



CHRISTCHURCH CITY COUNCIL AGENDA

THURSDAY 19 OCTOBER 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 12.10.2006
3.	DEPUTATIONS BY APPOINTMENT
4.	PRESENTATION OF PETITIONS
5.	CORRESPONDENCE
6.	DRAFT OLDER PERSONS' POLICY
7.	NEW CIVIC BUILDING
8.	GOWERTON PLACE HOUSING DEVELOPMENT
9.	HMNZS CANTERBURY CHARTER
10.	REPORT OF THE CANTERBURY CIVIL DEFENCE EMERGENCY MANAGEMENT GROUP JOINT COMMITTEE
11.	REPORT OF THE AKAROA/WAIREWA COMMUNITY BOARD: MEETING OF 23 AUGUST 2006
12.	REPORT OF THE BURWOOD/PEGASUS COMMUNITY BOARD: MEETING OF 20 SEPTEMBER 2006
13.	REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: MEETING OF 13 SEPTEMBER 2006
14.	REPORT OF THE RICcartON/WIGRAM COMMUNITY BOARD: MEETING OF 6 SEPTEMBER 2006
15.	REPORT OF THE RICcartON/WIGRAM COMMUNITY BOARD: MEETING OF 12 SEPTEMBER 2006
16.	REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: MEETING OF 20 SEPTEMBER 2006

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ITEM NO	DESCRIPTION
17.	REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD: MEETING OF 19 SEPTEMBER 2006
18.	NOTICES OF MOTION
19.	QUESTIONS
20.	RESOLUTION TO EXCLUDE THE PUBLIC

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1. **APOLOGIES**

2. **CONFIRMATION OF MINUTES - COUNCIL MEETING OF 12.10.2006**

Attached.

3. **DEPUTATIONS BY APPOINTMENT**

(a) **Speed Limits on Aldwins Road**

Mr Bob Todd (Chairperson, Hagley/Ferrymead Community Board) will make submissions in support of the following motion adopted by the Board at its meeting on 13 September 2006 regarding the speed limit in Aldwins Road:

"That arising from the recently published statistics showing the high incidences of crashes and the recent briefing to the Board from Inspector Derek Erasmus which cited the speed camera in Aldwins Road as one of the busiest in Christchurch, the Board requests the Council to review its previous decision and reduce the speed limit on Aldwins Road to 50kph."

(b) **White Elephant Trust**

Mr Matthew Glanville will make submissions on behalf of the White Elephant Trust, seeking Council support for the establishment of an inner city youth venue.

Mr Glanville advises that the White Elephant Trust has been formed by a group of young people who seek to establish an inner city youth venue which will complement the Council's plans to revitalise and upgrade the inner city and the city mall.

Mr Glanville has supplied the attached background information on the Trust.

4. **PRESENTATION OF PETITIONS**

5. **CORRESPONDENCE**

6. DRAFT OLDER PERSONS' POLICY

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8177
Officer responsible:	Strong Communities Programme Manager
Author:	Adair Bruorton, Policy Analyst

PURPOSE OF REPORT

1. The purpose of this report is to recommend that the draft, revised Older Persons' Policy be made available for wider community consultation. A copy of the draft revised policy is attached.

EXECUTIVE SUMMARY

2. The Council's Older Persons' Policy 1998 has been reviewed during this year. The purpose of the review is three-fold:
 - (a) To review the Council's contribution to fulfilling the goals of the government's New Zealand Positive Ageing Strategy 2001
 - (b) To enable the Council to anticipate and consider the needs and wellbeing of the growing number of older people in the community, as part of fulfilling its Strategic Directions and the Community Outcomes
 - (c) To ensure awareness of the policy is incorporated in all the Council units' long-term and operational planning.
3. The review has included widespread consultation with organisations and community groups associated with older people. An interim external reference group was established to further assist the review. Its membership comprised representatives from welfare, social and community organisations. Relevant Council staff have also been consulted.
4. The revised, draft policy is called the Ageing Together Policy (Attachment 1). The increasing number of older people in our communities, their increased life expectancy, expectations of prolonged workplace and voluntary contribution, and growing emphasis by health services on 'ageing in place' will require positive, intergenerational, inclusive support by the Council and community to ensure the wellbeing of older people, their families, whanau and carers.

KEY ISSUES

5. The review process identified three key issues relating to Council services that affect the well-being of older people in the community. These are reflected in the draft revised policy's goals.
 - Access to information
 - Access to places and services in the community
 - Opportunities for participation.
6. There is widespread recognition that successful implementation of a revised policy is dependent on:
 - Improved awareness and promotion of the needs, contribution, and opportunities for older people in the community and workplace
 - Wider education within the Council about the consequences of the changing, ageing population
 - Inclusive service delivery that recognises the issues and needs faced by older people.

FINANCIAL AND LEGAL CONSIDERATIONS

7. There are no direct financial implications but the policy will require Council units to have regard to the needs of older people as part of their operational planning, which may impact on the future cost of service.
8. The revised draft policy complies with the relevant legislation, ie Human Rights Act 1993, Health Act 1956 and Local Government Act 2002.

STAFF RECOMMENDATION

It is recommended that the Council approve the revised, draft Ageing Together Policy, as set out in the attachment, for wider community consultation.

6 Cont'd

BACKGROUND ON REVIEW OF OLDER PERSONS' POLICY

9. New Zealand's population is ageing. Over the next twenty years there will be a significant shift in the demographic shape of the country's population, largely due to the bulge of the 'baby boomer' generation reaching retirement age (60-74 age bracket). By 2026 21% of Christchurch's population will be aged over 65 years. Life expectancy for both men and women is increasing and by 2030 there will be twice as many people aged 85+ as now.
10. The Council's existing Older Persons' Policy was adopted in 1998. Since then, there have been some very successful initiatives and work undertaken in implementation. These include:
 - Provision of social housing for older people - 66% of Council housing is rented by older people.
 - Specialist library collections and services for the sight-impaired, housebound and those in residential care.
 - Recreation programmes and facilities catering for the physical needs of older people; discounted rates for regular attendees at many leisure centre classes.
 - Free mobility scooters available to the public in the cultural precinct.
 - Community Development Advisers' close work with community organisations to support the development of services for older people.
 - Research into older people (for example, 'Population Ageing and a Profile of Christchurch's Older People (Jan 2005), Hagley/Ferrymead's Older Persons' Project.
 - Establishment of the position of Metropolitan Community Adviser, Older Adults and People with Disability.
 - Ongoing participation in sector network liaison.
11. However, there is a recognition that the Council will need to address the consequences of an ageing population with greater focus in the future, to enable it to meet its Strategic Directions, the Community Outcomes and the goals of the government's New Zealand Positive Ageing Strategy.
12. The reasons for having an Older Persons' Policy include:
 - Recognition of the rights of older people in the Christchurch community.
 - A vehicle for Council to consider major demographic change.
 - A statement of intent of the Council's commitment to meeting the needs of older people in the Christchurch community.
 - Confirmation of the Council's intent to contribute to the goals of the New Zealand Positive Ageing Strategy 2001.
13. Positive current work, such as outlined above, will continue in the future. However, additional work is required to ensure the revised policy's implementation. This includes:
 - Education and awareness-raising amongst Council units as a means of integrating the policy into planning and service delivery.
 - Establishment of an external reference group to support implementation and sector collaboration.
 - Regular monitoring of progress and achievement of action plans' implementation and well-being of older people.
 - Recognition of the Council's role in the community as an advocate for the rights and needs of older people and as a collaborator with health and social agencies to ensure relevant information-sharing and identification of regional needs.
14. Elected members and the Executive Team have been informed of the policy review's progress and process:
 - Strong Communities Portfolio Group presentation on 31 August 2006
 - Councillor seminar on 5 September 2006
 - Executive Team presentation on 11 September 2006
 - Community Board Seminar on 5 October 2006
 - Council meeting to adopt draft policy for public consultation - 19 October 2006

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6 Cont'd

15. Widespread, responsive, positive stakeholder consultation has been undertaken during the review, assisted by very supportive sector networks which the Council participates in.
16. The draft policy will be made available to key health and welfare agencies and networks, older persons' community and lobby groups, and other relevant community stakeholders.
17. The attachment to the report is:

Attachment A: The Draft Revised Older Persons' Policy (Ageing Together Policy)

SUMMARY

18. The attached revised, draft policy will result in improved alignment of Council planning and service delivery with the needs and expectations of an ageing population and the goals of the New Zealand Positive Ageing Strategy. Approval of this report will commence a consultation process with final determination in February 2007.

7. NEW CIVIC BUILDING

General Manager responsible:	General Manager Corporate Services
Officer responsible:	Major Project Manager
Author:	Mike Stockwell, Manager, Major Projects and Ian Thomson, Solicitor

PURPOSE OF REPORT

1. The purpose of this report is to formalise the matters regarding the new Civic building discussed by Councillors at the 20 September 2006 Council seminar.

EXECUTIVE SUMMARY

Background

2. On 20 September 2006, staff presented a seminar to the Council on the new Civic building. This seminar provided a refresher update on the DEGW Design Brief that had already been approved by the Council at its meeting on 27 October 2005. It also covered in some detail sustainability items that have already been included in the Design Brief together with certain additional items that Councillors were invited to discuss. Finally the seminar outlined procurement and delivery options for the building, timeframe and draft concept layouts for the Orion site. Refer Attachment 1 for Seminar Presentation slides.

Seminar Conclusions

3. The following matters were agreed at the seminar (refer Attachment 2):
 - (a) Design Brief is to also address the following items:
 - (i) Provision of an office for the Deputy Mayor.
 - (ii) A second (private) lounge for Councillors (to withdraw to).
 - (iii) Full load emergency generator.
 - (iv) Marriage ceremonies facility.
 - (v) A multicultural design element for public spaces should be considered.
 - (vi) Build to maximum planning allowance, ie 80m for main building. Additional space to be leased.
 - (vii) Public viewing space at top. (Note there was discussion about best place for café and chamber, either at ground or top.)
 - (viii) Consideration should also to be given to a ground to first floor escalator, a roof garden, future proofing the design to allow retrofitting solar panels, grey/blackwater recycling plant.
 - (b) The concept of a three level podium base building with single plate high rise building above was preferred. It was noted that a new library is a possible eventual use of the podium base.
 - (c) Preferred delivery method was by multiple shortlisted architectural teams competing to submit alternative building designs based on the Design Brief.
 - (d) It was noted that Councillors have now signed off on the Design Brief subject to the above additional items. Also it was noted that Councillors will need to sign off on the final building design concept at the appropriate time .
 - (e) Further public input might be (say) comment on the site and building concept design at the appropriate time.

FINANCIAL CONSIDERATIONS

4. Costs of the extra items requested by Councillors in the above list will be included in an updated project budget that will be presented to the Council at overall project concept stage. It needs to be noted that items 3(a)(i), (ii), (iii), (iv), (vi), (vii), (viii) above were not included in the \$85m cost for the new Civic building adopted in the Deloitte 25 May 2006 Ownership Funding Proposal report.

7 Cont'd

LEGAL CONSIDERATIONS

5. There are no legal considerations. This report merely formalises the matters discussed by Councillors at the 20 September 2006 Seminar.

Current Activity and Next Steps

6. Currently the following items are under action:
 - Due diligence is proceeding on the Orion site (eg heritage investigation, geotech investigation, site features survey and the like).
 - Meetings with Orion regarding sale and purchase of the site plus its future accommodation requirements.
 - Scoping the wider project including New Civic and its podium building, new carpark building, Civil Defence building, Orion building, staged demolition and site preparation, timing for various elements of the project etc.
 - Discussions with Tuam/Vbase Ltd (the Council's CCTO who will own the site and new building) concerning project scoping and other delivery matters.
 - Structural and governance matters concerning Tuam Ltd.

STAFF RECOMMENDATIONS

It is recommended that the Council confirm the conclusions reached at the 20 September 2006 seminar, as set out in clause 3 of this report.

8. GOWERTON PLACE HOUSING DEVELOPMENT

General Manager responsible:	General Manager Community Services
Officer responsible:	Community Support Manager
Author:	Kevin Bennett, City Housing Manager, DDI 941-8576

PURPOSE OF REPORT

1. The purpose of this report is to obtain the Council's necessary approvals to give effect to the Council's earlier decision to proceed with the Gowerton Place development.

EXECUTIVE SUMMARY

2. At its meeting of 22 June 2006 the Council resolved that the General Manager Community Services be authorised to sign the letter of offer received from Housing New Zealand Corporation including the acceptance of a suspensory loan for 20 years of \$2,442,488 for the construction of Council housing units at Gowerton Place, provided that the Council is satisfied with the conditions.
3. The Letter of Offer was subsequently signed by the General Manager, Community Services on 27 June 2006.
4. To enable the loan to be finalised it is now necessary for the actual loan documentation to be signed on behalf of the Council. Until this occurs it is not possible to draw down on the loan.
5. Under the terms of the agreement the initial draw down of the loan is required to commence by 23 December 2006.
6. The documents have been negotiated with Housing New Zealand Corporation and the final documentation reflects agreements reached during the negotiations.
7. Currently the title to the Gowerton Place site is held in the name of the Council pursuant to S601 of the Local Government Act 1974. This distinction refers to land being held essentially for recreation purposes. It is considered most appropriate that the land be recognised as being held by the Council for Housing Purposes.

FINANCIAL AND LEGAL CONSIDERATIONS

8. The Councils' contribution to this project is estimated at \$2,442,488 GST inclusive and funding is available from the Housing Development Fund. This cost has been provided for in the 2006/07 budget.
9. The legal issues associated with this report have been addressed by the Councils' Legal Services Unit and taken into account in the negotiations with Housing New Zealand Corporation.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Approve in principle (subject to the General Manager, Community Services approving the final form of the documentation) the transaction contemplated by the following documents relating to the proposed Gowerton Place Council housing development and the documents themselves:
 - (i) Agreement between the Christchurch City Council and Housing New Zealand Corporation (incorporating the Schedule setting out the terms on which Housing New Zealand Corporation agrees to make a loan of up to \$2,442,488.00 available to the Council).
 - (ii) First Ranking registered mortgage from the Council to Housing New Zealand Corporation over the property.
 - (iii) Local Government Housing Fund Assistance Relationship Agreement.

8 Cont'd

- (b) Authorise execution of the above documents by or on behalf of the Council once the final form of them has been agreed to the satisfaction of the General Manager, Community Services ; and
- (c) Authorise the following persons to give any notices and other communications and take any other action required under or in connection with the Documents on behalf of the Council:
 - Dr Lesley McTurk, Chief Executive, Christchurch City Council
 - Stephen McArthur, General Manager Community Services, Christchurch City Council
 - Peter Mitchell, General Manager Regulation and Democracy Services, Christchurch City Council; and
- (d) Approve the expenditure of up to an estimated maximum of \$2,442,488 (GST inclusive) on the construction of Council housing and associated work at the Gowerton Place site, via the Housing Development Fund in addition to the HNZN contribution of \$2,442,488 (GST inclusive); and
- (e) Resolve that the Gowerton Place site comprised in Certificate of Title 300449 be held for housing purposes.

8 Cont'd

BACKGROUND ON GOWERTON PLACE DEVELOPMENT

11. The proposal to construct an additional Council housing complex in Gowerton Place was in response to an identified need and presented as an opportunity to obtain partial funding from central government. It is intended to construct 21 units, the majority of which will be single storey which will facilitate greatest flexibility in terms of tenanting the units and enhance ease of access for older people.
12. Building consent has been issued and indications are the resource consent will be issued early in October 2006.
13. Registrations of Interest were sought from the construction industry for the construction of the development and tenders are awaited from those registrants who satisfied the selection process.
14. Consultation has occurred with existing Gowerton Place tenants, residential property owners and business owners in the neighbourhood. In addition other community agencies, including the Community Board and Councillors have been involved in the consultation process as considered appropriate. The response from the consultation has been highly supportive.

OPTIONS

15. As the Council has previously resolved to proceed with the development and authorised the signing of the Letter of Offer from Housing New Zealand Corporation, the recommendation contained in this report seeks to formalise the remaining documentation between Housing New Zealand Corporation and the Council and authorise expenditure against the Council's Housing Development Fund.

PREFERRED OPTION

16. That the Council adopt the staff recommendations included in this report relating to the execution of the Housing New Zealand Corporation Gowerton Place loan documentation and expenditure, via the Housing Development Fund, up to an estimated maximum of \$2,442,448 GST inclusive in addition to the HNZC loan contribution of \$2,442,448 GST inclusive.

ASSESSMENT OF OPTIONS

The Preferred Option: An assessment of options has not been completed as this report is concerned with formalities relating to a decision made by the Council to construct a Council housing development in Gowerton Place, utilising the Housing New Zealand Corporation Local Government Fund in conjunction with the Councils' Housing Development Fund.

9. HMNZS CANTERBURY CHARTER

General Manager responsible:	General Manager Public Affairs
Officer responsible:	Marketing Manager
Author:	Julie Battersby, Civic and International Relations Manager, DDI 941-8780

PURPOSE OF REPORT

1. The purpose of this report is to consider a recommendation for the adoption of the attached Charter for the new HMNZS *Canterbury* L-421 which has been commissioned by the New Zealand Navy and dedicated to Canterbury.

EXECUTIVE SUMMARY

2. In February 2007 The Royal New Zealand Navy will commission HMNZS *Canterbury* L-421 to replace the recently de-commissioned HMNZS CANTERBURY F-42. HMNZS *Canterbury* L-421 will make her inaugural visit to Lyttelton early in 2007.
3. Historically the Council has conferred a Charter for the Navy that has allowed them "*Freedom of entry (into the city) with swords drawn, bayonets fixed, drums beating, bands playing and Colours Flying*".
4. An individual charter is prepared for each ship, as opposed to each visit, and is held by the ship until such time as the ship is de-commissioned. At that time it is handed back to the city.
5. Commander Rex Edwards, Resident Naval Officer, Christchurch has suggested that Christchurch City may wish the Charter for HMNZS *Canterbury* to also include Ashburton, Selwyn, Waimakariri, Hurunui and Kaikoura District Councils. Informal discussions have been held at the staff level and the indication from each District Council is that they would be delighted to be part of the Charter but would need to place the opportunity before their respective Council.

FINANCIAL AND LEGAL CONSIDERATIONS

6. No additional financial support is required. Provision to support the hosting of HMNZS CANTERBURY L-421 when she visits the city is already budgeted. It is anticipated that each supporting Council in the surrounding area could contribute a small token of support for the luncheon following the charter parade, which the Council has traditionally co-funded with the Navy.

STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Confer upon HMNZS *Canterbury* L-421 a Charter for the Mid & North Canterbury regions, pending confirmation by the Ashburton, Selwyn, Waimakariri, Hurunui and Kaikoura District Councils.
- (b) Approve the wording for the Charter for HMNZS *Canterbury* L-421, as set out in this report.

9 Cont'd

BACKGROUND ON HMNZS CANTERBURY

7. HMNZS CANTERBURY F-42 was affiliated with Canterbury when she was named on 22 October 1971. On 18 December 1972 the Council approved a Charter to be presented to the ship at the time of the first visit to Lyttelton, on 31 January 1973. Subsequent Charter Parades were held in the city in 1984, 1991, 1999, 2001 and 2005. A Charter is considered the highest honour a city can bestow on the Navy or one of Her Majesty's ships.
8. HMNZS CANTERBURY was decommissioned on 31 March 2005 after 33 years of operational service and the Charter for HMNZS CANTERBURY F-42 was handed back to the Mayor during the final visit of the ship in February 2005.
9. The new HMNZS *Canterbury L-421* is a multi-role vessel. She will have a 9,000 tonne displacement, be 131 meters in length and be capable of 19 knots. Accommodation is for a total of 360 personnel; a crew of 53, 10 flight personnel, four government agency officers, a permanent team of seven army personnel, plus provision for 35 trainees and 250 embarked troops. The vessel was built at the Merwede shipyard in Rotterdam during 2005-2006 and was launched on 11 February 2006.

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10. REPORT OF THE CANTERBURY CIVIL DEFENCE EMERGENCY MANAGEMENT GROUP JOINT COMMITTEE

Attached.

11. REPORT OF THE AKAROA/WAIREWA COMMUNITY BOARD: MEETING OF 23 AUGUST 2006 (BOTH OPEN AND PUBLIC EXCLUDED)

Attached.

12. REPORT OF THE BURWOOD/PEGASUS COMMUNITY BOARD: MEETING OF 20 SEPTEMBER 2006

Attached.

13. REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: MEETING OF 13 SEPTEMBER 2006

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14. REPORT OF THE RICCARTON/WIGRAM COMMUNITY BOARD: MEETING OF 6 SEPTEMBER 2006

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15. REPORT OF THE RICCARTON/WIGRAM COMMUNITY BOARD: MEETING OF 12 SEPTEMBER 2006

Attached.

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Attached.

17. REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD: MEETING OF 19 SEPTEMBER 2006

Attached.

18. NOTICES OF MOTION

19. QUESTIONS

20. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.