



CHRISTCHURCH CITY COUNCIL AGENDA

THURSDAY 16 FEBRUARY 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 Shearing, Gail Sheriff, Sue Wells and Norm Withers.

ITEM NO	DESCRIPTION
1.	APOLOGIES
2.	CONFIRMATION OF MINUTES - COUNCIL MEETING OF 9.2.2006
3.	DEPUTATIONS BY APPOINTMENT
4.	PRESENTATION OF PETITIONS
5.	CORRESPONDENCE
6.	MAYOR'S REPORT
7.	REFUSE BAG ALLOCATION POLICY
8.	AVON RIVER (CENTRAL CITY) MASTERPLAN
9.	HUMPHREYS DRIVE: SAIL VIEW PROPERTIES
10.	MEMBERSHIP OF EUROPEAN ASSOCIATION OF ENERGY WISE COUNCILS
11.	REPORTS OF THE BURWOOD/PEGASUS COMMUNITY BOARD: MEETINGS OF 16 NOVEMBER AND 7 DECEMBER 2005
12.	REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: MEETING OF 23 NOVEMBER 2005
13.	REPORT OF THE RICCARTON/WIGRAM COMMUNITY BOARD: MEETING OF 30 NOVEMBER 2005
14.	REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: MEETING OF 7 DECEMBER 2005
15.	REPORT OF SPREYDON/HEATHCOTE COMMUNITY BOARD: MEETING OF 15 NOVEMBER 2005
16.	NOTICES OF MOTION
17.	QUESTIONS

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1. **APOLOGIES**
2. **CONFIRMATION OF MINUTES - COUNCIL MEETING OF 9.2.2006**
Attached.
3. **DEPUTATIONS BY APPOINTMENT**
4. **PRESENTATION OF PETITIONS**
5. **CORRESPONDENCE**
6. **MAYOR'S REPORT**
Attached.

7. REFUSE BAG ALLOCATION POLICY

General Manager responsible:	General Manager City Environment
Officer responsible:	City Water & Waste Manager
Author:	Diane Shelander, Senior Resource Planner, DDI 941-8304

PURPOSE OF REPORT

1. The purpose of this report is to propose an update to the Refuse Bag Allocation Policy.

EXECUTIVE SUMMARY

2. The Council adopted the current Refuse Bag Allocation Policy in 2001, which reflected both the government valuation of properties at that time and the allocation of a coupon for two 26 bag Council rubbish bag packs which was in effect at that time. With changes to the government valuation in 2004 and changes to the allocation of Council rubbish bag packs, the Refuse Bag Allocation Policy should be updated to reflect current conditions.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The proposal seeks only to update the Refuse Bag Allocation Policy to reflect current conditions and as such, no adverse financial impacts are anticipated.

STAFF RECOMMENDATIONS

It is recommended that the Council amend the Refuse Bag Allocation Policy, as follows:

- (a) That Council-owned community facilities be supplied with a coupon for one 26 bag pack.
- (b) That a coupon redeemable for one 26 bag pack be allocated annually to all properties of capital value greater than \$21,000, except undeveloped sections, on which full rates are paid.

7 Cont'd

BACKGROUND ON REFUSE BAG ALLOCATION POLICY

4. On 26 July 2001, the Council resolved:
 - *That officers enhance the rates demand so that the refuse collection service is identified separately.*
 - *That Council-owned community facilities be supplied with a coupon for two 26 bag packs and that non-rateable properties such as schools, churches etc which do not pay full rates will not be eligible for an annual bag supply.*
 - *That a coupon redeemable for two 26 bag packs be allocated annually to all properties of capital value greater than \$14,000, except undeveloped sections, on which full rates are paid, and that ratepayers be encouraged to reduce to 26 bags per annum.*
5. In August 2004 the State Valuation Office (SVO), an independent valuer engaged by the Council, conducted a three-yearly determination of capital values of properties in Christchurch. The SVO reported that the total increase in the capital value of the city was \$47,304 million, an increase of 50% from the previous valuation conducted in 2001.
6. On 13 December 2005, the Liveable City Portfolio Group met to consider updating the Refuse Bag Allocation Policy.

PROPOSED REFUSE BAG ALLOCATION POLICY

7. With a 50 per cent increase in property valuations in August 2004 compared to the 2001 valuations, the current refuse bag allocation policy has become outdated, given that it sets a property value limit lower than current valuation. At its 13 December 2005 meeting, the Liveable City Portfolio Group endorsed the recommendation that, in line with the 50 per cent increase in the average property valuation, the property value limit in the allocation policy be raised by 50 per cent, from \$14,000 to \$21,000.
8. In May 2004, the number of rates-funded rubbish bags redeemed per coupon was reduced from 52 to 26, which also rendered the current policy out of date. The Portfolio Group endorsed the recommendation that the refuse bag allocation policy be updated to reflect the change from 52 to 26 rates-funded rubbish bags, with an allocation of a single 26 bag pack per coupon.
9. The existing refuse bag allocation policy allocates refuse bags to fully rateable properties only. Non-rateable properties do not pay for refuse collection through rates, so are therefore ineligible for rates-funded allocations of refuse bags. Non-rateable properties include churches, schools, community halls and unrated sports club facilities.
10. Options for an allocation approach for non-rateable properties are:
 - Retain the current policy, in which only fully rateable properties are eligible to receive rates-funded refuse bags; or
 - Provide bags to non-rateable properties, even though these properties are not paying for refuse collection through rates and the added costs would have to be borne by fully rateable properties, which are paying for refuse collection through rates; or
 - Add refuse collection rates to non-rateable properties, a move likely to be of little value to larger non-rateable properties such as larger schools which are likely to require commercial refuse collection owing to the volume of waste. It is also questionable whether the addition of a targeted rate for refuse bags would provide any advantage over simply purchasing the needed bags.

7 Cont'd

11. At its 13 December 2005 meeting, the Liveable City Portfolio Group endorsed the recommendation to retain the current approach for allocation of refuse bags with respect to non-rateable properties.
12. With respect to the first resolution requesting that the rates demand be enhanced so that the refuse collection service be separately identified, this issue was debated during a subsequent Annual Plan process, and a Council decision was taken not to proceed with this initiative. However the issue was raised during the Council's recent debate on the draft Waste Management Plan, and staff have been asked to report again on this issue, which will be the subject of a separate report.

SUMMARY

13. Changes in property valuations and changes to the number of rates-funded rubbish bags have rendered the current refuse bag allocation policy out of date. An updated policy is recommended, which incorporates:
 - changes in minimum property valuations from \$14,000 in the current policy to \$21,000 in the updated policy; and
 - changes in the number of rates-funded rubbish bags from two 26-bag packs to one 26-bag pack per allocation.

8. AVON RIVER (CENTRAL CITY) MASTERPLAN

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	David Sissons, Parks & Waterways Planner, Greenspace Unit, DDI 941-8490

PURPOSE OF REPORT

1. The purpose of this report is to gain Council confirmation of the previous Council approval (on 26 February 2004) of the release of the draft Avon River (Central City) masterplan for public comment.

EXECUTIVE SUMMARY

2. A strategy for the Avon River within the four avenues was requested by the local branch of the New Zealand Institute of Landscape Architects in 1998. The Council's Environment Committee acknowledged the need for an Avon River masterplan. It was subsequently highlighted as an integral part of the central city in public response to the 'Heart of the City' consultation document.
3. This led to the Christchurch Central City Strategy Stage I report, which noted on pages 23 to 24 the intention to:

“continue the development of an Avon River Corridor Strategy ...”

On 22 February 2001 the Council adopted the report.

4. Work on the Avon River masterplan began with the preparation of several background reports and wide public consultation including public meetings, field trips, a questionnaire entitled “Floating Ideas on the Avon”, and a display in Our City O-Tautahi. The results were analysed and key issues were identified.
5. An Avon River (Central City) Character Analysis was then prepared, and a tree inventory and ecological studies were undertaken. Their findings and the consultation results were used in preparation of the strategy.

8 Cont'd

6. A preliminary draft of the strategy was presented to the Parks, Gardens and Waterways Committee on 11 February 2004 and their recommendations:

2. *That the draft Avon River (Central City) Strategy be released for public comment.*
3. *That a consultation plan be developed by staff and actioned.*

were adopted by the Council on 26 February 2004.

7. The Ngäi Tahu and European heritage sections of the preliminary draft needed further work, and the opportunity was taken to include a suggested implementation timetable. The resulting changes have now been included and the document is now ready to be released for public comment.
8. Following the receipt of public comments, it will be possible to finalise the strategy and to begin implementing the proposals as set down in the strategy's implementation timetable.
9. The draft masterplan was presented to Councillors at a seminar on 8 February 2006, to which Hagley/Ferrymead Community Board members were invited.
10. At that seminar it was requested that the topic be a made an agenda item for this meeting, to enable the Council to confirm the Council's 26 February 2004 approval of the masterplan's release for public comment.
11. Attached is a flow chart describing the process followed to date.

FINANCIAL AND LEGAL CONSIDERATIONS

12. The current decision being sought is confirmation of a previous Council resolution.

STAFF RECOMMENDATION

It is recommended that the Council confirm its previous decision made on 26 February 2004, granting approval for the draft Avon River (Central City) masterplan to be released for public comment.

9. HUMPHREYS DRIVE: SAIL VIEW PROPERTIES

General Manager responsible:	General Manager City Environment
Officer responsible:	Transport and City Streets Manager
Authors:	Lewis Burn, Property Consultant, DDI 941-8522/ Weng-Kei Chen 941 8655

PURPOSE OF REPORT

1. The purpose of this report is to request the Council to adopt a formal resolution pursuant to the Public Works Act 1981, to stop road and declare land for road. The parcel of road to be stopped and land for road is as shown on the attached plan (SM1463-06).

EXECUTIVE SUMMARY

2. The area of road proposed to be stopped comprises 66m² of unformed road and the area of land to be declared as road takes in various parcels with a total area of 125m².
3. At its meeting on 22 June 2005, the Hagley/Ferrymead Community Board recommended to the Council that the road stopping procedure be commenced. This recommendation was subsequently ratified by the Council at its meeting on 7 July 2005.
4. The Council is now in a position to consent to the road being formally stopped. Agreement has been reached with Sail View Properties Ltd for the "road" and "land" swap subject to all statutory obligations being fulfilled with the road stopping process.
5. The outcome of this road for land swap is to enable the Council's footpath network to be constructed along the Humphreys Drive frontage of Sail View Properties Ltd.

FINANCIAL AND LEGAL CONSIDERATIONS**Financial**

6. The consideration for the road to be stopped and land required for road has been agreed on the basis of an assessment by the Council's Valuer, Ford Baker Ltd of \$350 per m².
7. A sum of \$5,000 as payment to Sail View Properties Ltd has been agreed for the consideration for the additional road land required and contribution to the design changes to their development.
8. The surveying and procedural costs for the road stopping and declaration of land for road is approximately \$6,000 and this will be met within the existing budget of the Transport and City Streets subdivision code.

Legal

9. For clarity:

Section 116 Public works Act 1981 – Stopping Roads

This Section says that, subject to the written consent of the territorial authority and the owner(s) of the land adjoining the road, then the road can be declared formally stopped by notice in the Gazette. There will be no loss of public access to this small section of unformed road and the outcome of this project is an enhanced public access by forming a footpath along the property frontage.

10. Section 117(1) Public Works Act 1981 – Dealing with Stopped Roads.

This Section says that the Council may deal with roads stopped under the Public Works Act in the same manner as if the road has been stopped pursuant to the Local Government Act 1974. Subsection (3) provides that stopped road may be vested in or otherwise disposed of to the owner of any adjoining land if the Council considers it equitable to do so. The parcel of "stopped road" will be transferred to Sail View Properties Ltd

9 Cont'd

11. Section 120(3) Public Works Act 1981 - Registration

This Section provides for the road to be amalgamated with the adjoining land and vesting of the same in the registered proprietor for the time being of the land in that certificate of title.

12. Section 114 Public Works Act 1981 – Declaring Road to be Land

This Section provides that any land with the consent of the owner(s) and all other parties who have an interest, may be declared to be road. On publication of a notice in the gazette the land vests in the Local Authority.

STAFF RECOMMENDATIONS

It is recommended that the Council pass the following resolution:

- (a) That pursuant to Section 114(1) of the Public Works Act 1981, the Christchurch City Council hereby resolves to declare as land for road those parcels of land shown on SM 1463-06 (attached) as Sections 2, 3 and 4 (125m² subject to survey) being part of Lot DP 12424 being part of land comprised in CFR CB482/60.
- (b) That pursuant to Sections 116(1), 117(3) (b) and 120(3) of the Public Works Act 1981, the Christchurch City Council hereby resolves to stop that parcel of road shown on SM 1463-06 (attached) as described in the schedule below and to amalgamate that parcel with the adjoining property. The Christchurch City Council certifies that it considers it equitable to vest the road described in the schedule below, when stopped, in Sail View Properties Ltd, being the adjoining owner.

SCHEDULE

Being	Adjoining	Title Reference	Area
Section 1	Pt Lot 1 DP 12424	CB482/60	66m ² (subject to survey)

10. MEMBERSHIP OF EUROPEAN ASSOCIATION OF ENERGY WISE COUNCILS

General Manager responsible:	General Manager Corporate Services
Officer responsible:	Energy Manager
Author:	Leonid Itskovich, DDI 941-8793

PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval to join a European association of energy-wise city councils.

EXECUTIVE SUMMARY

2. We have been invited to join Energie-Cités – the European Association of Energy-Wise City Councils.
3. In the normal course of business, officers would normally subscribe to such an association as part of our normal business practice. However, in this instance the Energie-Cités actually require all Councils to formally resolve to join and the Mayor to sign the application.
4. As energy is a key strategy the Council has identified to be developed in the next 24 months, joining this association of energy-wise city councils is a timely and sensible action.

FINANCIAL AND LEGAL CONSIDERATIONS

5. Should the Council join, the annual membership fee will be 1,500 euros (NZ\$2,500). This would be met from the Corporate energy management budget.

STAFF RECOMMENDATION

Taking into account the benefits of the membership, and the high calibre and sound international reputation of the European Association of Energy-wise Cities, it is recommended that the Council formally joins Energie-Cités.

10 Cont'd

BACKGROUND ON CITY COUNCIL JOINING EUROPEAN ASSOCIATION OF ENERGY-WISE COUNCILS

6. **Energie-Cités** is an association of 110 members (representing energy-wise municipalities) from 21 European countries. Since 1998, the Council's Energy Manager has maintained good working contacts with Energie-Cités. Christchurch is the only non-European city appearing in their list of best practice case studies, in their paper publications and on the Internet. Energie-Cités see Christchurch as an energy-wise city and the Christchurch City Council as the leader in energy management in the region, and the Association is keen to learn from our experience.
7. In accordance with the Association Charter, a city council outside Europe may, in principle, become an Associated Member, and would pay a reduced (50%) membership fee. Should the Council decide to join, Christchurch would be the first and only city-member outside Europe.
8. Energie-Cités have now invited the Council to formally join them.

Benefits to the Council and Christchurch City from Joining the Association

9. Energie-Cités is a valuable source of first-class expertise, workable and proven strategies, and projects and case studies, all very specific to local authorities. Tapping into their expertise would provide substantial benefits to the Council. This is important now as energy is a component of the Council's strategic directions (Prosperous Economy and Healthy Environment) in the draft 2006/16 LTCCP. City-wide energy strategies have been developed and tested in Europe, and the team of 13 professionals from Energie-Cités would provide Council staff with valuable assistance in the work associated with the development and implementation of a sustainable energy strategy for the city of Christchurch.
10. Other benefits from the membership include:
 - Receiving information on various European initiatives, programmes and projects on a regular basis through their magazine, personal contacts and website.
 - Attending conferences, training sessions and technical visits at waived/reduced fees (two free registrations for the annual conference and preferential rates for site visits, free postage of publications).
 - Exchanging experiences with European municipalities advanced in energy matters.
 - Promoting the Christchurch City actions and experiences via a European-wide network (each member has access to a promotional space on their website in order to promote its initiatives; other promotional tools include CD-ROMs, the good practice database, the annual conferences, etc).
 - Having a permanent representation in Brussels as well as the use of a meeting room (which can be booked on the website in the "Members only" section).
 - Benefiting from Energie-Cités' expertise and assistance in organising international energy conferences/meetings in Christchurch.
11. The membership would enhance international recognition and broaden good publicity for the City Council as a leader in the field of energy efficiency in Australasia.
12. An additional benefit for the city would be an opportunity to promote Christchurch through another European information channel, which has the potential to attract more visitors from Europe to the city.

**11. REPORTS OF THE BURWOOD/PEGASUS COMMUNITY BOARD:
MEETINGS OF 16 NOVEMBER AND 7 DECEMBER 2005**

Attached.

**12. REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD:
MEETING OF 23 NOVEMBER 2005**

Attached.

**13. REPORT OF THE RICCARTON/WIGRAM COMMUNITY BOARD:
MEETING OF 30 NOVEMBER 2005**

Attached.

**14. REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD:
MEETING OF 7 DECEMBER 2005**

Attached.

**15. REPORT OF SPREYDON/HEATHCOTE COMMUNITY BOARD:
MEETING OF 15 NOVEMBER 2005**

Attached.

16. NOTICES OF MOTION

17. QUESTIONS