Annual Plan.

6 Cont'd

BACKGROUND ON CHRISTCHURCH CITY COUNCIL EVENTS STRATEGY

History and Strategy Development Process

18. Festivals and events are an integral part of life in Christchurch. The City boasts a full and diverse calendar of events and festivals, including international sport and arts events, mass outdoor concerts and intimate local community celebrations.
19. The Christchurch City Council has been an integral part of the events sector in Christchurch since the early 1980's. In many ways the Council's stimulation and involvement has contributed to the development of the vibrant events industry consisting of event organisers, artists and suppliers existing in Christchurch today.
20. In 1998 the Council adopted a Festivals and Events Policy that identified the desired outcomes from the Council's involvement and in 2000 the Council developed its first Events Strategy.
21. The Council currently has a wide range of roles in events ranging from direct production and funding, through assisting organisations to bid for events through the provision of venues and assistance with the regulatory requirements associated with events. Events are funded both at a metropolitan and community board level.
22. The Council supports a range of different events through a range of different parts of the Council organisation and through companies in the CCFL group (VBase in particular). The need for a renewed Events Strategy was identified in late 2005 and was prioritised as a priority area for strategy development.
23. A brief for the Events Strategy was discussed with Councillors at a seminar in March 2006. Following that a staff group working with Ross Corbett (Tourism Resource Consultants) and Arthur Klapp (Sports Impact Ltd) developed the Draft Events Strategy. In general terms the process used has been as follows:
 - Relevant research and information documents identified and analysed. The Council has been carrying out events related research and evaluations for a number of years. These provided useful information about current and past events in Christchurch. In addition a number of published articles, research and the strategies of other centres were analysed.
 - A series of workshops were held with key stakeholder groups:
 - Sports events organisers
 - Arts and festivals organisers
 - Venue managers
 - Visitor industry representatives
 - Community board representatives
 - Council staff
 - Pacific Island people involved in events
 - Maori runanga and people involved in events
 - A number of one on one meetings have been held with stakeholder groups, as follows:
 - Christchurch & Canterbury Marketing
 - Canterbury Community Trust
 - Theatre Royal
 - Canterbury Development Corporation
 - Event promoters
 - Sponsors /potential sponsors
 - The issues identified through research and engagement with stakeholders were identified and analysed.
 - The general direction for the Events Strategy was developed by staff and shared with the Strong Communities Portfolio Group in June 2006.

6 Cont'd

- The Draft Events Strategy was further developed and responding to the views of councillors at a seminar on 22 August 2006.
- The Draft Events Strategy was approved for consultation by the Council on 21 September 2006.
- Consultation on the Draft Events Strategy took place between 22 September and 27 October 2006. The Draft strategy was circulated to interested groups and stakeholders. In addition the draft strategy was publicised through the media and Council's website. On 16 October 2006 a wide range of stakeholders were invited to events at the Arts Centre designed to raise their awareness of the Draft Strategy, as well as launching the re-branding of the Be There website.

Submissions and Amendments to the Events Strategy

24. A total of 49 submissions were received on the Draft Events Strategy. These have been analysed by staff (see Appendix 3 for summary of submissions) and refinements to the strategy were discussed with councillors at a seminar on 28 November 2006.
25. The number of submissions as noted was quite low. The number of different issues raised by individual submitters was high with few consistent themes being identifiable. Consequently the changes from the Draft Events Strategy are relatively modest. The main items are as follows:
 - Addition of an underlying principle based on diversity.
 - References to an autumn/harvest/food event and the NZ Cup and Show Week as potential icon events have been retained whilst not ruling out others for evaluation and possible development in to icons. A process will be undertaken subsequent to the strategy being completed in which a range of potential events will be considered and tested, with strong input from the visitor industry, for selection to be developed as icon events.
 - Rewording of the sections about creating icon events to make it clearer that the intention is to try to build on and develop existing events rather than trying to create new events for this purpose.
 - The rewording of objective 3.1 to provide a finite list of outcomes to contribute to through either supporting events specifically focused on them or by including relevant content into events with other themes.
26. As noted at the seminar on 28 November 2006 a gap in the events framework to incorporate support for smaller, metropolitan, community events was identified through the consultation. This relates to events that have a community focus, are not located in one or other community board areas and are unlikely to meet the 8,000 people criteria for the Metropolitan Community Events category in the events support framework.
27. Events of this type often have strong community development characteristics. Consequently those seeking funding of \$5,000 or less can be considered in the Small Grants Scheme proposed in the current Community Group Grants Review, in which they will need to compete with other community events and non-events type activities for funding.
28. To accommodate slightly larger metropolitan community events alterations have been made to the events support framework (in the Events Strategy) to modify what was the 'Local Community Events' category in the Draft Events Strategy. This has been renamed the 'Community Events' category in the final version. To provide funding for this type of metropolitan community event it is suggested that a fund of \$50,000 per annum be established to complement the largely community board funding support of local events. This \$50,000 will be allocated from existing events budgets with advice from relevant staff in the Community Support Unit. This fund will operate on a rotational basis to prevent the same event being funded more than once every four years. This condition is suggested to enable the funding to be distributed across a wider range of events over successive years.
29. A final version of the Events Strategy is presented in Appendix 2 for approval by the Council.

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Connection to the Visitor Strategy

30. Work is being carried out on the Christchurch and Banks Peninsula Visitor Strategy in parallel to the work on the Events Strategy. The Visitor Strategy identifies a 'domestic repositioning campaign supporting visitor events' as a high-priority action. There is a natural synergy between the two strategies. A good calendar of events is important to support the goals of the Visitor Strategy and conversely domestic marketing campaigns identified in the Visitor Strategy are vital to support getting the city's events known both locally and nationally.

Delegations

31. One of the consistent pieces of feedback during the engagement of stakeholders was the need for the Council to be able to make speedy and responsive decisions around events support when required. At times events opportunities emerge quickly and require a decisive response to enable the city to benefit from them. The intention to do this is included in the Draft Events Strategy.
32. To achieve this it is recommended that funding delegations decisions up to \$20,000 within the available events budgets be delegated to the Events Development Manager with the relevant unit manager (eg Sports and Recreation Unit Manager for sports events). As part of exercising this delegation the staff will seek input of the Strong Communities Portfolio Group as to any politically sensitive issues around any of these funding decisions. To ensure that Councillors are kept well informed of the decisions made under this delegation, these will be reported monthly for information.
33. Events funding decisions of more than \$20,000 will continue to be made through the full Council meeting. To enable the required level of speed and responsiveness to be achieved there are likely to be occasions in which these decisions will need to be considered by the Council as a matter of urgency.

Major Commercial Concerts and Events

34. Objective 1.6 of the Events Strategy states; *Develop a coordinated Christchurch group with adequate funding to work with VBase to secure major commercial concerts and events of significant benefit to the city.*
35. The Council previously attempted to achieve similar aims through its contribution to the Christchurch Events Fund. The Council, CCT and a range of commercial organisations made a one-time contribution to this fund which was to be operated in a way that enabled the fund to be self-sustaining. The general approach was to invest in partnerships with concert/event promoters to enable commercial events that might not otherwise have taken place in Christchurch to happen. The expectation was that at times the fund would make profit from its investment in an event and at other times a loss, but that the profits and losses would largely cancel one another out.
36. The CEF however is considered to have been largely ineffective to date in helping to secure major commercial concerts and events. In most cases promoters have been willing to access the fund where the venture has been very risky and much less interested when the opportunity for profits is higher. The fund has suffered a number of loss making investments.
37. Staff have undertaken discussions with VBase and others about the level of incentives being offered by other centres and what might be required to attract top line international artists to perform in Christchurch as part of tours to this part of the world. Trying to pin down specific figures has been difficult. It is estimated that funding of about \$300,000 per annum will be required to develop and sustain a suitable fund to attract acts of this sort. Bearing in mind that suitable opportunities are unlikely to present themselves on a regular basis it will be important that any unspent funding at the end of the financial year is able to be accumulated in to the following year. If funding is approved staff will finalise the process and criteria for the funds operation and report these for Council adoption.
38. The \$300,000 per annum identified above is not currently budgeted in the LTCCP and should be considered by the Council as part of the Draft Annual Plan process.

6 Cont'd

Revocation of Existing Festivals and Events Policy

39. The Council has a Festivals and Events Policy originally developed in 1998 and attached as Appendix 3. This policy consists largely of a series of outcomes or goals for the Council to achieve through festivals and events. The Events Strategy also contains a series of goals for the Council for events.
40. There is also a good deal of confusion between the Council's policies and strategies in general, with at times both covering similar ground. Staff are currently trying to develop a situation in which policies and strategies have different roles. It is suggested that policy statements of this type should be *statements of principles or the Council's position on an ongoing or recurring issue which, in order to be given effect, need to be integrated into strategies, operational planning, bylaws or other instruments as appropriate. Strategies in contrast are being considered high level document with a life of 10 years plus setting out vision, goals and objectives and discussing key resourcing and capability.*
41. In this instance there is a danger that the Council ends up with a policy and a strategy in the events area that provide different pictures of the Council's aims in this area. Having high level sets of goals in both the Festivals and Events Policy and the Events Strategy appears unnecessary and potentially confusing. As a result it is recommended that the existing Festivals and Events policy be revoked so that the Events Strategy can be clearly understood as the instrument guiding the Council's activity in events.

7. COMMUNITY BOARD DELEGATIONS AND TERMS OF REFERENCE

General Manager responsible:	General Manager Regulations and Democracy, DDI: 941-8549
Officer responsible:	Secretariat Manager
Author:	Lisa Goodman, Community Board Principal Adviser

PURPOSE OF REPORT

1. The purpose of this report is to submit the following to the Council for consideration:
 - (a) Proposed amendments to the terms of reference for the Council's Community Boards, which reflect both the 2004 changes to the Council's governance structure and the Local Government Act 2002, and
 - (b) The outcomes of a review of the current Community Board delegations.

EXECUTIVE SUMMARY

2. The current Community Board delegations were adopted by the Council in December 2004.
3. A Community Board Governance Working Party was established last year to consider whether the delegations should be amended. Its recommendations have been considered by each of the eight Community Boards, including the two Peninsula Community Boards after inclusion of the Peninsula with Christchurch City, in March 2006.
4. No changes to the Community Board delegations are recommended by the Working Party; it is proposed that the current delegations approved by the Council in December 2004 remain in place.
5. The opportunity has been taken to also review the Community Boards terms of reference, to reflect both the 2004 changes to the Council's governance structure, and the Local Government Act 2002. Minor amendments to reflect those changes are proposed (**Attachment 1**).
6. It is recommended by staff that reference to the Boards having input into asset management plans be deleted, as such plans are technical operational documents and do not need to have elected member input.

FINANCIAL AND LEGAL CONSIDERATIONS

7. There are no direct financial or legal considerations to implementing the recommendations.

STAFF RECOMMENDATION

It is recommended that:

1. There be no change to the delegations established in December 2004.
2. The Council approve the amended terms of reference for Community Boards (**Attachment 1**).

7 Cont'd

BACKGROUND ON COMMUNITY BOARD DELEGATIONS AND TERMS OF REFERENCE

8. The current Community Board delegations were adopted by the Council in December 2004, at which time the Council also resolved to review those delegations by 30 June 2005. Since that time, a Community Board Governance Working Party, comprising the Deputy Mayor Carole Evans, Phil Clearwater and Yvonne Palmer was set up to look at the Community Board delegations. That Working Party also took the opportunity to consider whether the Community Board terms of reference should be updated to reflect recent legislative and governance changes.
9. The Working Party submitted its report to the Community Board Chairs and Staff Forum at the end of 2005, where it was agreed that the changes should be discussed by each Community Board before they were considered by the Council.

DISCUSSION

10. The Community Board Governance Working Party considered a range of issues.

Community Board Terms of Reference

It was agreed that the terms of reference should be amended to reflect the changes in the Council's new governance structure, and the Local Government Act 2002.

Community Board Delegations

Potential changes to Community Board delegations that were considered by the Working Party were:

- (a) Involvement in Council housing

The issue of Community Board involvement in Council housing was considered. Staff advised that as a social landlord there is more to the Council's role than simply allocating housing. In many cases there is a need to ensure appropriate support networks are in place for applicants/tenants, and this involves communicating and working closely with other providers and support agencies that are not necessarily based in a particular Council ward. Management of council housing on a metropolitan basis also ensures that networks can be developed and maintained in a consistent manner, and ensure issues such as tenant compatibility are assessed and managed appropriately.

The Council's housing Policy states *"that the Housing Manager report six monthly to Community Boards on development and policies pertaining to the Boards' areas"*. A formal reporting structure has been put in place to ensure that this occurs.

- (b) Input to Activity Management Plans and the LTCCP process

At the time the Governance Working Party met, there had been suggestions from some Community Board members that there should be Board input to these plans, and to the capital programme prioritisation that was underway at that time.

Staff reported back to the Governance Working Party that from a governance perspective, these issues have city-wide implications. It was not possible, nor appropriate, for Community Boards to have had specific input to the round of comparative evaluations that Councillors were involved in, as that was a prioritisation process requiring Councillors to consider issues and trade-offs from a city-wide perspective. The process of public consultation is the time for individual community Boards to have input and advocate for their community's interests.

7 Cont'd

- (c) Utilising Auckland City Council model as a pilot scheme.

Auckland's model of allowing for one community board member to be the main point of contact and provide feedback to the rest of the board members was discussed. The Christchurch City Council provides local liaison officers or advisers to the community boards (for example transport liaison officers, community development advisers, community recreation advisers, community engagement advisers, parks and waterways area advocates) which ensures that all community board members have access to the same level of information in a timely manner.

11. The views of the Community Boards on the Working Party's report can be summarised as follows:

- (a) Hagley/Ferrymead Community Board

The Board had no specific comments to make.

- (b) Burwood/Pegasus Community Board

The Board had no specific comments on the delegations, but in relation to the terms of reference is seeking:

- (i) a new term of reference: *"Encourage the community to be actively involved in the consultation processes of Council"*.
- (ii) an amendment to the current term of reference (3) so that it reads: *"The right and duty of active liaison with residents/business/special interest groups in the community"*.

Staff Comment - It is considered that these two items are appropriate to be added to the terms of reference.

- (c) Spreydon/Heathcote Community Board

The Board had no specific comments to make.

- (d) Riccarton/Wigram Community Board

The Board has suggested that there be greater clarification throughout the delegations that they apply to Community Boards.

Staff Comment - The delegation that can be exercised by Community Boards have their own section in the delegation register.

- (e) Fendalton/Waimairi Community Board

Under the *"Definition of Terms"* outlined in the introduction to the delegations, the Board requested clarity on the following statement: *"(also have to report capital works in the categories... and the balance)"*

Staff Comment - These were included in the Register in error and can be deleted.

Paragraph 6 *"then"* to be deleted.

Under the *"Financial"* heading of the delegations, the Board notes that other funding decisions that can be taken by the Board should be specified.

Staff Comment - The only delegation Boards have with funding is with discretionary expenditure, and this is referred to in the Register.

Under the *"Roads"* heading of the delegations, Item 6 should also include bus stops.

Staff Comment - Decisions as to the location of bus stops are currently made by Community Boards.

7 Cont'd

(f) Shirley/Papanui Community Board

The Board decided to forward any submissions to the Community Board Governance Working Party for consideration. It was noted that the Chairperson is a member of the Working Party.

(g) Akaroa/Wairewa Community Board

The Board agreed that some matters which were unique to the Banks Peninsula ward should be noted under the terms of reference and delegations. Those items included wastewater and water issues because of the smaller more localised plants on Banks Peninsula that were fundamentally different to the metropolitan plants that serviced the metropolitan area. In addition it was felt that issues relating to harbour structures should be referred to the Banks Peninsula Community Boards as they were considered to be local issues rather than metropolitan ones.

The Board asked that the definition of "city" be clarified so as to ensure that it applied to the whole Christchurch City Council area.

Staff Comment - The reference to wastewater/water issues is not supported. While there are localised plants on the Peninsula these are operated by the Council in the same way as separate sewage treatment plants both at Belfast and Templeton.

The reference to harbour structures is supported as these are particular to the Peninsula and these two Boards are involved in liaison with issues groups for Lyttelton and Akaroa Harbours. Additional wording is included with the terms of reference.

(h) Lyttelton/Mt Herbert Community Board

The Board had no specific comments to make.

September 2006 Council Resolution

12. For completeness the Council is reminded that since the Working Party concluded its meetings the Council has resolved on 7 September 2006 *"that staff be requested to report back to the Council on the respective responsibilities of the Council and Community Boards, and on the decision making processes applicable in each case"*.
13. The staff report responding to the foregoing resolution will be submitted to the Council in the next few months.

8. CHARLESTON CLUSTER UNDERGROUNDING

General Manager responsible:	General Manager City Environment DDI 941 8656
Officer responsible:	Manager, Transport and Greenspace Unit
Author:	Jeanette Ward, Capital Programme (Transport) Team Leader

PURPOSE OF REPORT

1. The purpose of this report is to present the Council with the options for the continuation of undergrounding in the Charleston Cluster, in accordance with an earlier undertaking given by the Council.

EXECUTIVE SUMMARY

2. The Charleston area is bounded by Wilsons Road, Ferry Road, Ensors Road and the railway corridor. There are several City Plan zonings across the cluster area. The Charleston Neighbourhood Plan (NIP) was published in September 2001 and since that time the focus has been putting it into action.
3. The Charleston NIP signalled an intention to underground overhead services in the Charleston streets the year before the kerb and channel work commenced. It was always intended that the funding for the undergrounding would be sourced from the Urban Renewal Budget. This budget has been used for the undergrounding that has occurred to date.
4. Since 2002, Charles Street, the southern end of Barbour Street (Charles Street to the end), and Short Street have had the kerb and dish channel renewed and the overhead services undergrounded. The kerb and channel renewal project on Osborne Street is almost complete, although this project did not include undergrounding as the budget was not available.
5. The Council took over the responsibility for funding undergrounding and determining which streets are undergrounded from Orion (then Southpower) in 1996/97. In accepting the transferred responsibility for street selection, Council officers developed a framework for prioritising projects which has been in use since that time, undergoing refinements. The "policy" determines how the available Transport and Greenspace funding is allocated:
 - In conjunction with major road works where road widening requires the existing poles to be relocated.
 - Major arterial routes, particularly entrances to the City.
 - Major tourist routes.
6. As the Charleston Cluster comprises local roads, undergrounding would not qualify under this policy.
7. Since 2001 the Council has undergrounded all arterial roads that have been identified through the kerb and channel renewal programme. A number of collector roads have not been undergrounded under this policy. These roads have not been undergrounded primarily because the pole positions were not affected by replacement of the road kerb and channel and there were higher priorities at the time. Some arterials have also been undergrounded in conjunction with footpath resurfacing.
8. As well as the undergrounding budget for these essentially main roads there was an 'Urban Renewal Policy' (and associated budget) adopted in August 1995. Under the latest LTCCP decisions this Urban Renewal operational funding has been reduced to \$100,000 per year. As this is inadequate to underground all but the shortest of streets, any decision to use this budget for undergrounding of local roads would need to be made on its merit and as a top up to another operational budget.
9. The recent LTCCP outcomes take effect from the 2006/07 financial year. The 2006-2016 LTCCP has made no provision for local road undergrounding and so this is not included as an outcome in the planning of local roads. As a result there was no further provision for undergrounding in the Charleston Cluster except for the remaining stretch of Barbour Street (from Charles Street to Ferry Road). This stretch of Barbour Street is being undergrounded from 2005/06 Urban Renewal funding.

8 Cont'd

10. The most recent Charleston Cluster project included street designs for Barbour Street (between Charles Street and Ferry Road), Grafton Street, Frederick Street, Grenville Street, Laurence Street and Henry Street. Completion of this cluster would mean that all the streets in the Charleston area would have kerb and flat channel. Barbour Street will be undertaken in the 2006/07 year and Grafton Street and Henry Street will follow in the 2007/08 year. Unfortunately the timing of the other three streets in the cluster is unknown at this point in time.
11. Options are presented in this report to allow the continued undergrounding of the Charleston Area. They include using existing undergrounding budgets, budget increases and LTCCP substitutions.

FINANCIAL AND LEGAL CONSIDERATIONS

12. The annual budgets for undergrounding are as follows:
 - **\$1,104,833** Transport and Greenspace Operational Budget (for Main Roads)
 - **\$100,000** Urban Renewal Operational (potential to use for undergrounding local roads)
 - **\$216,901** Transport and Greenspace Capital (Street Light Conversion - the cost of converting street lighting in conjunction with undergrounding programme)
 - **\$10,000** Urban Renewal Capital (Street Light Conversion)
13. The total estimated cost of undergrounding the remaining streets is \$2,321,505 which comprises the following estimates for each of the streets.
 - Grafton Street - \$588,280
 - Osborne Street - \$635,100
 - Frederick Street - \$223,520
 - Grenville Street - \$327,910
 - Laurence Street - \$341,380
 - Isabella Place - \$205,310
14. There are no legal implications for this project.

STAFF RECOMMENDATIONS

That the options outlined in this report be considered by the Council.

8 Cont'd

SECTION 1 - BACKGROUND ON CHARLESTON CLUSTER UNDERGROUNDING

The Charleston Cluster

15. The Charleston area is bounded by Wilsons Road, Ferry Road, Ensors Road and the railway. There are several City Plan zonings across the cluster area. At the southern end of Grafton Street, Osborne Street and Barbour Street the zoning is Business 3 (Inner City Industrial) and Business B3 (Inner City Industrial Buffer). At the Ferry Road end of Barbour Street and Grafton Street the zoning is Business 1 (Local Centre). The remainder of the Charleston Cluster is primarily residential and zoned Living 3 (Medium Density).
16. The Charleston Neighbourhood Plan (NIP) was published in September 2001 and since that time the focus has been on putting it into action. A public meeting in September 2002 agreed to a co-ordinated solution for roading improvements in the area. This was the start of the clustering concept in Charleston.
17. The Charleston NIP signalled an intention to underground overhead services in the Charleston streets the year before the kerb and channel work were commenced. This intention was expressed to the residents of Charleston but never committed to by way of a Council resolution. There is however, text on the matter which can be found on the Charleston NIP document. The document states *"In conjunction with the kerb and channel renewal programme, funds have been allocated to underground the overhead services the year prior to the kerb and channel works being done. As with the kerb and channel renewal programme, the first two years of the underground programme are definite with the following three years open to change."*
18. It appears that this intention to underground the Charleston NIP is a unique situation ie no other NIP's in the City have the same undergrounding intention.
19. It was always intended that the funding for the undergrounding would be sourced from the Urban Renewal Budget. This budget has been used for the undergrounding that has occurred to date.
20. Since 2002, Charles Street, the southern end of Barbour Street (Charles Street to the end), and Short Street have had the kerb and dish channel renewed and the overhead services undergrounded. The kerb and channel renewal project on Osborne Street is almost complete, this project did not include undergrounding as the budget was not available. Attachment 2 illustrates the streets which have kerb and flat channel and Attachment 3 illustrates those that have underground services.
21. Additional development of Jade Stadium, by way of another spectator stand, is due to commence so that the development is complete by the time of the 2011 Rugby World Cup. Council has indicated that the completion of the Charleston Cluster by that time would be preferable.

Background on the Councils Undergrounding Involvement

22. The Council took over the responsibility for funding undergrounding and determining which streets are undergrounded from Orion in 1996/97. In accepting the transferred responsibility for street selection, Council officers developed a framework that was based primarily on the selection process for streets that Orion had been using up to that point. The street selection framework has been in use since that time, undergoing refinements. The selection policy itself was not determined, nor resolved by Council, but has received implicit approval by the general Council approvals given to the on-going capital programme which has outlined and identified future arterials/collectors for undergrounding.
23. The "policy" for determining how the available funding is allocated is:
 - In conjunction with major road works where road widening requires the existing poles to be relocated.
 - Major arterial routes, particularly entrances to the City.
 - Major tourist routes.

8 Cont'd

24. As the Charleston Cluster comprises local roads, undergrounding would not qualify under this policy.
25. To satisfy the above, projects along designated traffic routes (ie arterials and collectors) are selected from capital works programme (mainly kerb and channel projects) as possible candidates for undergrounding. In the past the budget allocation has not allowed all designated traffic routes in the capital works programme to be undergrounded, therefore candidates have been prioritised based on road hierarchy, traffic volumes and the need to relocate poles.
26. Since 2001 the Council has undergrounded all arterial roads that have been identified through the kerb and channel renewal programme. A number of collector roads have not been undergrounded under this policy. These roads have not been undergrounded primarily because the pole positions were not affected by replacement of the road kerb and channel and there were higher priorities. Some arterials have also been undergrounded in conjunction with footpath resurfacing.
27. There are approximately 40 km of 'Major Arterials', 124 km of 'Minor Arterial' and 145 km of 'Collector roads' that still have overhead wires. It is estimated that it would take 250 years to complete undergrounding of these remaining roads under the current expenditure level.
28. As well as the undergrounding budget for these essentially main roads there was an 'Urban Renewal Policy' (and associated budgets) adopted in August 1995. This Urban Renewal policy seeks the progressive renewal of the older residential parts of the city to standards appropriate in the modern environment. Undergrounding of overhead services was included as one of the activities which can help to upgrade residential areas.
29. The budget for carrying out the Urban Renewal Programme, from 2001 to 2006 was \$250,000 per annum operational budget and \$250,000 capital budget. The operational budget was spent almost entirely on undergrounding overhead wires with approximately 10% of the operational cost being spent from the capital budget on associated replacement street lighting. The capital budget was not available for funding undergrounding. Undergrounding is very popular with communities and is an essential component of achieving environmental enhancement in older residential areas. It is most effective when a group of streets is done however the \$250,000 was only sufficient to underground one or two streets a year. The streets were selected according to the following criteria:
 - In Neighbourhood Improvement Plan Areas
 - In the upcoming kerb and channel renewal programme, (it is preferable to underground the wiring just prior to the kerb and channel renewal)
 - Where the undergrounding will have the most effect eg where there are no large street trees or where adjoining streets have already been undergrounded, and
 - Where the cost of doing a street, part of a street or combinations of streets adds up to under \$250,000.
30. Urban Renewal undergrounding has focussed on the following streets in recent years:
 - Charleston area over the recent years, Charles, Barbour, Short Streets in the Charleston Area
 - Special Amenity Areas in the Fendalton/Merivale Area - eg Winchester, Stirling Streets
 - Rees Street, which is in a special amenity area and was sufficiently short in length to be accommodated with the unallocated 2005/06 budget, and
 - Angus Street, which is a narrow street that underwent major reconstruction and integration with reserve and waterway work - undergrounding was seen to add particular value here.
31. Under the latest LTCCP decisions the Urban Renewal operational funding has been reduced to \$100,000 per year. As this is inadequate to underground all but the shortest of streets, any decision to use this budget for undergrounding of streets in Neighbourhood Improvement Plan areas would need to be made on its merit and as a top up to another operational budget.

8 Cont'd

32. One other policy for undergrounding used to exist, this was the Narrow Streets Policy. In 2004 the MOA Residents Association sought funding for undergrounding of narrow streets in older areas, the argument being that in narrow streets there is no opportunity to plant trees or have berms or other roadside greenery to disguise or diminish the appearance of the poles and overhead wires. This initiative was supported by the Council which allocated funding from 2006/07 (onwards). At the 2006 LTCCP budget discussions, the Council made the decision to remove all funding allocated to the Narrow Street category, hence this policy is no longer operative. Preliminary reports only into suitable selection criteria had been developed for this policy, and no streets have been undergrounded under its mantle.
33. The recent LTCCP outcomes take effect from the 2006/07 financial year. The 2006-2016 LTCCP has made no provision for local road undergrounding and so this is not included as an outcome in the planning of local roads. As a result there was no further provision for undergrounding in the Charleston Cluster except for the remaining stretch of Barbour Street (from Charles Street to Ferry Road). This stretch of Barbour Street is being undergrounded from 2005/06 funding.
34. The remaining annual budgets in the LTCCP for undergrounding are as follows:
- \$1,104,833 Transport and Greenspace Operational Budget (for Main Roads)
 - \$100,000 Urban Renewal Operational budget (potential to use for undergrounding local roads)
 - \$216,901 Transport and Greenspace Capital (Street Light Conversion)
 - \$10,000 Urban Renewal Capital (Street Light Conversion)

Future kerb and channel renewal projects in the Charleston Cluster

35. The most recent Charleston Cluster project included Barbour Street (between Charles Street and Ferry Road), Grafton Street, Frederick Street, Grenville Street, Laurence Street and Henry Street. Completion of this cluster would mean that all the streets in the Charleston area would have kerb and flat channel. All of these projects were to occur over the next three years.
36. However, the kerb and channel renewal works within the Transport and Greenspace Capital Programme are currently being reviewed to maximise Land Transport New Zealand subsidy levels. This means some changes to the programme will occur. The effect of this process on the Charleston Cluster is that Barbour Street will be undertaken in the 2006/07 year and Grafton Street, Henry Street, Laurence Street, Fredrick Street and Grenville Street are planned to follow in the 2007/08 - 2008/09 years.

The Estimated Costs to underground the Charleston Cluster

37. 'Rough order of cost' estimates for the remaining streets to be undergrounded have been prepared using costs provided by Orion and include an allowance for increasing cable prices. To gain a more accurate estimate an undergrounding design would need to be prepared for each of the streets.
38. The operational costs include \$810m (includes both sides of street) for the power plus \$1000 per property for Telecom. The capital costs are the street lighting component which based on 10% of the operational costs. These estimates assume the current agreements with Telecom and Telstra remain in place, ie Telecom share the cost 50/50 with Council and Telstra fully fund their part of the work.

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Table 1- Cost Estimates for Undergrounding the Charleston Cluster

Street Name	Total Cost	Operational Costs	Capital Costs
Grafton Street (includes Henry)	\$588,280	\$534,800	\$53,480
Laurence Street	\$341,380	\$310,350	\$31,035
Frederick Street	\$223,520	\$203,200	\$20,320
Grenville Street	\$327,910	\$298,100	\$29,810
Isabella Place (Includes entire re-sealing of footpaths and driveways)	\$205,310	\$182,100	\$23,210
Osborne Street (Includes entire re-sealing of footpaths and driveways)	\$635,100	\$541,000	\$94,100
Total Estimate	\$2,321,505		

The Main Roads included in the 3 year kerb and channel renewal programme

39. The kerb and channel renewal programme has recently reviewed due to the Land Transport NZ issues that arose around which projects qualify for funding. The following collector and arterial streets are on the programme for kerb and channel renewal for the next few years. The years beyond that are still being developed.

Table 2 - Main Roads on the three year programme

Street Name	Hierarchy	Total Cost	Operational Costs	Capital Costs
2007/08				
Blighs Road Wairakei to Idris	Collector	\$365,750	\$332,500	\$33,250
St Martins Road Wilson's to Ensors	Minor arterial	\$339,380	\$308,530	\$30,850
2008/09				
Bridge Street	Minor Arterial	\$440,000	\$400,000	\$40,000
2009/10				
Bower Ave	Minor Arterial	\$1,023,000	\$930,000	\$93,000

SECTION 2 - OPTIONS

40. If the Council wishes to underground the remaining streets in Charleston the following funding options are available.

Option One - Make a one-off exception to the Main Roads Undergrounding Policy and use existing Undergrounding Budgets to implement the Undergrounding of Charleston over next four years

41. This option would involve using both the main roads undergrounding budget and remaining Urban Renewal Budget to implement undergrounding in Charleston over the next five years to meet the 2011 preferred deadline. The degree of funding recommended is around \$300-500,000 a year to achieve the completion of the cluster. This leaves funds for some of the main roads that require renewal over this time. The remaining amounts match those above in Table 2 required for main road on the kerb and channel programme. A suggested timeframe and funding commitment (operational) is shown in the table below.

8 Cont'd

Table 3 - Option One - Operational funding
 (*indicates the use of the \$100,000 Urban Renewal budget)

Street	2007/08	2008/09	2009/10	2010/11
Grafton Street	\$541,000			
Grenville Street		\$298,100		
Laurence Street		\$310,350		
Fredrick Street		\$203,200		
Isabella Street			\$182,100	
Osborne Street				\$541,000
Main Roads	\$670,033	\$393,183	\$1,022,733	\$663,833
Total Budget	\$1,204,833*	\$1,204,833*	\$1,204,833*	\$1,204,833*

Option Two - Make a one-off exception to the Main Roads Undergrounding Policy and use existing Undergrounding Budgets to implement the Undergrounding of Charleston over next two years

42. This option would involve using both the main roads undergrounding budget and remaining Urban Renewal Budget to implement undergrounding in Charleston over the next two years to finish well before the 2011 preferred deadline. The degree of funding to achieve this is the entire use of existing budgets in the first year. This leaves no funds for the main roads in the first year and only \$300,000 in the second year. A suggested timeframe and funding commitment (operational) is shown in the table below.

Table 3 - Option Two - Operational funding
 (*indicates the use of the \$100,000 Urban Renewal budget)

Street	2007/08	2008/09	2009/10	2010/11
Grafton Street	\$534,800			
Grenville Street	\$298,100			
Laurence Street	\$310,350			
Fredrick Street		\$203,200		
Isabella Street		\$182,100		
Osborne Street		\$541,000		
Main Roads		\$278,533	\$1,104,833	\$1,104,833
Total Budget	\$1,143,250*	\$1,204,833*	\$1,104,833	\$1,104,833

Option Three - LTCCP Level of Service Substitutions

43. Review all 2006/16 LTCCP Level of Service substitutions and savings options as presented to council during LTCCP deliberations with a view to specifically identifying a \$2.5m substitution.

Option Four -Undergrounding Budget Increase

44. Formally authorise a one off undergrounding budget increase of \$2.5m to be included in the 2007/08 financial year. This allows for the expenditure to be directly rated for.

Option Five - Do Nothing

45. The Council does not underground Charleston despite the intention signalled to the community as part of the NIP Plan.

8 Cont'd

ASSESSMENT OF OPTIONS

Option One - Make a one-off exception to the Main Roads Undergrounding Policy and use existing Undergrounding Budgets to implement the Undergrounding of Charleston over next four years

46. This option would involve using what has been traditionally budgeted for the arterial and collector routes that are upgraded as part of the kerb and channel renewal programme. An assumption is made that the budget amount remains constant over the next five years. There are a number of implications associated with this option:
- The programme to underground main roads that are undergoing kerb and channel renewal matches the suggested spending framework. The undergrounding would need to occur in the same year of construction.
 - Any other main roads not undergoing construction could not be undergrounded. It may be desirable to have these main roads also undergrounded for the rugby world cup.
 - The safety benefits of removing poles on main roads may not be realised.
 - Undergrounding on local roads is often requested by the residents, dedicating the majority of funds to one area of the city may be considered unreasonable and unfair.

Option Two - Make a one-off exception to the Main Roads Undergrounding Policy and use existing Undergrounding Budgets to implement the Undergrounding of Charleston over next two years

47. This option would involve dedicating all of what has been traditionally budgeted for the arterials and collector routes in the first year and two thirds in the second year. An assumption is made that the budget amount remains constant over the next five years. There are a number of implications associated with this option:
- The programme to underground main roads falls behind schedule and there may be the need to delay some projects until the undergrounding funding becomes available. It may be desirable to have these main roads also undergrounded for the rugby world cup.
 - Blighs Road (Innes to Wairakei), St Martins Road and Bridge Street would be undergrounded as part of the kerb and channel renewal or delayed until the budget to underground is available as there is little opportunity to return in the future to underground and would incur higher costs due to re-instatement.
 - The safety benefits of removing poles on main roads may not be realised.
 - Undergrounding on local roads is often requested by the residents, dedicating the majority of funds to one area of the city may be considered unreasonable.

Option Three - LTCCP Level of Service Substitutions

48. Review all 2006/16 LTCCP Level of Service substitutions and savings options as presented to council during LTCCP deliberations with a view to specifically identifying a \$2.5m substitution. Note that other Transport and Greenspace operational maintenance budgets are already forecasted to be over expended in 2006/07 therefore no opportunities exist within Transport and Greenspace for expenditure substitution. These budgetary pressures will be realised in 2007/08 Streets maintenance budgets. Therefore this option is not recommended.

Option Four - Undergrounding Budget Increase

49. Formally authorise a one off undergrounding budget increase of \$2.5m to be included in the 2007/08 financial year. This allows for the expenditure to be directly rated for. However, this option in isolation would increase rates in 2007/08 by approximately 1.25%.

Option Five - Do Nothing

50. The Council does not underground Charleston despite the intention signalled to the community as part of the NIP Plan. This option would mean that the undergrounding of main roads could continue without an exception being made for local roads.

9. PLAN CHANGE 10 TO CITY PLAN - URBAN EXTENSION, HUSSEY ROAD

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Environmental Policy and Approvals Manager
Author:	Ron Windass, Planning Officer City Plan

PURPOSE OF REPORT

1. The purpose of this report is to recommend that the Council accept and notify Plan Change 10 to the City Plan. Plan Change 10 is a privately requested plan change seeking to rezone land at 140 and 150 Hussey Road Harewood from rural (Rural 3) to residential (Living 1). The proposed plan change site represents a relatively minor urban extension of the Northwood residential area.

EXECUTIVE SUMMARY

2. An application for Plan Change 10 was formally lodged with the Council on 28 September 2006. The Council must accept a requested plan change and notify it unless it considers that it should be rejected and it falls within one of the limited circumstances specified in the Act. Accepting and notifying the change does not indicate that the Council supports the change, only that it may have some merit. An assessment of the proposal was undertaken and the following concerns were raised:
 - Site access
 - Removal of an existing shelter belt
 - Potential noise problems from a neighbouring boarding kennel
 - Adequate planting buffers to improve the ecological value of the Styx River and Styx Mill Reserve.
 - Protection of wildlife along the Styx River with the introduction of a predator fence.
3. In view of the issues raised above the applicant provided the Council with further information to assist the Council with its assessment of the proposal. These aspects have now been satisfactorily resolved. It is noted that the change includes a rule requiring a predator fence in accordance with the Living 1 zone proposed for the site. However, there is an unresolved minor issue relating to the exact positioning of the fence along the Styx River.
4. It is recommended that the Council accept the plan change and proceed to notify it accordingly.

Introduction

5. The Resource Management Act permits anyone to request a change to the City Plan. The Council must accept the change and publicly notify it for submissions, unless it considers that it should be rejected and it falls within one of the limited circumstances listed in Clause 25 of the First Schedule outlined in paragraph 9. The notification of such a requested change has no effect on the Plan unless the Council makes the change operative following consideration of any submissions made on the proposed change.

Proposal

6. The application for a private plan change was lodged with the Council on 28 September 2006 and requests that the adjoining properties of No.140 and No.150 Hussey Road, Harewood be rezoned from Rural 3 to Living 1. The zone change is illustrated in the revised planning map 17A attached.
7. The site (combination of two lots) is approximately 4 ha in size. The site is bounded by Northwood residential area to the east, the Styx River to the south, the Styx Mill Reserve to the west and Hussey Road and Rural 3 land to the north.
8. In short, this proposal requests a relatively minor urban extension to the Northwood Residential Area.

9 Cont'd

Assessment of Effects

9. A comprehensive section 32 assessment was submitted as part of the plan change application lodged with the Council. The complete section 32 assessment is attached.
10. An assessment has been made of the proposal and the Council has also previously had the opportunity to comment on the proposal which was originally submitted as a draft application in July 2006.
11. In terms of traffic effects these are considered to be minor by Asset and Network Planning (Transport), provided that legal road access to both lots be provided from Glen Oaks Drive. This will require the purchase of a link strip for the purposes of recovering road construction costs. The applicant has agreed to this and the change has been amended so that there is to be no road access to the site from Hussey Road, except those residential lots that will be fronting Hussey Road.
12. There is an existing shelter belt on the boundary between the site and Northwood which is to be removed. The shelter belt originally defined the boundary between urban and rural land however it is now no longer required and if left will create unnecessary shading of residential properties. The Styx Reserve, west of the site, is considered to be sufficiently large enough to define the new urban/rural boundary, hence a new shelter belt in this location will not be necessary. The Styx Mill Reserve is illustrated in the revised planning map attached.
13. The applicant has agreed in writing with the advice of Asset and Network Planning (Transport) and also submitted a revised Development Plan indicating access from Glen Oaks Road and other minor details. I am satisfied that sufficient information has been provided by the applicant on these matters. A revised Development Plan (Styx) is attached.
14. Asset and Network Planning (City Water and Waste) has advised that the site can be adequately serviced with reticulated water and sewer. This will require an extension of services from Northwood. The applicant is aware of the requirement for connection to reticulated water and sewer for Living 1 residential areas.
15. Asset and Network Planning (Green Space) has advised that stormwater is to be detained and treated on-site. The details of this are to be determined at subdivision.
16. Asset and Network Planning (Green Space) has advised that, in accordance with the Living 1 zone rules of the City Plan, the southern portion of the site abutting the Styx River will require a 20m set back for an esplanade reserve, 5m vegetative buffers and a predator fence, and a minimum building setback of 25m from the edge of the terrace. In addition as part of developer contributions, land will be required for a recreation reserve, the details of which will be determined at subdivision. The applicant is aware of these requirements.
17. The change proposes similar rules to Northwood, including a requirement for a predator fence beside the Styx River. Rules applying to Northwood require the fence to be located at the bottom of the terrace, however, in this case the Greenspace Unit requests that the fence be located on top of the terrace, because they wish to take the slope of the terrace as reserve. The resolution of this issue may require the Council to make a submission to have the location of the fence changed to the top of the terrace.
18. The site will be well serviced by community service infrastructure in Northwood. The nearest commercial centre is approximately 500m away and there is considered to be sufficient capacity within nearby schools to accommodate the additional residents on site. Other community and social services in Northwood will also be available to new residents, who are expected to increase patronage of local business and strengthen economic growth and viability of the area in general.
19. All other matters associated with potential effects of the plan change have been considered by the relevant Council departments and these effects are considered to be minor. I am satisfied that at this stage of the rezoning sufficient information has been provided by the applicant to indicate that there are unlikely to be significant effects from this change.

9 Cont'd

City Plan Objectives and Policies

20. The section 32 assessment included an assessment of the merits of the proposal against the objectives and policies of the City Plan. In this respect the most important element of the proposed plan change is whether it is consistent with the City Plan principles for urban growth within Christchurch.
21. I am satisfied that the section 32 assessment submitted as part of the plan change is adequate and that the plan change is an efficient and effective means of achieving the objectives and policies of the City Plan. The following is a brief summary of the section 32 assessment.
22. The plan change proposes a residential extension of Northwood so the primary consideration is whether the site is best suited to residential purposes rather than other activities, particularly those permitted by the existing Rural Zone. This must take into account the site's versatile soils and be weighed against the value of retaining these soils for rural purposes against the use of the site for urban purposes. It is considered that the value of urban development of the site is at least as beneficial as the use of the site for rural activities. A Living zone will provide additional benefits by enabling objectives and policies relating to the enhancement of ecological and recreational values to be achieved through the provision of esplanade reserves and other reserves. The Styx Mill Reserve bordering the west and south of the site will also achieve a stronger urban/rural boundary and reduce the likelihood for potential reverse sensitivity effects.
23. If the site is suitable for urban development it needs to be undertaken in such away that is consistent with the intended purpose of the proposed zone (living 1 residential development) and the City as a whole (promote a Garden City image). These factors consider the character and amenity of an area, which in the case of the proposed plan change, will be similar to that of the adjoining Northwood.
24. The plan promotes urban consolidation where possible and also allows for some growth on the periphery, as is the case here with development proposed at the rural/urban boundary. Consolidation is achieved in two ways. Firstly the plan change represents a relatively minor urban extension of Northwood in contrast to an adhoc or detached pocket of residential development which is generally not favoured within the City. Secondly, the proposed new urban/rural boundary, is predominantly surrounded by the Styx Mill Reserve, particularly to the South and West of the site. The reserve is considered to be sufficiently large enough to define a new urban/rural boundary which will assist in deterring further outward residential development.
25. Urban growth on the periphery of the City is advantageous in this case, as it is suitably located to utilise the existing infrastructure in Northwood. Future residents of the proposed site have the opportunity to take advantage of existing infrastructure in Northwood including parks, shops, schools and public transport, to name a few. In addition, the extension of water, sewer, stormwater and roading infrastructure from Northwood is a cost effective means of achieving urban growth.
26. Maori values have been considered as part of this plan change and currently there are no known Treaty of Waitangi or Tangata Whenua issues associated with the site.

Other Statutory Considerations

27. As part of the section 32 assessment the proposed plan change must take into account other relevant statutory considerations. In this case, these are:
 - Regional Policy Statement (RPS)
 - Regional Land Transport Strategy (RLTS)
 - Natural Resources Regional Plan (NRRP)
28. I am satisfied that these statutory considerations have been sufficiently addressed. Further details are included in the attached section 32 assessment. These considerations are discussed further in the following consultation section of this report.

9 Cont'd

Consultation

29. The applicant has provided relevant parties, including the Regional Council, with information regarding the intent of the plan change in July 2006 and has invited them to comment on the proposal.
30. Asset and Network Planning (Transport) have considered the Regional Council's transport policies in its assessment and raised concerns regarding the proposed site's ability to be serviced by public transport. Currently, the nearest bus service is available from the Northwood Boulevard/Annaby Drive intersection, approximately 500m to 600m from the site. It is preferable that new development be located within 500m of a bus service. However, given the relatively close proximity of infrastructure in adjoining Northwood the provision of public transport to the site in future will be a cost effective option. The applicant has provided the relevant information regarding the Plan Change to the Regional Council.
31. I am satisfied that the information provided in the application has considered all other relevant Regional Council policies. However, it is noted that there has been no response to the applicant from the Regional Council regarding the plan change, other than in terms of public transport.
32. The applicant has provided the following parties with the relevant information regarding the plan change and no other issues have been brought to Council's attention:
 - The Minister for the Environment
 - Te Runanga o Ngai Tahu
 - Te Ngai Tuahuriri Runanga
33. It should be noted that in relation to the above parties there has been no response to the plan change.
34. A potential concern arose in respect of an animal boarding kennel situated directly opposite the site on Hussey Road, which may be a source of excessive noise and result in complaints from new residents. The rule in the City Plan requires that animal boarding kennels are not be located within 200m residential buildings, which in relation to the site will be a breach of the rule. Consequently, the applicants consulted the kennel owners who are proposing to move their business to a new location and sell the property on Hussey Road. The kennel business attached to the Hussey Road property is not expected be sold as a going concern however given the proposed rezoning contravenes the rule in the plan, this will be taken into consideration by the hearing panel after consideration of all submissions.
35. The two lots in the change are owned by different landowners. The applicant who is the potential purchaser of one of the lots has consulted the landowners of the second lot. A letter has been received by the Council advising that the landowners of the second lot generally support the zone change but reserve the right to make a submission as part of the formal notification process.
36. The applicant provided the Council with a draft proposal of the plan change in July 2006 so that they could seek initial comments. Advice from the relevant Council Departments was provided to the applicant which was incorporated in a formal application lodged in September 2006.

FINANCIAL AND LEGAL CONSIDERATIONS

Financial Considerations

37. All services are to be provided by the developer. The Council will be required to maintain the services including reserves.

Legal Considerations

38. Applications for changes to the Christchurch City Plan may be made in the manner set out in Part 2 of the First Schedule to the Resource Management Act.
39. The Council will consider any applications in the manner set out in the First Schedule.

9 Cont'd

40. The Council will recover its costs relating to such applications, as set out in Section 36 of the Resource Management Act 1991.
41. The Council may, in its consideration of the request pursuant to Schedule 1 Part 2 clause 25 of the RMA either:
- Adopt the request, or part of the request, as if it were a proposed policy statement or plan made by the local authority itself and, if it does so, notify the request within four months of the local authority adopting the request; or
 - Accept the request, in whole or in part, and proceed to notify the request, or part of the request.
 - The local authority may reject the request in whole or in part, but only on the grounds that:
 - (i) The request or part of the request is frivolous or vexatious; or
 - (ii) The substance of the request or part of the request has been considered and given effect to or rejected by the local authority or Environment Court within the last two years; or
 - (iii) The request or part of the request is not in accordance with sound resource management practice; or
 - (iv) The request or part of the request would make the policy statement or plan inconsistent.
 - (v) In the case of a proposed change to a policy statement or plan, the policy statement or plan has been operative for less than two years.
 - The local authority shall notify the person who made the request, within 10 working days, of its decision under this clause, and the reasons for that decision.

Policy On Applications For Changes To The Christchurch City Plan

42. In 2005 when the City Plan was made operative in part, the Council made a policy on accepting applications for private plan changes. The policy is set out in italics below. Points one and two of the policy simply cover some of the statutory requirements that have already been discussed above, and point three details cost recovery under the Act, which the applicant is already aware of. Consequently these will not be discussed further here.
- "1. Applications for changes to the Christchurch City Plan may be made in the manner set out in Part 2 of the First Schedule to the Resource Management Act. A flowchart outlining the City Plan Variation Application Procedure is attached.*
- 2. The Council will consider any applications in the manner set out in the First Schedule.*
- 3. The Council will recover its costs relating to such applications, as set out in Section 36 of the Resource Management Act 1991.*
- 4. Pursuant to Clause 25(4)(e) of the First Schedule the Council may reject applications for plan changes within two years of the City Plan becoming operative. In considering whether to do this the Council will have regard to whether any of the following matters apply:*
- (a) The subject matter of the application affects an important strategic or policy issue the Council is currently investigating and may preclude options being considered.*
 - (b) The proposal is for rezoning of a significant amount of land for urban growth and would pre-empt options for urban growth, being considered under the Metropolitan Christchurch Urban Development Strategy.*

9 Cont'd

(c) *The proposal is for rezoning of land for urban growth and the site is within a Priority 1 Area Plan currently under investigation by the Council. As at August 2005 Priority 1 Area Plans include Belfast, Memorial-Russley-Hawthornden, Southwest and Upper Styx-Harewood.*

5. *This policy will cease to have effect in regard to any provision of the City Plan which has been operative for two years or more. “*

43. In relation to point 4a and 4b, I note that the area to be considered as part of the plan change does not affect any important or strategic policy decisions the Council is currently investigating, that would preclude options being considered. Nor is the rezoning considered to involve a significant portion of land that would have implications for matters being considered under the Urban Development Strategy. This is because the proposed plan change covers a 4ha area which would only allow for creation of approximately 34 lots, adjoining the existing Northwood subdivision. The plan change would need to cover a much larger area before it was considered significant.

44. The proposed plan change does however, fall within the priority one Belfast Area Plan that is covered by point 4c of the policy. I have discussed this with Matt Bonis a consultant Planner working on behalf of the Policy and Planning Team on the Belfast Area Plan and he has advised that this proposal does not significantly affect the objectives of the Area Plan.

STAFF RECOMMENDATIONS

It is recommended that the Council accept the request and proceed to notify the proposed plan change.

9 Cont'd

ASSESSMENT OF OPTIONS

Preferred Option

45. Accept and notify the plan change.

	Benefits (current and future)	Costs (current and future)
Social	Provides for urban growth in an appropriate location. Reinforces existing Northwood community	Loss of land for rural activity
Cultural		
Environmental	Protection and enhancement of ecological values of the Styx River	
Economic	Provide additional patronage to local business	Maintenance of esplanade and recreational reserve and other services
<p>Extent to which community outcomes are achieved: Complements and reinforces existing Northwood community.</p> <p>Impact on Council's capacity and responsibilities: Cost effective extension of Council infrastructure from established residential area. Capacity of infrastructure is not expected to be exceeded.</p> <p>Effects on Maori: There has been no response from the potential affected tangata whenua. No effects have been identified.</p> <p>Consistency with existing Council policies: Facilitate additional growth as part of an established residential area, whilst ensuring urban consolidation is achieved.</p> <p>Views and preferences of persons affected or likely to have an interest: No general consultation has been undertaken.</p> <p>Other relevant matters:</p>		

9 Cont'd

Maintain the Status Quo

46. Reject the Plan Change.

	Benefits (current and future)	Costs (current and future)
Social	Retain the land for rural activities	No opportunity for additional recreational activity and connectivity to the Styx Mill Reserve
Cultural		
Environmental		No opportunity for improving river and wildlife values
Economic	reduced need for maintenance of esplanade and recreational reserve, and other services	
<p>Extent to which community outcomes are achieved: Fulfils outcomes within context of existing zoning.</p> <p>Impact on Council's capacity and responsibilities: Will not impact on existing infrastructure.</p> <p>Effects on Maori: Effects on Maori will be unchanged.</p> <p>Consistency with existing Council policies: Consistent with Council's existing policies within context of existing zoning.</p> <p>Views and preferences of persons affected or likely to have an interest: No general consultation has been undertaken.</p> <p>Other relevant matters:</p>		

10. TUAM LIMITED - ANNUAL GENERAL MEETING

General Manager responsible:	General Manager Corporate Services; DDI 941-8540
Officer responsible:	Roy Baker, General Manager, Corporate Services
Author:	Diane Brandish, Corporate Finance Manager

PURPOSE OF REPORT

1. The purpose of this report is to authorise the holding of the Annual General meeting of Tuam Limited by an entry in the minute book of the company.

EXECUTIVE SUMMARY

2. Travis Finance Ltd continued to exist as a shelf company until 28 June 2006. On 28 June 2006, the company changed its name to Tuam Limited. On 30 June 2006, Tuam Limited purchased the Civic Offices and associated buildings from the Christchurch City Council. Tuam Limited now leases the Civic Offices and associated buildings to the Council.
3. The accounts for the year ended 30 June 2006 have been completed and audited (a copy is attached as Appendix A). Under the Companies Act it is necessary to have an annual general meeting for the company or to record an entry in the minute book in lieu of an annual general meeting. The latter is proposed in view of the non operational status of the company for 364 days of the financial year.

FINANCIAL AND LEGAL CONSIDERATIONS

4. Section 122 of the Companies Act allows a company to meet its obligations for an annual general meeting by the recording of a resolution in its minute book signed by the shareholders.

STAFF RECOMMENDATIONS

It is recommended that the Council authorise the affixing of the common seal of the Council to an entry in the minute book of Tuam Limited for the year ended 30 June 2006.

11. INTEREST RATES APPLICABLE TO COMMUNITY LOANS

General Manager responsible:	General Manager Corporate Finance, DDI 941-8540
Officer responsible:	Corporate Finance Manager
Author:	Paula Friend, Financial Accountant

PURPOSE OF REPORT

1. The purpose of this report is to consider and recommend new procedures for the charging of interest on community loans. Attached schedules 1-3 are the documents which will be forwarded to borrowers and attached schedule 4 sets out the existing schedule of loan.

EXECUTIVE SUMMARY

2. Under New Zealand International Financial Accounting Standards (NZ IFRS), the Council is required to account for loans to community and sporting organisations at fair value (ie, using commercial rates of interest).
3. This requirement directly conflicts with the Council's intent to assist these organizations by providing loans at beneficial interest rates (typically 2%).
4. A solution is for the Council to return the additional interest cost to the borrower by way of a grant, the term of which will match that of the loan. This will provide the added benefit of identifying the true level of financial support accorded to each entity by the Council when a loan is advanced.

FINANCIAL AND LEGAL CONSIDERATIONS

5. Pursuant to the Local Government Act 2002, the Council must comply with generally accepted accounting practice.
6. The Council will be required to record additional interest revenue based on commercial rates of interest, which will be directly offset by grants expense. There is no financial impact on either the Council or the organisation.

STAFF RECOMMENDATION

It is recommended that the Council provide community loans at commercial rates of interest, and, at the same time, provide a grant to the loan recipients for the incremental interest cost.

11 Cont'd

BACKGROUND ON INTEREST RATES APPLICABLE TO COMMUNITY LOANS

7. NZ IFRS were introduced in New Zealand in December 2004. These new accounting standards are mandatory from 1 January 2007, although entities have the option to adopt them as early as 1 January 2005. The Council, at its meeting on 30 June 2006, resolved to adopt NZ IFRS from 1 July 2006, to coincide with the preparation of the LTCCP 2006-16. NZ IFRS represents a move from historic cost towards fair value.
8. The Council, under its Investment Policy, makes loans to community organizations.
9. In its meeting of 10 February 2006, the Audit and Risk Management Subcommittee resolved:
 - “1. *That future community loans be granted at commercial rates, with the additional interest cost being returned to the borrower by way of a grant.*
 2. *That existing loans be amended to reflect commercial rates, backdated to 1 July 2006, and that the appropriate grants be given.*
 3. *That community loans be designated as Loans and Receivables at transition to IFRS, and annual amortisation and impairment testing occur thereafter.”*
10. In practical terms, new loan agreements will be prepared for the existing material community loans (ie, loan balances of \$50,000 or more at 30 June 2006), to reflect the use of commercial interest rates. Grant documents will also be prepared for the additional interest cost incurred above the beneficial rate. A covering letter will be provided, explaining the impact of the change in interest rates. It is expected this procedure will cause minimal disruption to the borrowers. There are currently 58 loans in place of which only 15 are for \$50,000 or more.
11. The new loan agreements and grant documents will also be used where new loans are granted.
12. The commercial rate of interest is based on the Council's cost of borrowing, using the relevant benchmark rate-setting mechanism for interest rate swaps over the period of the loan, plus a 1% margin in recognition of risk and administration costs.

OPTIONS

13. The Council has the following options:
 - (a) Status quo (ie, do nothing); or
 - (b) Adopt the staff recommendation.

12. GREATER CHRISTCHURCH URBAN DEVELOPMENT STRATEGY - JOINT HEARINGS COMMITTEE - CONSIDERATION OF UDS SUBMISSIONS

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8177
Officer responsible:	Programme Manager Liveable City
Author:	Carolyn Ingles, Programme Manager Liveable City

PURPOSE OF REPORT

1. The purpose of this report is to recommend the appointment of a Joint Hearings Committee to hear submissions on the Greater Christchurch Urban Development Strategy (UDS) and to nominate three Councillors to sit on the joint committee.

EXECUTIVE SUMMARY

2. The Greater Christchurch Urban Development Strategy (UDS) is a strategic urban growth management collaborative project between the Christchurch City Council, Waimakariri and Selwyn District Councils, Environment Canterbury and Transit New Zealand. The project commenced in 2004 with the establishment of a project terms of reference and the UDS governance forum (the Forum).
3. The draft UDS was publicly notified for submissions on 6 November 2006. The special consultative provisions of the Local Government Act 2002 have been used. Submissions close on 20 December 2006.
4. A mechanism to hear, consider and make recommendations on all submissions is required. To that end, a formal Joint Hearing Committee constituted under the Local Government Act 2002, is proposed.
5. The Joint Committee would be established to hear and consider submissions and make recommendations back to the partner Councils for consideration. The partner Councils will then consider and adopt the recommendations and subsequent amendments to the strategy. The terms of reference for the Joint Hearing Committee are outlined in Appendix 1.
6. It would not have any decision making powers apart from process related decisions.
7. The UDS Forum would be briefed on the recommendations arising from the hearing of submissions and any associated proposed changes to the draft strategy.

Constitution of Joint Hearings Committee

8. It is recommended that the Joint Hearings Committee comprise three elected members from each of the partner Councils together with Councillor Bob Parker, the Forum Chair (non-voting), with a total membership of 13.
9. It is proposed that the representation from each Council comprise two of the existing partner Council Forum representatives (the Christchurch City Council's four present representatives are Councillors Broughton, Buck, Shearing and Wells) together with an elected member who is not on the Forum. This is to assist with having a wider representation and perspective.
10. The Joint Hearings Committee would only be established for the purposes of hearing submissions and making recommendations on submissions to the partner Councils. Once these tasks are completed, it would go out of existence.

Joint Hearings Committee Chair

11. It is proposed that the current Forum Chair (Councillor Bob Parker) chair the Joint Hearings Committee, but on a non-voting basis. This approach preserves the equality of representation approach and reinforces the need for a consensus approach to the consideration and determination of submissions.

12 Cont'd

12. It provides the opportunity for the Forum Chair to guide the committee through the collaborative hearing process and deliberation given the knowledge and understanding of the draft strategy that he has developed to date.

Hearings and Deliberations

13. It is envisaged hearings would be held between 26 February and 16 March 2007. It is difficult to give an accurate estimate of time requirements, as this is dependent on the number and range of issues raised through the submission process.
14. However, a minimum of three-four days of hearings are likely, with about two days of deliberations, giving a minimum total time requirement of five-six days. The exact amount of time required will be established after submissions close on 20 December 2006.

Administering Authority

15. It is proposed that the Christchurch City Council be the administering authority for the submission and Joint Hearing processes. This involves the provision of administrative support, resources to assist with the processing of submissions, venue provision and associated support services and meeting secretarial services.

FINANCIAL AND LEGAL CONSIDERATIONS

16. The Joint Hearing Committee would be established under Clause 30, Schedule 7 of the Local Government Act 2002.
17. The financial implications of running the hearings are costs that will be borne by the partner Councils under the funding arrangements agreed within the UDS. The costs of respective Councillor attendance at the Joint Hearing Committee meetings will fall where they lie.

STAFF RECOMMENDATIONS

It is recommended that:

- (a) Pursuant to Clause 30, Schedule 7 of the Local Government Act 2002, a Joint Committee of the Christchurch City Council, Waimakariri District Council, Selwyn District Council and Environment Canterbury be established to hear, consider and make recommendations on all Greater Christchurch UDS submissions to the partner Councils, and that the Committee have the terms of reference and membership as outlined in Appendix 1.
- (b) That the UDS Forum Chair (Councillor Bob Parker) be appointed as Joint Committee Chair, in a non-voting capacity.
- (c) That three Councillors (to be nominated at the Council meeting) be appointed as the Christchurch City Council representatives on the Greater Christchurch UDS Joint Hearing Committee.

13. AMENDMENT TO THE CANTERBURY TRIENNIAL AGREEMENT FOR FUTURE CONSULTATION ON THE CANTERBURY REGIONAL POLICY STATEMENT

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 seek the Council's approval for an amendment to the Canterbury Triennial Agreement (prepared under the Local Government Act 2002) to incorporate an agreement for future consultation on the Canterbury Regional Policy Statement.

EXECUTIVE SUMMARY

2. Environment Canterbury has commenced a review of the Canterbury Regional Policy Statement (CRPS). In accordance with the 2005 amendments to the Resource Management Act, this requires an amendment to the Triennial Agreement (prepared under the Local Government Act 2002) to incorporate an agreement on the consultation process for affected local authorities.
3. A proposed amendment was tabled at the Canterbury Mayoral Forum on 20 August 2006 and consulted on during the preparation of the Canterbury Regional Policy Statement Review Scoping Paper. The proposal was for a new clause to be added to the Canterbury Triennial Agreement, indicating that the agreement, particularly the consultation components, will apply to any changes, variations or review of the Canterbury Regional Policy Statement. A copy of the Triennial Agreement, incorporating the proposed amendment, is attached.
4. The feedback received has indicated support for the proposed amendment. For it to take effect, ratification is now required by all local authorities within the Canterbury Region.
5. More detailed consultation processes will need to supplement the Triennial Agreement. It may, for example, include a region-wide forum to meet to review progress and proposed policies during the CRPS review. Frequently the consultation will need to be tailored to specific issues. For example, in addressing hazardous waste issues, the already established Canterbury Hazardous Waste Working Party should be consulted. Similarly, for biodiversity there is an existing Regional Biodiversity Strategy Advisory Group, and it would be appropriate for the Regional Land Transport Committee to be consulted during the revision of the transport chapter of the CRPS. All of these groups have representatives from a range of relevant organisations, including territorial authorities.
6. The proposed amendment does not preclude briefings or updates to individual councils as required, or communication through other channels. If at any stage in the future, the consultation framework is found to be inadequate, the Triennial Agreement can be reconsidered. If agreement is not reached, the amendment will be determined either by mediation or by the Minister for the Environment.

FINANCIAL AND LEGAL CONSIDERATIONS

7. There are no financial considerations. The amendment to the Triennial Agreement proposed is in accordance with the requirements of the Resource Management Act (1991).

STAFF RECOMMENDATION

It is recommended that the Council ratify the proposed amendment to the Triennial Agreement.

14. ADOPTION OF SCHEDULE OF ORDINARY COUNCIL MEETINGS AND SEMINARS

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 seek the adoption by the Council of the attached schedule setting out the times and dates of ordinary Council meetings and seminars from January to October 2007.

EXECUTIVE SUMMARY

2. In order that the business of the Council can be conducted in an orderly manner, and to allow public notification of Council meetings to be given in compliance with the Local Government Official Information and Meetings Act 1987, it is necessary for the Council to adopt a schedule of Council meetings for 2007. The next triennial Christchurch City elections will be held on Saturday 13 October 2007, and the schedule therefore lists meetings from January to October 2007 inclusive. It will be up to the incoming Council to decide on its preferred governance and meeting arrangements, following the elections.
3. The attached schedule assumes the continuation of the existing arrangements for weekly Council meetings commencing at 9.30am each Thursday, and with seminars being held each Tuesday at both 9.30am and 1.30pm.
4. At its meeting on 30 November 2006, the Council adopted a report by the General Manager Corporate Services, setting out a recommended process for developing and approving the 2007/08 Annual Plan, as well as any amendments to the current Long Term Council Community Plan (LTCCP) resulting from the new Development Contributions Policy (DCP). The draft timetable therefore assumes that:
 - The draft Annual Plan will be the subject of an all day Council seminar on Tuesday 13 February 2007, with the draft plan being submitted to the Council meeting on Thursday 15 March 2007 for adoption.
 - The hearing and consideration of submissions on the draft Annual Plan will be held over three full days, from Wednesday 23 May to Friday 25 May 2007 inclusive.
 - Hearings regarding the Development Contributions Policy (only) will be held over three full days, from Friday 1 June to Tuesday 5 June 2007 inclusive.
 - Council seminars to discuss the submissions on the draft Annual Plan will be held on the afternoon of Thursday 7 June, all day on Friday 8 June and in the afternoon on Thursday 14 June 2007.
 - The draft plan (incorporating any amendments resulting from the public submissions) will be submitted to the Council meeting on Thursday 28 June 2007 for adoption.
5. At the request of the Mayor, Council seminars and a Council meeting have also been scheduled on the following dates, to interview the applicants for the Chief Executive's position, and make an appointment to that position:

1.30pm-5pm	Wednesday 31 January 2007 (seminar, to interview applicants)
1.30pm-5pm	Thursday 1 February 2007 (seminar, to interview applicants)
9.30am	Friday 2 February 2007 (Council meeting, to discuss the interviews with the shortlisted applicants, and make an appointment to the position)

14 Cont'd

FINANCIAL AND LEGAL CONSIDERATIONS

6. There are no direct financial considerations. Clause 19 of Schedule 7 of the Local Government Act 2002 provides that:

If a local authority adopts a schedule of ordinary meetings,-

(a) the schedule:

- (a) may cover any future period that the local authority considers appropriate; and
(b) may be amended.*

(b) notification of the schedule or any amendment to that schedule constitutes a notification of every meeting on the schedule or amendment.

7. The Local Government Official Information and Meetings Act 1987 (LGOIMA) requires the advance public notification of local authority meetings. In order to permit such notification to be given pursuant to section 46(1) of LGOIMA, it is necessary for the Council to formally adopt a schedule of Council meetings.

STAFF RECOMMENDATION

It is recommended that the Council adopt the schedule of meetings as attached to this report.

15. BURNSIDE PARK: TEMPORARY CLOSURE FOR INTERNATIONAL BOWLS COMPETITIONS

General Manager responsible:	General Manager City Environment, DDI 941- 8656
Officer responsible:	Michael Aitken Manager Transport and Greenspace DDI 941 6287
Author:	John Allen, Policy and Leasing Administrator

PURPOSE OF REPORT

1. The purpose of this report is to gain Council approval of an application by the Burnside Bowling Club (Club) for the temporary exclusive use of parts of Burnside Park for more than the six days which is allowed without special permission from the Council as elaborated upon below, on the following dates for international bowls competitions:
 - (a) 6 January to 26 January inclusive, 2007 for the Asia Pacific Bowls Championship 2007.
 - (b) 3 January to 1 February inclusive, 2008 for the World Bowls Championship 2008.

EXECUTIVE SUMMARY

2. Officers recommend that the Council approve the temporary exclusive use of the grass which will be fenced off behind the club's Orchard Green (approximately 5573 square metres) as shown as (A) and (B) in the attached aerial photograph of the club's premises, labelled "Burnside Park Seating/Officials Area World Bowls Championships 2008" from 6 January to 26 January 2007 inclusive for the Asia Pacific Bowls Championship, and from 3 January to 1 February 2008 inclusive for the World Bowls Championship in January 2008.
3. Officers recommend that the Council approve the temporary exclusive use of approximately 1.4580 hectares of Burnside Park, as shown as (A) in the attached aerial photograph labelled "Temporary Car Park World Bowls Championship 2008", west of the Burnside Tennis Club's leased area, for temporary car parking for the World Bowls Championship 2008, from 3 January to 1 February 2008 inclusive.

FINANCIAL AND LEGAL CONSIDERATIONS

4. Section 53 (1) (e) of the Reserves Act 1977 allows the Council to grant temporary exclusive use of part or all of a reserve the section being set out below.
 - (e) *Grant exclusive use of the reserve or any part thereof on any one or more days provided for in paragraph (d) of this subsection, but not for more than 6 days consecutively at any one time, to any person, body, voluntary organisation, or society (whether incorporated or not) for any purpose of particular games, sports, or other activities or for public recreation or enjoyment, with authority for that person, body, organisation, or society to demand a fee or charge for admission on that day or those days to the reserve or part thereof so granted and also to any stand or enclosure, **not exceeding the amount or amounts from time to time specified by the Minister:** (The author's emphasis).*

Provided that the Minister may from time to time approve with respect to any specific reserve the fixing of such other charges as he thinks fit, either generally or with respect to specific occasions:

***Provided also that the Minister may consent to an increase in the number of consecutive days specified in this paragraph for the purposes of any specific occasion or event.** (The author's emphasis)*
5. The Minister has delegated his powers to the administering body, in this case the Christchurch City Council.
6. The first issue that requires a Council decision is the closing of parts of Burnside Park for a period of longer than six consecutive days, being up to 21 days in the case of the Asian Pacific Bowls Championship, to be held in early 2007, and 30 days in the case of the World Bowls Championship, to be held in early 2008.

15 Cont'd

7. The second issue that requires a Council decision is that the Council is required to specify the amount that is to be charged for spectators watching the games in the temporarily enclosed area. The Club proposes to charge spectators \$10 per day, or \$100 for the 14 days, which includes eight world finals.
8. There is no delegation from Council to officers to approve such temporary closures.

STAFF RECOMMENDATIONS

1. That the Council approve the exclusive use of parts of Burnside Park by temporarily fencing off the following areas of Burnside Park.
 - (a) Approximately 5773 square metres of Burnside Park to the east and south of Orchard Green shown as (A) and (B) in the attached aerial photograph of the club's premises, labelled "Burnside Park Seating/Officials Area World Bowls Championships 2008" from 6 to 26 January 2007 inclusive for the Asia Pacific Bowls Championship 2007, subject to the club being responsible for the reinstatement of the area after the Championship to the satisfaction of the Transport and Greenspace Manager or his nominee.
 - (b) Approximately 5,773 square metres of Burnside Park to the east and south of Orchard Green shown as (A) and (B) in the attached aerial photograph labelled "Burnside Park Seating/Officials Area World Bowls Championships 2008", from 3 January to 1 February 2008 inclusive for the World Bowls Championship 2008, subject to the following conditions:
 - (i) The club to be responsible for the removal of the existing leased area fence, and its reinstatement at their expense with a Council approved fence on the same alignment as the existing fence after the Championship.
 - (ii) The club to be responsible for the reinstatement of the area after the Championship to the satisfaction of the Transport and Greenspace Manager or his nominee.
 - (c) Approximately 1.4580 hectares of Burnside Park for temporary car parking as shown as (A) in the attached aerial photograph labelled "Temporary Car Park World Bowls Championship 2008", from the 3 January to 1 February 2008 inclusive, for the World Bowls Championships 2008, subject to the following conditions:-
 - (i) The temporary car-park area is to be temporarily fenced at the Burnside Bowling Club's expense to ensure that the car parking activities are contained within the designated area,
 - (ii) The marshalling of cars within this area being the responsibility of the club, including ensuring the safety of other park users in the area.
 - (iii) The club being responsible for maintenance, including the removal of rubbish during the period that this area of the park is closed.
 - (iv) The club being responsible at their expense for engaging the services of a commercial traffic management plan provider to prepare a traffic management plan for the event, which is to be approved by the Council's traffic engineers prior to the event.
 - (v) The club being responsible at their expense for the reinstatement of the area after the Championships to the satisfaction of the Transport & Greenspace Manager or his nominee.
- (2) That the Council grant approval for the club to charge spectators attending the World Bowls Championships \$10 per day, or \$100 for the 14 days of the competition.

15 Cont'd

BACKGROUND BURNSIDE PARK - TEMPORARY CLOSURE FOR INTERNATIONAL BOWLS COMPETITIONS

9. The club is hosting the 11th World Bowls Championships in 2008 based at the club's premises at Burnside Park. There are a number of requirements that the club is required to comply with when hosting the world event, such as having a green available which enables 3,000 spectators to be seated around it to watch the final games. This requirement will be complied with by the erection of approximately 17 rows of temporary tiered seating around the north, east, and south sides of the back green (Orchard Green) as viewed from Avonhead Road of the Club's premises at Burnside Park, the area involved being shown as (A) (approximately 1473 square metres) on the attached aerial photograph labelled "Burnside Park Seating/Officials Area World Bowls Championships 2008". See the attached plan labelled "Temporary Seating" on which the seating area is shown, and an elevation of the proposed seating. The extra seating will not be required for the 2007 Asia Pacific Bowls Championships.
10. It will also be necessary for an area of the park to be temporarily closed off from the public to enable temporary facilities to be provided for the visiting teams, officials, and trade displays (the trade displays in this area being for the 2007 Asia Pacific Bowls Championship only). The area which it is proposed to temporarily fence off is to the east and south of the area on which the temporary stands around Orchard Green are going to be erected. The area involved being shown as (B) (approximately 4300 square metres) on the attached aerial photograph labelled "Burnside Park Seating/Officials Area World Bowls Championships 2008".
11. Coupled with the above requirements there is a need to provide an area on the park on which the public attending the World Championship can park their cars. The area shown is approximately 1.4850 hectares in area to the north and west of the Burnside Tennis Club's leased area, as shown on the attached aerial photograph labelled "Temporary Car Park World Bowls Championship 2008"
12. This site has been chosen with the approval of the Council's area traffic engineers, because it removes the bulk of the spectator traffic from the neighbourhood streets, which are situated in close proximity to the club's premises. Although not clear on the aerial photograph, there is ample room for two way traffic to enter and leave the temporary car park from Memorial Avenue.
13. The area of the park it is proposed to place the temporary car park on is not used by senior winter sport, and although occasionally used for touch rugby during the summer these games can be transferred elsewhere. Onsite discussions about the temporary use of this area for car-parking have been held with the president, and manager of the Burnside Rugby Football Club, who have indicated that they are comfortable with this temporary use.
14. The temporary car-park area will be fenced to ensure that the car parking activities are contained within the designated area, the marshalling of cars within this area being the responsibility of the club. Marshalls will need to ensure that other park users are not placed in an unsafe situation.
15. It will be necessary for the club to engage the services of a commercial traffic management plan provider to prepare a traffic management plan for the event, which will need to be approved by the Council's traffic engineers.
16. The club has also made a specific request for the construction of a pedestrian bridge across the creek, which separates the area of the park to the south on which the club's premises are located, from the balance of the park, where the public catering, spectators car parking, trades hall, and media centre will be located within the existing buildings in the park. The Council has budgeted to undertake this work before the 2008 championships.

15 Cont'd

17. The club in August 1991 signed an agreement with the Fendalton/Waimairi Community Board that they would never seek an extension to the south, and south-east of their present leased area, the fear of adjacent residents at the time being that the club would seek to extend their leased area into this area in the future on which to establish a fourth green. The Club signed the agreement in return for the residents adjacent to the park in this area agreeing to support the club's application at the time to a small extension of its then leased area to accommodate its "already fenced area plus eight metres".
18. In the interests of the long term management of the park staff believe that one option is to add the area of land on which the temporary seats are to be erected, to the present leased area, thereby allowing this area to be used for temporary facilities to be provided for visiting teams, officials, and trade displays, for national, Australasian competitions, and for temporary tiered seating for major international events if required in the future. It would therefore only be necessary to temporarily encroach on a larger area of the park to accommodate these types of facilities for Asia Pacific type competitions and larger events, which only take place in New Zealand infrequently. This addition would also allow the Club's lease boundary fence to be permanently erected on the new boundary, thereby allowing temporary tiered seating to be erected in the future without the boundary fence having to be removed. The added advantage of this arrangement is that the boundary landscaping could be established without being mindful that it may have to be removed in the future to accommodate another world tournament sometime in the future.
19. With the above advantages in mind, whilst acknowledging the agreement made between the Council and the Club some 15 years ago, officers canvassed adjacent residents to see if they would agree to a small increase in the club's lease area, to enable the temporary seating area to be able to be included in the club's lease area. A letter was sent to adjacent residents to acquaint them of the possibility, of leasing the area as outlined above to the club, inviting them to comment on an attached reply form and return it to the author of the report, by self addressed envelope.
20. Of the 25 replies received, only one was in favour of the minimally enlarged lease area, therefore as a result, officers have decided not to persevere with this option.

16. ARMAGH STREET KERB EXTENSION

General Manager responsible:	General Manager Environment
Officer responsible:	Transport and Greenspace Manager
Author:	Patricia Su, Traffic Engineer - Transport

PURPOSE OF REPORT

1. The purpose of this report is to seek approval for the removal of two parking spaces and the construction of a kerb extension, for the provision of an outdoor dining area on Armagh Street between Oxford Terrace and Durham Street North (see attached).

EXECUTIVE SUMMARY

2. An application has been made by Belgian Beer Café Torenhof to extend the kerb line and enlarge the footpath adjacent to their premises on the south side of Armagh Street between Oxford Terrace and Durham Street North, to create an outdoor dining area similar to Café Valentinos on Colombo Street. Their proposal shows the removal of two parking spaces.
3. There are three Pay and Display parking spaces adjacent to a loading zone area. A survey of the parking spaces usage was undertaken and usually, only two of the three parking spaces would be occupied at any one time. The works are to be done in accordance with the Council's standard specifications. It is therefore proposed that the two parking spaces be removed to achieve the desired kerb line.
4. The applicant has obtained the written support of all the current tenants within the Canterbury Provincial Council Buildings for the removal of two of the Pay and Display parks. The Courts Department who are located on the opposite side of Armagh Street from the applicant have been informed of the application and will be making submissions to the 13 December 2006 meeting of the Hagley/Ferrymead Community Board. The Board's recommendation will be available at the Council meeting. No residents groups cover this area.

FINANCIAL AND LEGAL CONSIDERATIONS

5. All costs associated with the works to extend the kerb line will be met by the applicant. The lease of the footpath space is expected to generate an income stream that will offset the loss of parking revenue from the two Pay and Display spaces.
6. A recommendation from the Board to the Council is required for the removal of the two Pay and Display spaces adjacent to the site and to the granting of the application.

STAFF RECOMMENDATIONS

It is recommended that:

- (a) Subject to the support of the Courts Department, the Council approve the application, and the associated removal of the two existing 'Pay and Display' spaces, subject to the following conditions:
 - (i) All costs associated with the kerb extension being met by the applicant, and any outdoor furniture placed on the street complying with Council policy.
 - (ii) In the event of the applicant terminating the licence for the outdoor dining area, the applicant being responsible for all costs relating to the reinstatement of the two 'Pay and Display' spaces.
- (b) The existing restriction prohibiting the stopping of vehicles on the south side of Armagh Street commencing from Oxford Terrace and extending 35 metres in a westerly direction be revoked.
- (c) The stopping of vehicles be prohibited at any time on the south side of Armagh Street commencing from Oxford Terrace and extending 49 metres in a westerly direction.

17. ROAD LEGALISATION: ST LUKES STREET

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport & Greenspace Manager
Author:	Bill Morgan

PURPOSE OF REPORT

1. The purpose of this report is to request the Council to approve the dedication of an existing road reserve (Lot 35 DP 370714) as road pursuant to Section 111 of the Reserves Act 1977.

EXECUTIVE SUMMARY

2. The road reserve was required as part of the subdivision of a block of land fronting 21 St Luke Street. The reserve was acquired in anticipation of a potential internal road eventually being constructed to extend St Luke Street to connect with St John Street in order to service a large area of landlocked land adjoining the Linwood Canal.
3. Horncastle Homes subsequently purchased the property and have developed it into 26 sections which have all been sold as land and home packages with most of the houses having been completed.
4. The subdivision plan cannot deposit until such time as the Council passes an appropriate resolution under Section 111 of the Reserves Act 1977 to dedicate the parcel of land as road.

FINANCIAL AND LEGAL CONSIDERATIONS**Financial**

5. All costs associated with the dedication process are to be met by Horncastle Homes Ltd.

Legal

6. Section 111 of the Reserves Act 1977 provides that where any land is vested in any local authority for the purpose of a road reserve and the land is required for the purposes of a road, the land may be dedicated as road by resolution of the local authority.

STAFF RECOMMENDATION

It is recommended that pursuant to Section 111 of the Reserves Act 1977, the Christchurch City Council hereby resolve to dedicate Lot 35 DP 370714 containing 163m² being all of the land in Certificate of Title 294796 as road.

18. HOLDING OF FORMAL HEARINGS AS PART OF THE CONSULTATION ON THE DRAFT COMMUNITY DEVELOPMENT STRATEGY

General Manager responsible:	General Manager of Strategy and Planning, DDI 941 8177
Officer responsible:	Alan Bywater, Programme Manager Strong Communities
Author:	Alan Bywater, Programme Manager Strong Communities

PURPOSE OF REPORT

1. To consider the implications of having hearings as part of the consultation on the Draft Community Development Strategy (incorporating the review of community groups grants and the community facilities plan).

EXECUTIVE SUMMARY

2. A notice of motion has been moved: *"That formal hearings be held to hear and consider the submissions on the Community Development Strategy."*
3. At the Council meeting on 2 November 2006 councillors briefly discussed the option of carrying out hearings as part of the Draft Community Development Strategy consultation and informally decided against them.
4. Significant consultation has taken place and continues to take place on the Draft Community Development Strategy.
5. The Council decided to extend the consultation closing period to 31 January 2007 at its meeting on 30 November 2006. As part of its deliberations on this matter the impact of extending the consultation period on the Council's ability to implement the new grant schemes emanating from the Community Development Strategy in time to make funding decisions in July 2007 was considered. Adding formal hearings to the process creates similar issues.
6. Advice from the Council Secretary indicates that to set up hearings and notify the submitters involved will take three weeks minimum from the closing date of submissions.
7. The major unknown factors in considering the notice of motion are the number of submitters that will want to be heard, the dates that can be found to accommodate any hearings and the timeframes involved for any hearings panel to consider the submissions and draft a report for Council to consider, prior to a final strategy being considered. Further the degree of change to the Draft Community Development Strategy that will result from the consultation process is not yet known and carrying out hearings will reduce the time available to make any changes.
8. If public hearings are held and the number of submitters and/or the degree of redrafting of the Strategy required is high, then there are major risks that the Strategy will not be completed in time for the new grants to be implemented with decisions being made in July 2007. The Council has the option to delay the implementation of the new grants schemes emanating from the Community Development Strategy until the 2008/09 financial year, although this has not been the Council's wish to date.
9. Hearing the community board submissions on behalf of their communities is an option available to the Council. This would enable community boards to represent the views of their communities and enable the strategy to be completed in a timely manner.
10. A further alternative involves hearing the views of a sample of, say twelve, submitters however this creates significant equity and process issues around the selection of the submitters to be heard.
11. There will be significant financial implications for a range of community organisations if the Council does not make its funding decisions in July and waits until later in the year.

18 Cont'd

FINANCIAL AND LEGAL CONSIDERATIONS

12. The Local Government Act 2002 provides clear requirements and processes for the Council to ensure the views of interested and affected parties are considered in its decision making. The Local Government Act also allows the processes to be adapted to differing circumstances as determined appropriate by the Council.
13. The Special Consultative procedure does not have to be followed in this instance. Councillors may however still choose to have hearings as part of the consultation process.
14. The major financial consideration is that if the process to complete the Community Development Strategy is delayed it may impact on the ability of the Council to realise the savings in the community facilities area signalled in the LTCCP.

STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Invite community boards to present oral submissions to the Council on behalf of their respective communities, to assist the Council in its consideration of the Community Development Strategy.
- (b) Resolve not to hold any formal hearings to hear the submissions on the proposed strategy.

18 Cont'd

BACKGROUND

15. Councillor Corbett has moved a notice of motion: *"That formal hearings be held to hear and consider the submissions on the Community Development Strategy"*. This has been seconded by the Deputy Mayor, Councillor Evans.
16. When the Council approved the Draft Community Development Strategy for consultation at its 2 November meeting, the issue of whether or not to include hearings was briefly discussed and the Council concluded that oral hearings were not required.
17. The consultation to date has included the circulation of the summary and where appropriate the full draft document to a wide range of organisations. There have been public meetings in all community board areas (including Banks Peninsula) and at the time of writing there remains a metropolitan public meeting scheduled on 8 December. In addition a wide range of networks of community groups has been involved in the consultation process. These have included a Healthy Christchurch hui, Council of Social Services meeting, Canterbury Youth Collective, National Council for Women and Canterbury LOAD as examples.
18. Whilst there have been some comments about the lack of hearings at the consultation meetings to date, there has not been a strong push for these at the meetings.
19. At the Council meeting on 30 November 2006 the Council considered a report about the implications of extending the consultation period for the Draft Community Development Strategy (amongst others) and the impacts on the Council's ability to introduce the new grants schemes emanating from the Draft Community Development Strategy were discussed.
20. The following paragraphs are noted in the report at the 30 November 2006 Council meeting in considering an end of February 2007 closing date for submissions:

"By making compromises in the process to finalise the strategy it could be compressed. Staff could devote their time exclusively to this work once the consultation has closed, input from the Strong Communities Portfolio Group could be skipped, no opportunity for community boards to directly present their feedback to Council (something they have indicated a desire to do) could be provided and no seminar undertaken with Council to consider the feedback received and potential changes to the strategy in an informal manner. Effectively Councillors would be presented with a proposed final strategy at a Council meeting with the option to either adopt it or ask staff to make revisions and present it at a subsequent meeting. This is a high risk process given the lack of Councillor input into the final strategy development. There is a danger that Councillors are not prepared to approve the final document when presented with resulting delays which mean that the new grant schemes cannot be implemented for decisions in July 2007.

Even making compromises to the process with a consultation closing date at the end of February it is not considered possible to give adequate consideration to the submissions made and propose well considered alterations to the strategy in the two week period required to enable implementation of the new grant schemes for decisions in July. If the Council is of a mind to extend the consultation period to the end of February 2007, it will not be possible to implement the new grant schemes in time for the 2007/8 year. Rather the existing grant schemes will have to be retained for a further year."
21. The Council decided to extend the consultation to the end of January 2007 which ameliorated these issues to some extent. However to now add public hearings effectively creates the same issues identified for an end of February closing date for submissions.

18 Cont'd

22. A revised, indicative timeline for completion of the Community Development Strategy and implementation of the new grants schemes based on the consultation closing date of 31 January 2007 is as follows:

Step	End Date
Consultation closing date	31 January 2007
Analysis of submissions and consideration of changes to the Draft Strategy	9 March 2007
Council seminar	13 March 2007
Redrafting strategy and preparation of report to Council	22 March 2007
Council meeting	5 April 2007 (agenda closes 22 March)
Preparation and printing of grants publicity material, application forms etc	27 April 2007
Advertise grant schemes	30 April – 4 May 2007
Period for applications to be made.	30 April – 31 May 2007
Analysis of applications, filling information gaps, decide on recommendations, prepare reports for Metropolitan Funding Sub committee	1 June – early July 2007
Councillors receive applications	Mid July
Metropolitan Funding Sub Committee meeting to decide grants	Late July

23. Advice from the Council Secretary suggests that to arrange hearings will take a minimum of three weeks. Normally this process takes five weeks. It should be noted that as hearings were not planned for this consultation, submitters have not been asked whether or not they wish to be heard. Each submitter will have to be individually contacted to ask if they would like to be heard.
24. The major unknown factors in considering the notice of motion are the number of submitters that will want to be heard and the degree of change to the Draft Community Development Strategy that will result from the consultation process.
25. If public hearings are held and the number of submitters and/or the degree of redrafting of the Strategy required is high, then there are major risks that the Strategy will not be completed in time for the new grants to be implemented with decisions being made in July 2007.
26. It should be noted that there are a number of other pieces of work requiring Councillor input during the same period, not least of which are the hearings for the Urban Development Strategy. Careful prioritisation of Councillor time over this period is likely to be required.
27. An alternative that would provide for additional input, without the same impact on the timeline would be for Councillors to receive a full copy of all the written submissions in addition to the staff analysis and summary. Further to this the community boards could present their submissions orally to the Council. As one of the important roles of the community boards is to advocate on behalf of their communities this may provide a process for the Council to hear the views of the community without impacting the timeline to an extent that compromises the Council's ability to implement the new grant schemes on time.
28. A further alternative involving hearing the submissions from a selection of perhaps a dozen key organisations was suggested by a member of public. This could be accommodated without causing major time problems. This option however creates real issues around how the groups to be heard are selected. The Council hand picking groups to be heard is unlikely to be well received.

18 Cont'd

29. Despite the Council's efforts, a range of community organisations have become dependent on the Council's grant funding to operate effectively. If the Council were to delay making its funding decisions until later than July and payments were therefore delayed, this would have serious implications for the operation of some groups and activities. Many of these groups and activities may be very effective in addressing community issues and the Council may want to continue funding them through the new grant schemes. The Council could anticipate significant negative reaction from community groups if it were to delay its grants process.
30. At its meeting on 5 October 2006 the Council decided to continue with the existing grant schemes at Community Board level for 2007/8. The new grants schemes will be introduced at community board level in the 2008/9 year. The Council could adopt a similar approach to the metropolitan grants schemes. This approach would reduce the pressure to carry out hearings in late February and enable them to be programmed around other parts of the Council's work. The Council could decide to delay the implementation of the new grants schemes at a metropolitan level until 2008/9. This would enable full public hearings on the Draft Community development Strategy to be carried out and coordinated appropriately with other parts of the Council's work programme.

OPTIONS

31. The options are:
 - (a) That formal hearings be held to hear and consider the submissions on the Community Development Strategy noting the major risk that if the number of submitters wishing to be heard is high and/or significant changes to the draft strategy are required, this may result in the strategy not being completed in sufficient time for the new grant schemes to be implemented on time for 2007/08.
 - (b) That all Councillors receive a full copy of all the written submissions received (in addition to the staff analysis and summary) and the community boards present their submissions, on behalf of their communities, orally to the Council.
 - (c) That all Councillors receive a full copy of all the written submissions received (in addition to the staff analysis and summary) and that a selection (maybe 12) community organisations be invited to present their submissions orally to either full the Council or a hearings panel.
 - (d) That formal hearings be held to hear and consider the submissions on the Community Development Strategy and that the Council delay implementation of the new grant schemes emanating from the work until the 2008/09 financial year to enable the hearings to take place.

PREFERRED OPTION

32. The preferred option is that all Councillors receive a full copy of all the written submissions received (in addition to the staff analysis and summary) and the community boards present their submissions, on behalf of their communities, orally to the Council (option b).

19. CENTRAL CITY OMNIBUS REPORT

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	General Manager City Environment
Authors:	Jane Parfitt, General Manager City Environment and Mike Theelen, General Manager Strategy and Planning Group

PURPOSE OF REPORT

1. The purpose of this report is to provide an overview of Central City Revitalisation. It provides the context for decisions to be made with regard to City Mall renovations and the bus exchange site which are covered by two separate reports "Christchurch City Mall Renovation" and "Bus Exchange Expansion - Site Selection". The latter report is included in the public excluded section of this agenda.
2. On 7 September 2006, the Council considered the following reports:
 - Central City Revitalisation Strategy - Stage II
 - Central City South
 - Central City Lanes Plan
 - City Mall Renovation
 - Lichfield Street Two-Way
 - Bus Exchange Project Update
3. It was noted that the reports overlapped and interlocked with each other, and that this reflected the complex inter-relationships that the Council, Council staff and the public needed to grapple with to achieve revitalisation of the central city. The need to work in a co-ordinated and comprehensive manner throughout the central city continues to be vital.

EXECUTIVE SUMMARY

4. The Council's vision for the Central City, first adopted in 2001 was:

"A vibrant, exciting, safe and sustainable heart of Christchurch. A heart whose economy, environment, culture and society are healthy and strong."
5. The Stage 2 Revitalisation Strategy, which provides the overall framework and umbrella that guides actions in the central city over the next five to ten years was adopted, as were the broad principles and directions for a key part of that area - the Central City South.
6. The City Mall Plan approved by the Council on 7 September has been modified as a result of the consultation process and Council seminars. The next stage is for the Council to grant approval for the project to proceed to detailed design and construction as per the "Christchurch City Mall Renovation" report.
7. A preferred site and back-up sites have been identified for the Bus Exchange and the implications of these with respect to the Two Way Lichfield Street project have been investigated. The Council's endorsement of these sites is required as per the "Bus Exchange Expansion - Site Selection" report. It should be noted that all sites work well with the Two-Way Lichfield Street project and further work on moving the arterial function of Lichfield Street is under way.
8. Substantial progress is being made in the upgrading of Central City lanes. Construction is under way for improvements to Lichfield and Struthers Lanes and a project brief is currently being prepared for the upgrading of Westpac Lane.
9. VBase are presenting at a seminar for Councillors on 19 December 2006 and this will update Councillors on the current situation on the Civic Building.
10. While the hearings for the Botanic Gardens have not yet taken place and the full report is scheduled for a Council decision in March 2007, submissions do not appear to favour the proposal to turn Riccarton Road into a Slow Road.

19 Cont'd

11. Work identified in the LTCCP and under way on tree planting, streetscape design and parking will be the subject of separate reports. Staff are mindful of the need to ensure that they are also included as part of the wider revitalisation programme.

FINANCIAL AND LEGAL

12. Each report outlines the relevant financial and legal issues.
13. Within the revised City Mall Concept Plan are a number of preferred options that require the details be the subject of a Special Consultative Procedure (SCP), specifically the introduction of cycles into the Cashel Street portions of the City Mall and the introduction of a slow road into the High Street section of the City Mall. These requirements will not impact on the design or construction phases of the project because the physical structures being implemented, to provide for service and emergency vehicles can become cycle access or roads with the removal of signage and restrictions. The SCP processes have the potential to result in appeals to the High and/or Environment Court, although good process will mitigate but not completely eliminate this possibility.

STAFF RECOMMENDATION

It is recommended that the Council receive the information.

19 Cont'd

CHRISTCHURCH CITY MALL RENOVATION

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Ross Herrett, Manager Capital Programme
Author:	Clarrie Pearce, Project Manager

PURPOSE OF REPORT

1. The purpose of this report is to seek Council approval of the revised City Mall Renovation Plan produced by the Isthmus Group (as attached) and obtain approval for the project to proceed to the detailed design and construction phase.

EXECUTIVE SUMMARY

2. In 2006 as part of the LTCCP process, the Council agreed that the City Mall area was in need of revitalisation and allocated \$10.5 million for the renovation of this public space. Following on from that decision, Council staff and consultants developed a renovation plan for City Mall. Council staff are now seeking final approval and direction on this plan.
3. The proposed City Mall Renovation Plan, as approved for consultation by the Council on 7 September 2006, (shown in the minutes as Item 6 Section One and hereafter referred to as "the Plan"), has been modified by the Isthmus Group as the direct result of feedback from the public consultation process and the subsequent Council Seminar on 7 November 2006.
4. Within the revised City Mall Concept Plan are a number of preferred options that require the details to be the subject of a Special Consultative Procedure (SCP), specifically the introduction of cycles into the Cashel Street portions of the City Mall and the introduction of a slow road into the High Street section of the City Mall. These requirements will not impact on the design or construction phases of the project because the physical structures being implemented, to provide for service and emergency vehicles, can become cycle access or roads with the removal of signage and restrictions. The SCP processes have the potential to result in appeals to the High court and/or Environment Court, although good process will mitigate but not completely eliminate this possibility.
5. The City Mall is in need of revitalisation. At present it is cluttered, worn and outdated. The area has been losing customers to the suburban malls for a number of years. New and existing businesses are choosing either not to locate in the city centre or to relocate to other retail precincts. This is threatening the vitality of the central city area. The Christchurch City Council believes an upgrade of the City Mall will help it regain its former status as Christchurch's premier shopping area and help revitalise the central city as a whole.
6. The Isthmus Group were commissioned to review all design criteria and present to the Council a preferred design proposal to be used as the basis for public consultation. In the development of this preferred design, substantial outreach to gain feedback from the various stakeholders, including Councillors, was undertaken. This outreach included ongoing meetings with retailers in the area, landowners, adjacent schools, specific interests such as the Stewart Family and the operators of the tram. Feedback was sought from Councillors during five Council seminars in February, May, August, November and December 2006.
7. The Plan approved by the Council on 7 September 2006 went to public consultation on the 19 September 2006, for four weeks.
8. It is important to note that the Plan contains designs for areas that are outside the currently budgeted project area. This budgeted area is defined as the current pedestrian-only areas of Cashel Street and High Street. This extra design work was done to ensure that future central city revitalisation efforts in the area align with our current work in the City Mall. In this report, Council staff are only seeking approval for the areas within the current project budget, but are operating on the understanding that future capital improvements would align with the vision established by the Plan.

19 Cont'd

9. Beyond physical and capital improvements to the area, the City Mall project has also endeavoured to establish mechanisms for greater management and coordination amongst private property owners and tenants. In the coming months, Council staff, in conjunction with the Canterbury Employers' Chamber of Commerce (CECC), will continue to explore the development of a retail association for this district.
10. The options in this report are based upon building the "road like" structures throughout all parts of the mall to contain and regulate service vehicles. In addition there is an option to include in the base of these structures a concrete base designed to allow the laying of tram tracks in the future. This "future proofing" of the area with provisioning for the tram has a total estimated cost of \$455,000 for which there is no budget provision, however the \$125,000 required to cover the first section in 2007/08 will come from the Central City Transport Strategy budget. The subsequent construction sections do not require specific City Mall budget cover on the basis that decisions regarding the tram will be made by the Council before the 2008/09 construction phase begins. These structures may then be the subject of a Special Consultative Procedure (SCP) should the Council wish to include cycles, the tram or other forms of traffic in the future. Staff recommendations later in the report expand on this process as does the financial and legal considerations following.

FINANCIAL AND LEGAL CONSIDERATIONS

11. The Central City Revitalisation Strategy – Stage II (pages 44-49) contains an outline of the Council's intended work programme for the next ten years. The City Mall Renovation funding of \$10.5m is identified in the Stage II document (page 42) from 2006 to 2008 as approved in the 2006 – 2016 LTCCP.
12. The City Mall is a legal road that was given a pedestrian mall designation by special order under the Local Government Act 1974. If the opening of parts of the City Mall to cycles, the tram or vehicles other than service vehicles as currently designated, is chosen by the Council then to change the designation of these legal road portions of the mall for a different use will require the special order that gives the mall pedestrian status to be revoked or modified.
13. The requirements of the Local Government Act 1974 (S716B) still apply and revocation or modification of the special order will require a "special consultative procedure" (SCP) of the Local Government Act 2002 involving further public notification and hearings.
14. This process, if needed, would involve:
 - Council resolution to commence special order procedures.
 - Public notification.
 - Hearing.
 - Second Council resolution based upon the results of consultation.
15. Should the above SCP take place and a subsequent legal challenge, to the Environment Court or the High Court be initiated, then the costs might be in the order of \$50,000 to \$100,000 or more depending upon appeals and this will impact on the capital budget allocated for construction. The Council's legal staff have indicated that good process will mitigate any opportunities for subsequent legal action. In terms of legal status, the roads would be built and exist with their current restrictions in place, signage changing the designation could not be applied without the SCP being successful. This means that legal challenges would not change the basic design nor delay the construction; the way in which the road might be used would be the only issue.
16. This proposal will mean the removal of a number of trees in the area. Some of these are in poor health and need to be removed, others can be transplanted to other areas but a few may need to be cut down. As an example the large tree outside the Hallenstein's building which was planted in 1950 is estimated to only have one or two years life left. New trees will also need to be planted. It is proposed to use upright branching species allowing views to buildings and the hills.

19 Cont'd

17. The costs associated with the implementation of the attached design, in the designated areas, have been the subject of a quantity estimate and this fits within the overall \$10.5m budget. Budget provision for work on areas adjoining this design proposal will be covered by operational budgets as and when it is considered appropriate for that work to proceed.

STAFF RECOMMENDATIONS

It is recommended that the Council resolve to:

- (a) Adopt the overall Concept Design.
- (b) Grant approval in principle for the Cashel Street portion of the city mall (both east and west of Colombo Street) to be available for access by cyclists at all times, and that staff be authorised to commence the necessary special consultative procedure to give effect to this proposal.
- (c) Approve in principle the installation of a one-way slow road in High Street between Cashel Street and Hereford Street, to permit private vehicle and bicycle access at all times, and that staff be authorised to commence the necessary special consultative procedure to give effect to this proposal.
- (d) Approve the installation of a concrete base which is able to support a possible future extension of the tram, during the construction of the first section.
- (e) Request Council staff to continue to keep Councillors informed on the developed design, specifically as part of the Central City Review seminar to be held in March 2007.
- (f) Authorise a study into the viability of expanding the tram in the Central City that would serve both tourists and Christchurch residents, with an initial report to the Council by June 2007.
- (g) Request a Council staff report in February 2007 on the structure, funding and membership for the proposed City Mall Marketing Association.

19 Cont'd

BACKGROUND ON CITY MALL RENOVATION PROJECT

18. The City Mall was designed in the late 1970s as Christchurch's premier shopping area. The pedestrian mall plays host to a wide range of commercial uses including shops of all sizes, small offices, cafes, restaurants and Ballantynes - our locally owned department store. By day, the mall is used by pedestrians for shopping, meeting friends, people-watching and going to and from their business and leisure activities. In good weather bakery and café patrons enjoy sitting out in the mall, creating warmth and vibrancy. By night, the City Mall turns into a thoroughfare for people moving between the City's most popular nightspots.
19. In addition to the numerous heritage buildings located on the mall, the area also has historical importance for Christchurch. Cashel Street was the route used by soldiers leaving King Edward Barracks (located on Cashel Street between Durham and Montreal Streets) for the railway station on Moorhouse Avenue during WWI and WWII. This strong emotional connection is emphasized by the Bridge of Remembrance at the western end of the mall.
20. In 1966, the first submission was made to develop this street and part of High Street into the 'premier shopping centre'. In 1968 the city plan was changed and the recommendation to change this street into a pedestrian mall was proposed. Stage 1 of the City Mall was completed in 1982 and involved the removal of kerbs and flattening the road profile to make it more pedestrian friendly. Trees and circular seats were also added in such a way as to maintain an access route for emergency vehicles.
21. Stage 2 involved the introduction of pavers to the pedestrian area. Two airbridges were also constructed to create a link between the second story of buildings from what was then The National Mutual Arcade (AKA the Axa Centre and now 'Link') via the Triangle Centre to Arthur Barnett (now The Crossing Food Hall). These second floor retail tenancies however have never functioned well.
22. The Stewart Fountain, which was constructed in the 1970's, forms an important entrance point to the mall at Hereford Street with its link to Cathedral Square. This fountain has also undergone numerous changes with its most recent upgrade occurring in 1999. The fountain has struggled to function correctly from the beginning and remains a difficult and unresolved area within the mall.
23. The City Mall has become increasingly less attractive as various entities have added street furniture and utilities in an ad hoc manner. The features of the mall have also degraded through general aging and as a result of heavy usage.
24. In 2004-05, funds were available to complete a necessary upgrade of the lighting in the mall and work was also done on the amphitheatre to remove the old terracotta tiles which, owing to age and safety concerns, required urgent attention. Under pressure from internal and external groups for more to be done, plans to overhaul all the planters, seating and street furniture in both Cashel and High Street out to Manchester Street were proposed and estimated to cost \$1.9 million. These plans were viewed as only partial improvements, and the Council concluded that the time had come to undertake a major rethink and renovation of this important space.
25. The City Mall has other challenges that go beyond the present physical conditions on Cashel and High Streets. Over the last 20 years, the central city area of Christchurch has experienced a decline in its share of retail tenants and shoppers relative to the greater metropolitan area. While the aging and current design of the City Mall has been one reason for its decline, other factors have also contributed to this trend. The mall has faced significant competition from suburban shopping malls and out-of-centre big box/bulk retail with the development of four major suburban malls and 26 smaller centres. Combined, this retail space has given Christchurch the largest percentage of retail floor space per capita in the southern hemisphere. Christchurch's permissive land use policy has allowed this retail expansion into industrial zones of the City. Other factors have been the increased mobility of residents mirrored by a rise in vehicle ownership and changes in consumer spending patterns.

19 Cont'd

26. On a more positive note, there has been a countervailing trend toward the development of boutique retail in areas near the City Mall such as High Street and Victoria Street. These retailers have catered to a market not served by the outlying shopping centres. The mall has also been supported by the continued success of the nearby cultural precinct, the proximity afforded by a well used intra- city bus terminal, and the tourists attracted to Cathedral Square. The recent development of a central city secondary school in the mall has also added a new dimension. It is hoped that a revitalised City Mall would connect to and reinforce these strengths of the central city.

Process History

- January - February 2006
A contract for the development of conceptual designs is established with the Isthmus Group and design work begins. This work is managed by a PCG whose members are Anna Crighton (Councillor), Richard Ballantyne (businessman), Steve Collins (businessman), Ian Hay, Ross Herrett, Carolyn Ingles, Dave Hinman, John Craig, Melanie Williams and Maurice Roers (Council officers).
- February - June 2006
Preliminary design work is completed which includes the development of four design concepts, an initial sketch plan and a proposed design. Feedback is sought throughout the design process with specific input from local retailers and landowners, schools adjacent the mall, Council officers and the general public through a storefront on City Mall. In addition, three seminars are held with Councillors in February, May and August to get feedback on the renovation and proposed design.
- June 2006
The Council through the LTCCP process allocates \$10.5 million in capital funding to the renovation of the City Mall area,
- June - August 2006
Preliminary designs were progressed and a formal design proposal was developed for public consultation. This proposed design incorporates feedback gained from extensive stakeholder meetings including elected officials, land owners and retailers, schools, and interested residents.
- September 2006
A proposed design for the renovation of City Mall was approved by Council for consultation.
- October - November 2006
The proposed design was put out for consultation. This public comment period ran for four weeks during which time over 600 submissions were received. Following this, the Council held public hearings at which time those submitters who wished to speak to their submission did so.
- November – December 2006
The proposed design was modified in response to comments made during the consultation period, including the following changes:
 - In the proposal, Cashel Street is closed to private vehicles. This change from the original proposal is in response to submissions from the general public as well as a submission from the Police citing safety concerns. Keeping Cashel Street closed to private vehicles also addresses an ECan concern about potential congestion on Colombo Street and its impact on the bus network
 - In response to concerns expressed primarily by the schools, Cashel Street between Colombo and High Street will remain pedestrian only. This street will contain ample seating and gathering areas for youth. It will also provide safe entrance and egress to the buildings which currently contain schools.
 - In response to submissions, the proposal allows for bicycles access throughout the Mall area.

19 Cont'd

- High Street includes access for private vehicles. Access by private vehicles is proposed in response to the expressed desires of local property owners and retailers, to re-establish the historic connection of High Street towards the Port Hills, to strengthen the link between lower High Street and Cathedral Square, to increase visibility and movement, and to establish a promenade that links key parts of the Central City. Wide footpaths and generous planting have been provided to make this street a pedestrian-oriented environment.
 - The Cashel Street overbridge is being retained and enhanced.
 - The "Hack" area has been reconfigured substantially. Fewer trees for this portion of the Mall have been incorporated in the design based upon concern that the original proposal contained plantings that were too dense. The space in this triangle has been opened up to allow it to still act as a gathering space and it has the ability to hold multi-media events.; The space has been designed to cater to youth, particularly through the provision of seating and events space.
 - A second review has been conducted of all trees and the plan gives careful attention to the retention of existing trees.
 - The Garden Rooms have been opened up to allow for better sightlines and increase cross block connections,
 - A place near the current Stewart Fountain has been identified to contain a significant piece of public art.
 - An emphasis on highlighting heritage buildings where possible.
 - The kiosk has been removed from in front of Hallensteins.
 - The width and configuration of footpaths on Cashel Street have been altered to create a stronger corridor towards the Bridge or Remembrance.
 - More greenery, particularly grass, has been inserted into the plan.
 - The paving has been modified to be provide greater coherence and simplicity.
 - Seating has been rearranged to support the youth campus in front of the schools and to not obstruct pedestrian access lines.
 - The various areas of seating in other places have been changed to make them more open with less "internal" focus.
 - More sustainability features have been incorporated such as the use of more local materials and ability to clean stormwater.
 - The tram concept has been retained due to popular support with the tram being referred for a specific study and provision made within the first construction zone for a concrete base to be laid to futureproof the structure.
27. The Council appointed baseplus to undertake a junction assessment at Colombo Street/High Street and Hereford Street to assess the potential opening of a one way arm on High Street onto Hereford east of Colombo Street.
28. The existing Christchurch CBD Paramics model has been utilised for this assessment. This represents the existing situation (no extension of High Street through to Hereford Street as option 1 - (or "Do-Nothing"). Two potential scheme options for the treatment of the exit onto Hereford Street have been assessed against this existing situation: Option 2 as a priority control and Option 3 as a signalised intersection. All options have been assessed to determine the predicted performance during a representative inter-peak period and the evening peak period. Given the nature of the proposed scheme and relatively low traffic volumes, the morning peak period was assumed to be not critical to the assessment.
29. The measures reported here are the levels of service measured by delay in seconds for all approaches through the intersection, the maximum queue lengths on the approaches to the study intersection and the network statistics for the entire CBD area.
30. The output analysis and comparisons demonstrate that local delays increase for the intersection, that the signalised option is preferred over the priority control and that overall the CBD is not affected by the local change.

19 Cont'd

Improving Retail Management

31. In tandem with the development of designs for the physical improvement of the City Mall, Council staff have been working to identify means of improving the management of the City Mall area. As a prominent retail district, this work has focused on possible changes that can be instituted to support retail trade in the area. A specific focus has been in getting the businesses in the area to take greater ownership of managing the area and thereby making it more desirable to customers. Without any changes to the management of the area, the Council's concern is that physical improvements to the area will be merely a band-aid solution to the problem.
32. Noting this concern, Council staff have included business improvement and management as a vital part of any redevelopment proposal. The successful contractors for the City Mall project, the Isthmus Group, have included the skills of David West who is an experienced mall manager and retail expert from Adelaide. David West was instrumental in getting the retailers and business people involved in the design phase of the project but also has inspired them to see greater possibilities for a business association within the area.
33. The retail and business community in the City Mall area are now keen to set up a business association or business improvement district to provide services over and above those provided by the Council. It is likely that this association will seek to appoint a mall manager who answers to the association.
34. The CECC, who are funded by the Council to provide Central City Marketing, are involved in this project and there is good integration between the CECC programme and the Council's Central City Revitalisation programme. To this end, the CECC are dedicating over half of this year's Council funding to support our work with the Isthmus Group and David West on the City Mall. Retailers and landowners are currently in the process of organising themselves, but it is believed that the proposed business association will focus on the area surrounding the present City Mall. Based on the success of a business association in the City Mall area, it is the CECC's intention to use the City Mall improvement district as a template for future efforts throughout the Central City.
35. A significant objective of the Business Group and intended business association will be to identify and establish a secure source of funding, not provided by general rates. To assist in the development of this proposed business association the CECC will provide the bulk of logistical and operational support as part of their Central City Marketing work.
36. To assist City Mall businesses in the establishment of a proposed business association or improvement district, Council staff in conjunction with the CECC, the Isthmus Group and David West are:
 - Building a complete database of all businesses, building owners and managers in the City Mall area
 - Identifying sustainable funding options and processes
 - Identifying operations that could be undertaken by the business association including enhanced cleaning, maintenance, security and marketing
 - Surveying retailers/businesses on needs and desires for the area
 - Holding meetings with central city businesses, organizing initial meeting and agendas, outlining ideas for a City Mall business association and gauging commitment
 - Inviting expressions of interest for members of the City Mall Association Steering Committee
 - Identifying a structure for the committee
 - Developing an election programme
37. Council staff and the CECC will be working with the City Mall Business Steering Committee to:
 - Define the role and goals of the Association
 - Select a Chairman from committee
 - Develop a job description for Project Manager and/or Central City Manager
 - Decide on funding mechanism, consultation and implementation
38. Council staff will continue to look at ways the council can assist businesses collect funds and improve services.

19 Cont'd

OPTIONS

39. It should be noted that the option of retaining the status quo has previously been rejected by Council in prior decisions and reports. Most notably, the 2006-2016 LTCCP identifies the City Mall as in need of renovation and change.
40. **City Mall West**, Accept the proposed design with the retention of the pedestrian precinct restrictions on traffic flows to service vehicles outside the hours of 11:00am and 4:00pm daily. Enhance this option to include 24 hour per day cycle access and lay the base for possible tram tracks, cycle access requires an SCP.
41. **City Mall East**, Accept the proposed design with the retention of the pedestrian precinct restrictions on traffic flows to service vehicles outside the hours of 11:00am and 4:00pm daily. Enhance this option to include 24 hour per day cycle access and lay the base for possible tram tracks, cycle access requires an SCP.
42. **City Mall High Street** Accept the proposed design and open the street to one way traffic at all times, also lay the base for possible tram tracks. To introduce traffic other than service vehicles requires an SCP.
43. That the Council give approval for a study to be undertaken to investigate all matters relating to the possible extension of the tram, including costs, commercial viability, technical feasibility, traffic implications along with alternative modes of transport including light rail and modern trams.
44. That the Council agree to continue to support the establishment of a City Mall business association, and continue to work with the CECC in the development of an association that is able to deliver enhanced management and services to the area and that is self-sustaining with no impact on general rates.

19 Cont'd

ASSESSMENT OF OPTIONS

The Preferred Option

45. **City Mall West**, Accept the proposed design with the retention of the restrictions on traffic flows to service vehicles outside the hours of 11:00am and 4:00pm daily. Enhance this option to include 24 hour per day cycle access and lay the base for possible Tram tracks.

	Benefits (current and future)	Costs (current and future)
Social	Opportunity to increase public access and enhance public spaces for social interaction	
Cultural	Opportunity to enhance the City Mall precincts and the urban identity of Christchurch City in general Opportunities to provide new artworks in new public spaces Opportunities to increase the conservation and retention of heritage features	
Environmental	Opportunities to improve the physical amenity and over all feel of the area. Opportunities to increase the growth and use of the area	
Economic	Opportunities to increase economic investment and activity by raising the environmental amenity, diversity, and intensity of land use activities. Opportunities to increase cultural tourism in Christchurch Central City	To open up the roadway for Cycles and/or the tram will require an SCP. To future proof the road and allow for the tram has a cost of \$211,000 for which there is no budget provision. It is expected that this will be resolved as a result of the requested tram study. The approved funding for the plan as presented is ex the LTCCP as per paragraph 11 above.

Extent to which community outcomes are achieved:

Primarily aligned with the Community Outcome of A Prosperous City and an Attractive and Well Designed City, and also contributes to A Safe City by:

- o Actively pursuing public-private partnerships for urban renewal and development
- o Improving pedestrian amenity and access
- o Using quality urban design principles to improve use of interaction between public-private spaces
- o Strengthening the character and identity of the Central City by highlighting its distinctive features, including historic features
- o Creating opportunities to increase diversity and intensity of land use and therefore increasing efficient resource use
- o Improving lighting and redesign of areas identified as currently being "high crime sites".

Impact on Council's capacity and responsibilities:

It may be necessary to extend the city street maintenance and cleaning programme to cover additional requirements at additional ongoing costs.

The new "road like" structures will require strict enforcement policies to be implemented and to be seen to be implemented.

Effects on Maori:

None identified

19 Cont'd

Consistency with existing Council policies:

In addition to the Community Outcomes under the Long Term Council Community Plan, the City Mall Renovation is aligned with the Central City Revitalisation Strategy and the Central City Transport Concept. It is also consistent with Council policy to improve pedestrian facilities and the quality of the pedestrian environment under the Christchurch City Plan and the Christchurch Pedestrian Strategy. As an urban design and development initiative, the Plan also gives expression to the National Urban Design Protocol which the Council signed in 2005.

Views and preferences of persons affected or likely to have an interest:

These have been reflected during the consultation process and subsequent seminar.

Other relevant matters:

The physical structure being put in place to contain and regulate service vehicles is by any other name a road. It is the legal definition, signage and enforcement that changes its usage and the public perception regarding whether it is a "road". It is for this reason that the build can proceed without any SCP as the usage and designation will be exactly the same as it is currently, being that usage is restricted to goods service vehicles between the hours of 4:00pm and 11:00am daily. This same restriction means that to introduce a cycle way requires an SCP process which if successful would then result in signs indicating that cycling is allowed, likewise for other vehicles or varied usage including the tram.

46. **City Mall East**, Accept the proposed design with the retention of the restrictions on traffic flows to service vehicles outside the hours of 11am and 4pm daily. Enhance this option to include 24 hour per day cycle access and lay the base for possible Tram tracks.

	Benefits (current and future)	Costs (current and future)
Social	Opportunity to increase public access and enhance public spaces for social interaction	
Cultural	Opportunity to enhance the City Mall precincts and the urban identity of Christchurch City in general Opportunities to provide new artworks in new public spaces Opportunities to increase the conservation and retention of heritage features	
Environmental	Opportunities to improve the physical amenity and overall feel of the area. Opportunities to increase the growth and use of the area	
Economic	Opportunities to increase economic investment and activity by raising the environmental amenity, diversity, and intensity of land use activities. Opportunities to increase cultural tourism in Christchurch Central City	To open up the roadway for Cycles and/or the tram will require an SCP. To future proof the road and allow for the tram has a cost of \$119,000 for which there is no budget provision. It is expected that this will be resolved as a result of the requested tram study. The approved funding for the plan as presented is ex the LTCCP as per paragraph 11 above.

19 Cont'd

Extent to which community outcomes are achieved:

Primarily aligned with the Community Outcome of A Prosperous City and an Attractive and Well Designed City, and also contributes to A Safe City by:

- Actively pursuing public-private partnerships for urban renewal and development
- Improving pedestrian amenity and access
- Using quality urban design principles to improve use of interaction between public-private spaces
- Strengthening the character and identity of the Central City by highlighting its distinctive features, including historic features
- Creating opportunities to increase diversity and intensity of land use and therefore increasing efficient resource use
- Improving lighting and redesign of areas identified as currently being "high crime sites".

Impact on Council's capacity and responsibilities:

It may be necessary to extend the city street maintenance and cleaning programme to cover additional requirements at additional ongoing costs.

The new "road like" structures will require strict enforcement policies to be implemented and to be seen to be implemented.

Effects on Maori:

None identified

Consistency with existing Council policies:

In addition to the Community Outcomes under the Long Term Council Community Plan, the City Mall Renovation is aligned with the Central City Revitalisation Strategy and the Central City Transport Concept. It is also consistent with Council policy to improve pedestrian facilities and the quality of the pedestrian environment under the Christchurch City Plan and the Christchurch Pedestrian Strategy. As an urban design and development initiative, the Plan also gives expression to the National Urban Design Protocol which the Council signed in 2005.

Views and preferences of persons affected or likely to have an interest:

These have been reflected during the consultation process and subsequent seminar.

Other relevant matters:

The physical structure being put in place to contain and regulate service vehicles is by any other name a road. It is the legal definition, signage and enforcement that changes its usage and the public perception regarding whether it is a "road". It is for this reason that the build can proceed without any SCP as the usage and designation will be exactly the same as it is currently, being that usage is restricted to goods service vehicles between the hours of 4:00pm and 11:00am daily. This same restriction means that to introduce a cycle way requires an SCP process which if successful would then result in signs indicating that cycling is allowed, likewise for other vehicles or varied usage including the tram.

19 Cont'd

47. **City Mall High Street** Accept the proposed design and open the street to one way traffic at all times, also lay the base for possible Tram tracks.

	Benefits (current and future)	Costs (current and future)
Social	Opportunity to increase public access and enhance public spaces for social interaction	
Cultural	Opportunity to enhance the City Mall precincts and the urban identity of Christchurch City in general, especially the concept of the original processional route Opportunities to provide new artworks in new public spaces Opportunities to increase the conservation and retention of heritage features	
Environmental	Opportunities to improve the physical amenity and overall feel of the area. Opportunities to increase the growth and use of the area	
Economic	Opportunities to increase economic investment and activity by raising the environmental amenity, diversity, and intensity of land use activities. Opportunities to increase cultural tourism in Christchurch Central City	To open up the roadway will require an SCP. If this SCP is the subject of a legal challenge then this will impact on the capital budget allocated for construction. A study by traffic engineers has highlighted with regard to this proposal "that overall the CBD is not affected by the local change." To future proof the road and allow for the tram has a cost of \$125,000 which is covered by the Central City Transport Strategy budget The approved funding for the plan as presented is ex the LTCCP as per paragraph 11 above.

Extent to which community outcomes are achieved:

Primarily aligned with the Community Outcome of A Prosperous City and an Attractive and Well Designed City, and also contributes to A Safe City by:

- Actively pursuing public-private partnerships for urban renewal and development
- Using quality urban design principles to improve use of interaction between public-private spaces
- Strengthening the character and identity of the Central City by highlighting its distinctive features, including historic features
- Creating opportunities to increase diversity and intensity of land use and therefore increasing efficient resource use
- Improving lighting and redesign of areas identified as currently being "high crime sites".

Impact on Council's capacity and responsibilities:

It may be necessary to extend the city street maintenance and cleaning programme to cover additional requirements at additional ongoing costs.

The new "road like" structures will require strict enforcement policies to be implemented and to be seen to be implemented, especially as long as it is restricted to being a service lane.

19 Cont'd

Effects on Maori:

None identified

Consistency with existing Council policies:

In addition to the Community Outcomes under the Long Term Council Community Plan, the City Mall Renovation is aligned with the Central City Revitalisation Strategy and the Central City Transport Concept. As an urban design and development initiative, the Plan also gives expression to the National Urban Design Protocol which the Council signed in 2005.

Views and preferences of persons affected or likely to have an interest:

These have been reflected during the consultation process and subsequent seminar.

Other relevant matters:

The physical structure being put in place to contain and regulate service vehicles is by any other name a road. It is the legal definition, signage and enforcement that changes its usage and the public perception regarding whether it is a "road". It is for this reason that the build can proceed without any SCP as the usage and designation will be exactly the same as it is currently, being that usage is restricted to goods service vehicles between the hours of 4:00pm and 11:00am daily. This same restriction means that to open this structure up to being a slow road requires an SCP process which if successful would then result in the removal of the signs indicating that only service vehicles are allowed.

20. REPORT OF THE CHRISTCHURCH CITY COUNCIL/ENVIRONMENT CANTERBURY JOINT COMMITTEE: MEETING OF 27 NOVEMBER 2006

Attached.

21. REPORT OF THE RICCARTON/WIGRAM COMMUNITY BOARD: MEETING OF 20 NOVEMBER 2006

Attached.

22. REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: MEETING OF 1 NOVEMBER 2006

Attached.

23. REPORT OF THE CHAIRPERSON OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: BLIGHS ROAD

Attached.

24. NOTICES OF MOTION

Community Development Strategy

To consider the following motion, notice of which has been given by Councillors Barry Corbett and Carole Evans pursuant to Standing Order 2.16:

“That formal hearings be held to hear and consider the submissions on the Community Development Strategy.”

Closure of Jellie Park Pool

To consider the following motion, notice of which has been given by Councillor Helen Broughton pursuant to Standing Order 2.16:

“In view of the closure of Jellie Park Pool for 56 weeks from April 2007, that Sockburn Pool be reopened for the 2007/2008 summer season to provide additional capacity and the opportunity for outdoor swimming for north west residents. A staff report is requested.”

25. QUESTIONS

26. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.