



# CHRISTCHURCH CITY COUNCIL AGENDA

THURSDAY 17 MAY 2007

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 10.5.2007
3.	DEPUTATIONS BY APPOINTMENT
4.	PRESENTATION OF PETITIONS
5.	CORRESPONDENCE
6.	COUNCIL SOCIAL HOUSING STRATEGY
7.	AGEING TOGETHER POLICY
8.	POLICY REGISTER REVIEW: FIRST CUT RECOMMENDATIONS FOR REMOVAL
9.	DISTRICT PLAN APPEALS SUBCOMMITTEE: APPOINTMENT OF REPLACEMENT MEMBER
10.	PROGRESS REPORT ON CITY PLAN PROGRAMME 2006/07 AND PROPOSED PROGRAMME FOR 2007/08
11.	CCC PERFORMANCE REPORT AS AT 31 MARCH 2007
12.	REPORT OF THE AKAROA/WAIREWA COMMUNITY BOARD: 28 MARCH 2007
13.	REPORT OF THE BURWOOD/PEGASUS COMMUNITY BOARD: 18 APRIL 2007
14.	REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: 21 MARCH 2007
15.	REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: 11 APRIL 2007
16.	REPORT OF THE JOINT MEETING OF THE LYTTELTON/MT HERBERT AND AKAROA/WAIREWA COMMUNITY BOARDS: 7 MARCH 2007
17.	REPORT OF THE LYTTELTON/MT HERBERT COMMUNITY BOARD: 21 MARCH 2007

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17. 5. 2007

- 2 -

<b>ITEM NO</b>	<b>DESCRIPTION</b>
18.	REPORT OF THE RICCARTON/WIGRAM COMMUNITY BOARD: 10 APRIL 2007
19.	REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: 18 APRIL 2007
20.	REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD: 17 APRIL 2007
21.	NOTICES OF MOTION
22.	QUESTIONS
23.	RESOLUTION TO EXCLUDE THE PUBLIC

17. 5. 2007

- 3 -

1. **APOLOGIES**
  
2. **CONFIRMATION OF MINUTES - COUNCIL MEETING OF 10.5.2007**  
Attached.
  
3. **DEPUTATIONS BY APPOINTMENT**
  
4. **PRESENTATION OF PETITIONS**
  
5. **CORRESPONDENCE**

## 6. COUNCIL SOCIAL HOUSING STRATEGY

<b>General Manager responsible:</b>	General Manager Community Services, DDI 941-8534
<b>Officer responsible:</b>	Programme Manager Strong Communities
<b>Author:</b>	Paul Cottam, Senior Policy Analyst

### PURPOSE OF REPORT

1. To recommend the final social housing strategy (Attachment One) for approval.

### EXECUTIVE SUMMARY

2. Work has been under way since early 2006 to develop a social housing strategy for the Council. Staff first gained Councillor input to the brief for this work in December 2005.
3. In 2006 staff developed a draft strategy through analysing reports and research, and engaging with stakeholder groups. The general contents and direction of the draft social housing strategy were discussed with Councillors at a seminar on 26 September 2006.
4. The Council approved the draft social housing strategy for public consultation at its 2 November 2006 meeting. The consultation period went from 6 November 2006 until 28 February 2007.
5. Public feedback on the draft social housing strategy and the resulting proposed changes to the strategy were discussed with Councillors at a seminar on 3 April 2007.
6. The main amendments to the strategy are:
  - Giving more prominence to our leadership role by stating this as a strategy principle rather than as an objective (ie 'Be the leader in quality social housing service provision').
  - Stating, via one of the strategy's goals, that social and environmental sustainability are important social housing outcomes for the Council.
  - Specifying the retention of the Council's current level of social housing stock as a minimum level of provision (an additional objective).
  - Stating that the Council has a range of strategic supply roles of maintaining, upgrading, and where appropriate expanding its social housing stock (an additional objective).
  - Stating that the Council will, where appropriate, facilitate the provision of dedicated housing for special needs groups (an additional objective).
  - Noting the desirability of providing smaller scale housing.
  - Noting that systemic means (eg development contributions, reduced fees and charges) are potential ways that the Council can use to encourage the supply of social housing.
  - Noting the Council's rent setting policy as the key to the ongoing sustainable operation of its portfolio.
  - Adding clarity on definitions of affordable housing and social housing.
  - Outlining of the strategy's key implementation tasks and associated risks.
  - Noting the likely relevance of the Council's proposed sustainable energy strategy.
  - Updating statistical facts and figures where possible.
7. This report presents the social housing strategy for approval by the Council. The Strategy has the following vision: "To contribute to the community's well-being by ensuring safe, accessible and affordable *social housing* is available to people on low incomes, including elderly persons and people with disabilities". The strategy supersedes the Council's current near identical housing policy vision statement, which should now be revoked and removed from the policy register.
8. The social housing strategy recognises that the Council has a leadership role in the provision and facilitation of social housing in Christchurch. Partnerships and collaboration are central to the Strategy, which emphasises that addressing social housing needs is something that cannot be done by one agency or sector alone.

**6 Cont'd**

9. It should be noted that this strategy identifies 'social housing' as a subset of 'affordable housing'. Although the terms are often used interchangeably, affordable housing in this instance refers to the ability of renting or home-owning or prospective home owning households to meet their housing costs while leaving sufficient income to maintain an acceptable standard of living. Social housing is predominantly rental housing that caters for those on very low incomes that the market does not adequately provide for who may also be experiencing other barriers accessing suitable housing.

**FINANCIAL IMPLICATIONS**

10. The Council's social housing provision is currently a self-funding operation, and does not draw upon rates for either capital or operational expenses. The social housing strategy recommends that this course of action be continued.

**Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?**

11. Yes.

**LEGAL CONSIDERATIONS**

12. Not applicable as there are no fundamental changes in asset ownership or service delivery.

**Have you considered the legal implications of the issue under consideration?**

13. Yes.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

14. Yes – see above.

**Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

15. Yes.

**ALIGNMENT WITH STRATEGIES**

16. This report recommends the adoption of the social housing strategy. It will align with the urban development strategy, the draft community development strategy, and the safer Christchurch strategy.

**Do the recommendations align with the Council's strategies?**

17. Yes.

**CONSULTATION FULFILMENT**

18. The social housing strategy has been developed in accordance with the decision making and other provisions of the Local Government Act 2002. There is a strong community interest and involvement in the Council's social housing provision. A period of broad consultation has been undertaken in developing the strategy.

**STAFF RECOMMENDATIONS**

It is recommended that the Council:

- (a) Approve the Social Housing Strategy (Attachment One).
- (b) Revoke and remove from the Policy Register the Council Housing Policy Vision Statement.

6 Cont'd

**BACKGROUND ON SOCIAL HOUSING STRATEGY**

19. Housing is a key area through which social and economic well-being are influenced. Successful housing outcomes are just as important to community well-being as the availability of employment and access to services and facilities.
20. The Council's social housing role has evolved over time with increasing demands on its housing resources from a wider range of groups in the community. This Strategy aims to provide direction for the future role and involvement of the Council in social housing provision in Christchurch. It has been written with a twenty year timeframe in mind.
21. In line with the New Zealand Housing Strategy (2005), social housing in this strategy is defined as:  
  
*"Not for profit housing programmes that are supported but not necessarily delivered by [central or local] government to help low and modest income households and other disadvantaged groups to access appropriate, secure and affordable housing [that is within their means]."*
22. In general terms, once a brief for the Social Housing Strategy was adopted by Council, the process used to develop the strategy has been as follows:
  - Relevant research and information documents were identified and analysed. Demographic and socioeconomic trends likely to impact on housing were also examined.
  - A number of one on one meetings were held with stakeholder groups, and letters were sent to other key community organisations asking them for comment on social housing issues. Information was also obtained from Housing Forum members.
  - The issues identified through research and stakeholder engagement were identified and analysed. The general direction of the Social Housing Strategy was further developed and discussed with Councillors at the Strong Communities Portfolio Group in August 2006, and at a Council seminar on 26 September 2006. The draft version of the Social Housing Strategy was signed off for public consultation by Council on 2 November 2007.
  - Following a situational analysis, the strategy's direction is based on a series of high level *principles* (to guide the strategy), which flow through to a series of *goals* (what the strategy sets out to achieve), followed by a set of *objectives* (how the goals will be achieved) under each goal.

**CONSULTATION**

23. Public consultation on the draft form of the Social Housing Strategy ran from 6 November 2006 until 28 February 2007. Several key meetings with forums such as the Housing Forum and Healthy Christchurch were held. The public were able to provide comment on feedback forms that were made available at Council service centres, libraries, and online. There were 116 submissions received, 73 coming from individuals and 43 from organisations.
24. Strong support for continuing with social housing, along with a good acknowledgement of contribution it makes in Christchurch, was made in most submissions. High levels of support were given for the overall direction and goals of the strategy. Many submissions, especially from organisations, began by congratulating Council on its social housing service.
25. Feedback from the public consultation was considered by the Council at a seminar on 3 April 2007. Key suggestions presented to the seminar for improving the strategy included references to environmental sustainability, universal design principles, having smaller and more specialised complexes, providing development incentives for more social housing, utilising community facilities, and developing tenant participation models. These suggestions largely sought to build on and extend the draft strategy rather than fundamentally alter it. A summarised analysis of the public consultation that was presented to a Council seminar on 3 April 2007 is contained in Attachment Two.

## 6 Cont'd

26. Some consultation suggestions presented to the 3 April 2007 seminar for its consideration were noted as being already reflected in, or reasonably inferred from, the strategy, eg reviewing the location of current stock or preferences for housing particular groups of people. The seminar also saw from the consultation analysis those suggestions that fell outside the scope of the strategy, eg incentives for landlords to improve their properties. Other suggestions were rejected at the seminar as not being appropriate for the strategy or the operation of the Council's social housing, eg making further Council provision of social housing as a contestable part of the LTCCP.
27. The key direction from the seminar was that some aspects of the strategy needed to be expanded further so as to show clarity of meaning and intent. For example, this included clarity over the Council's roles in the supply of social housing, emphasising environmental sustainability issues, retaining the Council's current level of social housing stock as a minimum level of provision, noting the importance of the Council's rental policy for the successful implementation of the strategy and the sustainable operation of its housing portfolio, and clarity over what 'affordable housing' more generally meant in relation to social housing.
28. Other issues raised at the 3 April 2007 seminar but not included in the final strategy included that of governance models for Council housing. This was outside the scope of the strategy, and so further direction will need to be obtained from Council on this matter once the strategy is adopted.

## STRATEGY AMENDMENTS

29. In summary the main changes to the strategy following public consultation are:
- Minor rewording of the strategy vision to explicitly include the phrase 'social housing' (Section 5.1).
  - Giving more prominence to our leadership role in social housing by stating this in Section 5.2 of the strategy as a strategy principle rather than as an objective (ie *'Be the leader in quality social housing service provision'*).
  - Stating, for the facilitation and resourcing goal in Section Five of the strategy, that social and environmental sustainability are important social housing outcomes for the Council (ie this goal now reads *'Council promotes and facilitates the provision of social housing that is recognised as a high quality service which is socially and environmentally sustainable'*).
  - Specifying the retention of the Council's current level of social housing stock as a minimum level of provision. In Section 5, an additional Goal Two objective has been added: *Retain the current numerical level of social housing stock as a minimum level of provision in order to meet recognised demand.*
  - Stating that the Council has a range of mutually inclusive strategic supply roles of maintaining, upgrading, and where possible expanding its social housing stock. These are all seen as important directions for the Council to take in order to achieve the aims of the strategy, and lie within a context of a housing portfolio that aims to be financially self-funding and sustainable. Partnerships can be further developed where appropriate to achieve these ends. This has meant adding, in Section 5, another Goal Two objective: *'Where possible, Council will maintain, upgrade and where appropriate increase its supply of social housing'*.
  - Stating that the Council will, where possible unless practical considerations prevent it from doing so, facilitate the provision of dedicated housing for special needs groups. This recognises that mixed housing is not necessarily the ideal outcome in all cases. In Section 5, an additional Goal Five objective has been inserted: *Where appropriate, facilitate the provision of dedicated housing for special needs groups.*
  - Noting current housing complex size limitations and the desirability of providing smaller scale housing (under Section 5, Goal Three). Along with desired location outcomes this will need to include some reconfiguring, remodelling and relocating of existing stock.
  - Highlighting that systemic and regulatory means that the Council can use to encourage the supply of social housing provision should be further explored and developed (under Section 5, Goal Six).
  - Noting the Council's rent setting policy as the key to the ongoing sustainable operation of its portfolio (under Section 5, Goal Seven).
  - Adding clarity on definitions of affordable housing and social housing (see below).

## 6 Cont'd

- Outlining of the strategy's key implementation tasks and associated risks (in Section 6).
  - Noting the relevance of the Council's proposed Sustainable Energy Strategy (Section 2.2.4).
  - Updating statistical facts and figures where possible.
30. It should be noted that this strategy identifies 'social housing' as a subset of 'affordable housing'. Although the terms are at times used interchangeably in public discourse, affordable housing in this instance refers to the accessibility of home ownership and the availability of reasonably priced rental housing while leaving sufficient income to maintain an acceptable standard of living (an affordability threshold of between 25% to 30% of gross income is often used). Social housing is housing that caters for those on very low incomes that the market does not adequately provide for and who may also be experiencing other barriers accessing suitable housing.

**STRATEGY IMPLEMENTATION**

31. A detailed implementation plan for the strategy can now be drawn up, containing key actions, risk identification, milestones, and reporting mechanisms. Some of the basic work has already started, and is referred to in the strategy to broadly indicate what the implementation of the strategy will mean. This includes actions such as supply and demand analyses, developing housing supply partnerships, carrying out a study of options to increase the supply of social housing, current site utilisation and asset condition, and assessing and identifying support services. Successful implementation of the strategy will require, among other things, the continued application of the rental policy for Council housing.
32. The Council's current housing policy vision statement has essentially become the Social Housing Strategy vision statement, with the added clarity following the 3 April 2007 seminar of explicitly using the phrase 'social housing'. There is now no need to retain it as a separate policy in the Policy Register. Consequently it is recommended that the housing policy vision statement be revoked and removed from the Policy Register. It should be noted that the Policy Register vision statement on Council housing also includes a sentence stating 'That Christchurch is a city in which the elderly can express their full potential and make a valuable contribution to the life of their communities'. This will also be no longer relevant with the advent of the Social Housing Strategy, and furthermore it will be well captured in the Council's proposed Ageing Together Policy that is also to be considered at the 17 May 2007 Council meeting.
33. It should also be noted that there may be some operational policies, eg those currently listed in the Policy Register under Council Housing Policy such as Policy and Research, Asset Management, and Welfare Services, that will need to be revised in the light of the adoption and implementation of the strategy.

**CONCLUSION**

34. The Social Housing Strategy sets out the strategic direction for both the Council's support and provision of social housing and the types of roles it can play in doing so. Through this strategy the Council is clearly signalling an ongoing proactive role in social housing in Christchurch. It remains committed to the provision of social housing. The Social Housing Strategy has the following vision:

*"To contribute to the community's well-being by ensuring safe, accessible, and affordable social housing is available to people on low incomes including older people, and people with disabilities."*

35. The Social Housing Strategy will build on this vision through the following principles that will guide the strategy:
- The Council has a leadership role in the provision and facilitation of social housing in Christchurch.
  - The city's Community Outcomes and the Council's Strategic Directions inform the Social Housing Strategy.



**6 Cont'd**

- The Council's Social Housing Strategy leads to collaborative approaches with the community.
  - Partnerships contribute to effective social housing outcomes.
  - The Council's provision for social housing continues to be self-funding.
  - Be the leader in quality social housing service provision.
36. The Social Housing Strategy recognises that the Council has a leadership role in the provision and facilitation of social housing in Christchurch. Partnerships and collaboration are central to the strategy, which emphasises that addressing social housing needs is something that cannot be done by one agency or sector alone.

**7. AGEING TOGETHER POLICY**

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

**PURPOSE OF REPORT**

1. To recommend adoption of the Ageing Together Policy (Attachment One).

**EXECUTIVE SUMMARY**

2. Work has been under way during the last twelve months to review the Council's Older Persons Policy 1998. The purpose of the review was primarily to:
  - (a) Review the Council's contribution to fulfilling the goals of the Government's New Zealand Positive Ageing Strategy 2001.
  - (b) 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 City's Community Outcomes.
3. During 2006 staff met with numerous stakeholder groups and analysed current research and reports on the consequences of the demographic trend of an ageing population. An interim external reference group was established to provide additional information and feedback.
4. The draft revised policy was discussed by the Strong Communities Portfolio Group in August 2006 and at a Council and Community Board seminar in September 2006. The draft revised policy was approved by the Council on 19 October 2006.
5. Formal public consultation on the draft policy ran from 20 November 2006 – 28 February 2007. During this time, staff consulted again with key stakeholder groups and fulfilled one community board's request for a presentation.
6. Public feedback on the draft policy was discussed with the Strong Communities Portfolio Group in March 2007.
7. This report presents the Ageing Together Policy for adoption by the Council. The policy supersedes the Council's current Older Persons Policy 1998. Whilst much of the intent of the original policy remains, Ageing Together updates and reinforces the Council's commitment to older people.
8. The policy supports the Government's Positive Ageing Strategy 2001 by giving greater emphasis and recognition to the opportunities that 'positive ageing' can mean for individuals and communities' wellbeing. It is also mindful of the wider community implications of the Canterbury District Health Board's current and future strategic direction of 'ageing in place' whereby older people are supported in continuing independent living in their local community for longer.

**FINANCIAL IMPLICATIONS**

9. There are no direct financial implications. The policy will require Council units to continue to, and have more active regard to the needs of older people as part of their operational planning, which may impact on the future cost of service.

**Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?**

10. Yes.

**LEGAL CONSIDERATIONS**

11. The revised draft policy complies with relevant legislation: Human Rights Act 1993; Health Act 1956; Local Government Act 2002.

**7 Cont'd**

**Have you considered the legal implications of the issue under consideration?**

12. Yes.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

13. Yes.

**Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

14. Yes.

**ALIGNMENT WITH STRATEGIES**

15. This report recommends the approval of the Ageing Together Policy. Its implementation will contribute to development of all Council strategies.

**Do the recommendations align with the Council's strategies?**

16. Yes.

**CONSULTATION FULFILMENT**

17. The Ageing Together Policy has been developed in accordance with the decision-making process and other provisions of the Local Government Act 2002. This has included positive consultation with key stakeholder groups and sector organisations in the community, and an extended period of public consultation.

**STAFF RECOMMENDATION**

It is recommended that the Council:

- (a) Adopt the Ageing Together Policy (Attachment One).
- (b) Revoke and remove from the policy register the Older Persons Policy, 1998 (Attachment Three) and the Older Persons Annual Plan, 1999 (Attachment Four).

7 Cont'd

**BACKGROUND ON THE AGEING TOGETHER POLICY**

18. New Zealand's population is ageing. Over the next twenty years there will be a significant shift in the demographic shape of the country, largely due to the bulge of the 'baby boomer' generation reaching the traditional 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.
19. The Council first adopted a policy on older people in 1998. Since then, there have been some very successful initiatives and work undertaken in implementation, notably in social housing, libraries, community support and recreation and sports.
20. However, there is recognition that the Council will need to address the consequences of an ageing population with greater focus in the future; to enable it to realise its Vision, meet its Strategic Directions, the City's Community Outcomes and the goals of the Government's New Zealand Positive Ageing Strategy 2001.
21. The Ageing Together policy supersedes the Council's current Older Persons Policy 1998. Whilst much of the intent of the original policy is retained, Ageing Together updates the Council's commitment to meeting the needs of older people and encouraging their full participation and wellbeing in Christchurch.
22. The policy supports the Government's Positive Ageing Strategy 2001 by giving greater emphasis and recognition to the opportunities that 'positive ageing' can bring for both individuals and communities' wellbeing. It is also mindful of the wider community implications of the Canterbury District Health Board's current and future strategic direction of 'ageing in place' whereby older people are supported in continuing independent living in their local community for longer.

**CONSULTATION**

23. The draft policy was made available in standard and large print type. It was promoted in Council pages in local newspapers and via a community radio station. The Metropolitan Community Adviser, Older Adults and People with Disability liaised with the Council's Disability Advisory Group to advise them about the draft policy and encourage their wider discussion.
24. Staff met with representatives from seven sector organisations, one community board and the interim external reference group during the period of public consultation. It is noted that there are very good networks operating in the health and welfare sector associated with older people and the Council liaises regularly with them. Most of the seven groups consulted represent large numbers of individuals and are a single 'voice' for numerous other welfare/sector groups and individuals.
25. Twenty-eight written submissions were received on the draft Ageing Together Policy. Public consultation ran from 20 November 2006 until 28 February. Twenty two of the submissions were from groups or organisations and six from individuals. A summary of the submissions, relating to each goal is included as Attachment Two.
26. Overall there was very positive support for the draft policy statement, scope and seven goals. The proposed policy statement was largely supported by submitters. They believe its implementation will meet the needs and expectations of the community. Submitters commented positively on the breadth of the scope and its recognition that an ageing population can encompass people of all ages, not just those aged over 65 years. Some noted a need for the Council to collaborate more in the community in order to achieve the policy statement.
27. The draft policy goals were generally supported with numerous submitters suggesting practical ways for the Council to implement them. Some submitters stressed the need for effective measuring and monitoring of the goals' attainment.

**7 Cont'd**

28. Other submissions included advocacy for adoption of universal design principles in facility design; greater awareness by designers of transport, public space and facilities of the mobility issues faced by some older people; caution that 'one size does not fit all' in referring to all 65+ people as older people - the needs of the often more vulnerable 85+ age group are quite different and specialised. The Council is encouraged to be an advocate for better training and remuneration for those employed in the elder care and support industry.
29. Most submissions emphasised their keenness to see the Council 'walk the talk' in implementing more positive, practical actions to improve the wellbeing of older people in need, and increase opportunities for and recognition of positive ageing principles.
30. An analysis of the submissions was presented to the Strong Communities Portfolio Group in March 2007. Their discussion stressed the need to ensure the policy is expressed simply to ensure people's understanding. Also, the policy must clearly acknowledge the very positive contribution, including economic, that older people make in many ways to their local and our wider communities.

**POLICY AMENDMENTS**

31. The draft policy statement has been re-phrased to give greater emphasis to the Council's acknowledgement of the positive contribution that many older people can make to individual and family life and within the wider community.
32. The draft policy scope explicitly recognises the different and fluid needs of older people as they move between the so-called 'Third Age' of positive contribution and opportunity to 'Fourth Age' of greater dependency and need for support.
33. Goal 2 recognises the importance of accessible transportation, and access to facilities and services in encouraging involvement by older people.

**POLICY IMPLEMENTATION**

34. A detailed implementation plan is being drawn up. Much of the policy's implementation work will be led by Community Support staff. However the achievement of Goals 4-7 require whole of Council commitment and will mean consideration of the policy in all relevant Council-wide organisational planning, and relevant operational planning and activity management plans.
35. Specifically, and in addition to the many focused activities already underway, key objectives for the first year of implementation include:
  - (a) Establish an external reference group for ongoing consultation and liaison on matters relating to older people's needs and views. Membership will comprise key stakeholder groups and older people.
  - (b) Run an information forum annually in each ward for community groups and individuals to gather information about relevant Council services, health and government social services and local activities.
  - (c) Offer basic awareness training for Council staff and elected members about common issues and needs faced by older people.
  - (d) Develop a print information resource for older people and their families/cares about the breadth of relevant Council services and activities.
  - (e) Investigate collaborative production of a City-wide directory of services of relevance to older people/their carers.
  - (f) Work with Community Support staff and external agencies on a proposed intergenerational venture to promote positive understanding and respect between older and younger adults.

**7 Cont'd**

36. Concurrently, work is underway to develop a generic process to ensure that Council-wide policies such as Ageing Together are considered in organisational and operational planning. This will include a process for monitoring Council-wide adherence to this and other policy frameworks.

**CONCLUSION**

37. The Council has a role to support, connect, provide, collaborate and advocate with its community to ensure that Christchurch people are positively ageing.
38. The policy's seven goals (set out below) will assist the Council in fulfilling this role.
- Access to information
  - Access to places and services
  - Opportunities for participation
  - Education
  - Understanding and promoting positive ageing
  - Advocacy
  - Collaboration
39. By Ageing Together, Christchurch can ensure that its older people are valued and respected for their contribution to the life of the City, and are cared for and supported when needed.

**8. POLICY REGISTER REVIEW: FIRST CUT RECOMMENDATIONS FOR REMOVAL**

<b>General Manager responsible:</b>	General Manager Regulation and Democracy, DDI 941-8549
<b>Officer responsible:</b>	Manager Strategy and Planning
<b>Author:</b>	Heike Lulay, Policy Analyst, Strategy and Planning, Adair Bruorton, Policy Analyst, Strategy and Planning

**PURPOSE OF REPORT**

1. The purpose of this report is to recommend the removal by revocation of a number of items that are currently contained in the Policy Register. This list of 'first cut' initial items includes 'straight-forward' and non-contentious documents. They have been superseded by, or incorporated in other documents, or are now obsolete.
2. The purpose of this report is also to provide a suggested vision of a revised Policy Register, once the process of review is completed.

**EXECUTIVE SUMMARY**

3. The project of reviewing the Christchurch City Council's Policy Register has been ongoing since early in 2005. The Policy Register contains some 290 items ranging from policies to one-line Council resolutions and detailed operational procedures. Instead, it should contain formal Council policy statements that advise the Council in decision-making and are available to the public.
4. To date, Councillors have had a number of seminars on the topic. In addition, Councillors Cox, Evans and Sherriff and Council staff have worked together to identify a process for efficient review by Councillors of the existing Policy Register.
5. This report recommends the removal by revocation of some 'first cut' initial items from the Register (those that are superseded or obsolete). Eliminating what staff consider to be 'clear-cut' and non-contentious items first means future work on reviewing the content of the Register will be more manageable and clear. Items identified for this first step are listed in Appendix A. Further steps on revoking or removing items from the Register will follow later this year, and this will be followed by the review of a number of retained policies.
6. This report also puts forth a vision for a revised Policy Register, with a suggested structure and content (see Appendix B). The vision incorporates:
  - Table of contents
  - Introduction
  - Retained policies (in full text) grouped into three key categories:
    - (i) Council Policy
    - (ii) Group Policy
    - (iii) Group Procedure
  - List of current strategies and major plans (title and date only)
  - Index listing all items in the Register, and references to documents that have superseded items previously in the Register.
7. It is worth stressing that at this stage staff are *not* suggesting the revocation of any policies the Council currently uses in its decision-making processes. The aim of this stage of the project is simply to 'clean out' the Register of items that either have no place on a Policy Register, are outdated or superseded, or are better retained elsewhere.

**FINANCIAL IMPLICATIONS**

8. There are no direct financial implications, as this project is largely an administrative review task.

**Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?**

9. Covered by existing unit budgets.

8 Cont'd

**LEGAL CONSIDERATIONS**

**Have you considered the legal implications of the issue under consideration?**

10. A consistent theme in the Local Government Act 2002 (LGA) is that local authorities are to carry out their duties and make decisions in a transparent manner. In addition, the Local Government Official Information and Meetings Act 1987 (LGOIMA) provides that any person has a right to be given access to any document which contains policies, principles, rules or guidelines in accordance with which decisions or recommendations are made by the Council (s21(1)). Although this does not necessarily mean the Council has to keep a Policy Register, administratively it is appropriate to do so for the purposes of s21 of the LGOIMA. It could be argued that the current state of the Policy Register, or rather the policies within the Register, fails to comply with these requirements. In accordance with these legislative provisions, it is in the public interest that the content of the Policy Register is clear, up-to-date and relevant. This will allow consistent understanding of current policies both internally, and externally of Council.
11. Understanding of current policies internally is particularly important in terms of s80 of the LGA, which requires that:

*“if a decision of a local authority is significantly inconsistent with...any policy adopted by the local authority...the local authority must, when making the decision, clearly identify—*

  - (a) *the inconsistency; and*
  - (b) *the reasons for the inconsistency; and*
  - (c) *any intention of the local authority to amend the policy or plan to accommodate the decision.”*
12. If the Council has out-dated policies, then it may often make decisions that are inconsistent with those policies, but in doing so, it should still comply with s80 each time. In fact, s80(c) contemplates that the first time such an inconsistent decision is made will be the time when the Council identifies that an out-of-date policy should be revoked or amended. Inconsistency may also arise when a new policy or other Council document has implications for an existing policy, without the older document being revoked.
13. The printed version of the Policy Register [published annually until 2004] includes a clause stating that its contents are intended as a guide and the Council may depart from the policies when undertaking decision-making processes. Although the Council is able to do this, it must do so in accordance with s80.
14. The removal and revocation of items from the Policy Register is therefore important in order to comply with the LGA, the LGOIMA (s21), and to make it easier for Council and staff to identify when a decision is being made that is inconsistent with a policy.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

15. One of the City's Community Outcomes, as published in the 2006-16 LTCCP (pg 55), is *A Well-Governed City*. The LTCCP identifies that progress made towards achieving this Community Outcome will be measured using Confidence in Council decision-making as an indicator. Having an up-to-date, relevant and manageable policy register in place as a tool for effective and clear decision-making will contribute to the public's confidence in Council decision-making.
16. One of the Council's Strategic Directions, as documented in the LTCCP (pg 59), is *Strong Communities*, goal 3 of which is *promote participation in democratic processes*. The LTCCP identifies that this will be achieved by *making it easy for people to understand and take part in Council decision-making, as well as providing readily available and easily understood information about Council services and structures*. Reviewing the Policy Register closely aligns with both objectives. It may indirectly also address the key challenge of decreasing civic engagement, as outlined in the LTCCP (pg 60).



**8 Cont'd**

17. Reviewing the Policy Register also aligns with the Council activity Democracy and Governance, in that one of the ways Council contributes to the Community Outcome Governance is by making decisions that respond to or plan for current and future community needs (pg 111). A clearer and more manageable Policy Register, with up-to-date and relevant items, will contribute to Council making clear and transparent decisions that respond to community needs.
18. The Council's decision-making process, under the activity of Democracy and Governance, is also cited in the LTCCP as a driver that supports the Council's objective to develop strategies and policies which set the direction and work for the future of Christchurch (pg 112). Reviewing the Policy Register to make it clearer and more manageable will ultimately enhance the decision-making process.

**Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

19. As above.

**ALIGNMENT WITH STRATEGIES**

20. Not applicable.

**Do the recommendations align with the Council's strategies?**

21. Not applicable.

**CONSULTATION FULFILMENT**

22. Initial feedback has been sought from Group Managers on the status of all items on the Register, which led to recommendations for required action for each item on the Register.
23. The Policy Register has no legal standing as such. It is a publication put together for administrative convenience. Revoking and removing any items that cannot be classed as 'policy', or are superseded or obsolete therefore requires no external consultation. It is an internal, administrative task. In fact, it is in the public interest that irrelevant and superseded items be removed. This would then comply with the consistent theme of transparency set out in the LGA, as well as provision to make available policies with which Councils make decisions as outlined in the LGOIMA (s21).
24. Section 78 of the LGA requires the Council to give consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter. However, section 79 of the LGA gives local authorities discretion as to what extent it goes to achieve this compliance. In relation to revoking obsolete policies (see Appendix A), it is considered an insignificant matter and a low level of compliance suffices, so there is no need to consult. As noted above, it is likely that the community view, and public interest, would be supportive of the Council removing irrelevant and superseded policies from its Register.

**STAFF RECOMMENDATION**

It is recommended that the Council :

- (a) Remove by revocation each item in the list contained in Appendix A (attached);
- (b) Consider the suggested vision of a revised Policy Register with the recommended structure and nature of content (after review is completed) as outlined in Appendix B (attached);
- (c) Note that staff will continue to work on reviewing the Policy Register, and engage elected members in ongoing relevant discussions.

8 Cont'd

**BACKGROUND (THE ISSUES)**

**Why Review?**

25. A review of the Council Policy Register was requested early in 2005 in response to the observation that a large number of policies in the Council register did not meet the essential definition of policy.
26. The Policy Register contains some 290 items ranging from policies to one-line Council resolutions and detailed operational procedures. The range of formats varies considerably from single line resolutions to more formally structured policies. At present, the Register incorporates all policy decisions and associated resolutions made by the Council, regardless of subject or format.
27. The Register should contain formal Council policy statements that advise the Council in decision-making and are available to the public. This would see the Register serving as an effective, up-to-date and manageable tool for decision-making.

**Recent Discussions with Elected Members**

28. Following a seminar with Councillors on 17 October 2006 Councillors Cox, Evans and Sherriff and Council staff have worked together to identify a process for efficient review by Councillors of the existing policy register.
29. In an additional seminar on 27 February 2006, staff reiterated information regarding the Policy Register to elected members and put forth a list containing all items currently on the Register with a recommended action for each. At this seminar, elected members agreed that it is necessary that items that cannot be classed as policy and therefore should not be contained in the Register, items that are superseded, and items that are obsolete should be revoked/removed. This will allow the Register to serve as a more manageable and effective tool in decision-making.

**A Vision for the Policy Register**

30. A vision of the suggested structure and content of the revised Policy Register is attached (see Appendix B).
31. The revised Register will begin with a clear table of contents, as well as a brief introduction, which defines and outlines various different terms and types of documents.
32. Retained policies (in full text) on the Register will be grouped into three key categories that relate to the nature, purpose and 'audience' of the policy. These are as follows (for more information on each category, see Appendix B):
  1. Council Policy,
  2. Group Policy,
  3. Group Procedure.
33. The revised Register will include a list of current strategies and major plans. This list will include the documents' title and date only. On the inter/tranet, the title will be hyperlinked to the relevant full document.
34. Lastly, the Register will contain an index at the back. This will include all items in the revised Register, and also provide references to relevant documents that have superseded items previously in the Register. This will allow for easy identification and reference of items that are no longer in the Register, particularly during the transition phase.

8 Cont'd

35. The purpose of this reorganisation is to establish a system whereby only those policies that have long term strategic relevance to the Council are included in the policy register, and policies that relate to operational matters sit within the unit responsible for the relevant application.

**The Review Process**

36. Previous work on the Register has identified key milestones in the review process. These are as follows:
- Milestone 1. Identification of policies for removal from the Register by revocation
  - Milestone 2. Develop guidelines and template for future policy development
  - Milestone 3. Review remaining policies
37. It is also proposed that a triennial review of the entire Register occur with the incoming Council.
38. Staff are currently working on achieving Milestone 1. It is worth stressing that staff are *not* suggesting the revocation of any policies the Council currently uses in its decision-making processes. The aim of this stage of the project is simply to 'clean out' the Register of items that either have no place on a Policy Register, or are outdated or superseded. At the end of this review process, Council will have a Policy Register that serves as a manageable, up-to-date, and effective tool for decision-making.
39. It is suggested that Milestone 1 be tackled in various stages, rather than acting in one motion to identify and revoke or remove all items considered inappropriate for the Register. The first step is outlined below. Items in question for this step are attached in Appendix A.

Milestone 1:

Step 1. 'First cut' initial removal by revocation of items that:

- (a) have been superseded by, or incorporated in other documents,
  - (b) are obsolete,
- [more steps to follow]

40. It is recommended that superseded items be removed by revocation from the Register, with references to documents they have been replaced by noted in the index of the revised Register. Items that are obsolete are out of date and/or may refer to practices no longer carried out by Council, for example. It is recommended that these items are also removed by revocation. Appendix A outlines the rationale for why each item should be removed by revocation.
41. Further steps to achieve Milestone 1 (that deal with the perhaps more 'difficult' items earmarked for recommended revocation or removal) will follow (Strategy and Planning will work with Democracy Services Unit going forward). A report outlining Step 2 and recommended items for revocation or removal will follow in August 2007. Removing by revoking 'first cut' initial items now will enable further work to be clearer and more manageable.

## 9. DISTRICT PLAN APPEALS SUBCOMMITTEE: APPOINTMENT OF REPLACEMENT MEMBER

<b>General Manager responsible:</b>	General Manager Regulation and Democracy Services Group, DDI 941-8549
<b>Officer responsible:</b>	Acting Democracy Services Manager
<b>Author:</b>	Max Robertson, Council Secretary

### PURPOSE OF REPORT

1. The purpose of this report is to recommend the appointment of Councillor Sally Buck as a member of the Council's District Plan Appeals Subcommittee, in place of Councillor Gail Sheriff, who has resigned from the Subcommittee.

### EXECUTIVE SUMMARY

2. The District Plan Appeals Subcommittee (formerly known as the City Plan References Subcommittee) currently comprises the following members:

Councillor Helen Broughton  
 Councillor Anna Crighton  
 Councillor Gail Sheriff  
 Councillor Sue Wells  
 Mr Stewart Miller (Chairman, Akaroa/Wairewa Community Board)

3. The Subcommittee's current delegations and terms of reference are set out below:

"1. *To consider and resolve any consent orders requested in respect of any proceedings before the Environment Court regarding any appeal on the Christchurch City Plan ('City Plan') or Banks Peninsula District Plan ('District Plan').*

2. *To authorise counsel and Council witnesses to call evidence in support of a compromise position or positions in the alternative for the purpose of endeavouring to agree with the parties in terms of a consent order in respect of any proceedings before the Environment Court arising out of the Council's decisions on the City Plan or District Plan.*

3. (a) *To authorise any one or more officers holding the positions listed below to participate in a mediation of any proceeding before the Environment Court arising out of the First Schedule to the Resource Management Act 1991. This authority shall include the power to commit the Council to a binding agreement to resolve the proceeding, provided it does not require any Council expenditure not authorised by a Council delegation.*

(b) *Any authority given under this delegation shall be on such terms and conditions as the Subcommittee considers appropriate.*

#### *Authorised positions:*

- *Resource Management Manager*
- *Team Leader, City Plan*
- *Solicitor, Legal Services Unit*
- *Senior Planner, City Plan*

(c) *The exercise of such delegated powers be reported to the Council on a six-monthly basis.*

4. *To authorise any two or more officers who, for the time being, hold any of the following positions to jointly consider, and resolve by consent order, any appeal to the Environment Court against a decision of Council on submissions to the City Plan or District Plan, where the appeal relates to an alteration of minor effect or the correction of a minor error.*

9 Cont'd

*Authorised positions:*

- *Resource Management Manager*
- *Team Leader – City Plan*
- *Senior Planner – City Plan*

5. *To make decisions, on behalf of the Council, in relation to any High Court proceedings arising out of decisions by the Environment Court on the City Plan or District Plan provided such decisions are consistent with professional advice. Where the Subcommittee is not able to do so the Subcommittee will refer its recommendation to the Council for a decision.”*

**FINANCIAL IMPLICATIONS**

4. None.

**Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?**

5. Not applicable.

**LEGAL CONSIDERATIONS**

**Have you considered the legal implications of the issue under consideration?**

6. The Council has the power pursuant to Schedule 7 of the Local Government Act 2002 to appoint subcommittees, and to alter the membership thereof as required.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

**Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

7. Yes – these are covered by the provisions of the LTCCP relating to democracy and governance.

**ALIGNMENT WITH STRATEGIES**

**Do the recommendations align with the Council’s strategies?**

8. Not applicable.

**CONSULTATION FULFILMENT**

9. No consultation is required.

**STAFF RECOMMENDATION**

It is recommended that Councillor Sally Buck be appointed in place of Councillor Gail Sheriff as a member of the Council’s City Plan References Subcommittee.

## 10. PROGRESS REPORT ON CITY PLAN PROGRAMME 2006/07 AND PROPOSED PROGRAMME FOR 2007/08

<b>General Manager responsible:</b>	General Manager Regulation and Democracy Services, DDI 941-8549
<b>Officer responsible:</b>	Steve McCarthy, Unit Manager Environmental Policy and Approvals
<b>Author:</b>	David Mountfort, City Plan Team Leader

### PURPOSE OF REPORT

1. The purpose of this report is to provide a report on progress against the City Plan work programme approved by the Council on 27 June 2006 and to present the proposed programme for 2007-2008 for adoption by the Council.

### EXECUTIVE SUMMARY

2. This report reviews progress on the City Plan programme approved by the Council last year. The Council requested that quarterly updates be provided. The report briefly describes the more significant matters that have been worked on in the last year and provides a detailed schedule of the entire programme. Two additional projects have been identified that should be commenced in the 2006/07 year.
3. The report also presents a proposed work programme for 2007-2008. It will be noted that this builds on the previous programmes and places heavy emphasis on projects arising out of the Urban Development Strategy.

### FINANCIAL AND LEGAL CONSIDERATIONS

4. The programme is being delivered in terms of the budget. Legal implications are meeting Environment Court requirements for progressing cases before the Court, and meeting the requirements of the Resource Management Act for the preparation and processing of changes and variations to the City Plan.

### STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Receive this report.
- (b) Agree to add the following additional items to the approved work programme as Priority 1 matters.
  - Preparation of a Change to the City Plan to provide for land between the primary and proposed secondary stopbanks on the Waimakariri River.
  - Amendments to the Central City Edge zone to enable better resource management outcomes.
- (c) Adopt the programme for the 2007-08 year.

**10 Cont'd**

**BACKGROUND**

5. In June 2006 the Council adopted a programme of work for the City Plan Team to carry out to progress the reviews of the Christchurch City and Banks Peninsula District Plans. Of necessity this is a rolling programme looking ahead several years and is to be reviewed annually, with progress to be reported to the Council periodically. This was the second such programme since the Council adopted this arrangement.
6. A copy of the schedule presented in 2006 is attached (Appendix 1). This has been modified to include comments on progress on each project during 2006-7. The most significant items on the programme are briefly outlined below.
7. A proposed work programme for the 2007-2008 year is also attached (Appendix 2).

**MAIN FEATURES OF 2006-2007 PROGRESS**

**Urban Development Strategy**

8. There has been significant involvement by three City Plan staff in the UDS, with the Management Team, the Inquiry by Design Workshops, strategy drafting, RPS Change drafting and reporting on submissions. Adoption of the UDS and the RPS change will lead to City Plan changes commencing in late 2007.

**Area Plans**

9. The Strategy and Planning Group has made significant progress on the South-West Area Plan, to the point where decisions will soon become possible on the zoning and timing of development in places such as Wigram, Awatea and South Halswell. City Plan staff are regularly involved commenting on proposals, attending workshops and liaising with landowners. These will also be required as part of the implementation of the Urban Development Strategy. Timing of development in these areas will depend on the timing of upgrades to the roading, sewer and stormwater networks. Plan Change 12, rezoning part of the Wigram Airfield allows for a small amount of development (100 lots) which is calculated as the maximum available capacity in the sewer network.

**Masham Urban Growth Case**

10. This longstanding case was finally resolved in late 2006. It provides for a major new urban growth point, essential to meet UDS targets. A special complication of this site is its location over the relatively unconfined groundwater aquifer, with special stormwater management techniques required to protect the aquifer from contamination. The block will accommodate approximately 1,100 households and a small commercial area. There are an entirely new set of zoning provisions, designed to achieve a higher overall density while providing a high standard of urban design. Traditional zoning rules have not been achieving the City Plan objectives and policies in this regard. This example will serve as a model for future urban growth rezoning under the UDS.

**Belfast Urban Growth case**

11. This is a very similar sized site as Masham and is proposed to be developed in a similar way. The major complication at Belfast is the effect on the traffic network, with Main North Road and Johns Road already severely congested. The first round of Environment Court hearings was held in late 2006, concentrating on urban design aspects. The hearing was then adjourned to enable the parties to attempt to negotiate a resolution to traffic issues. A second round of hearings is commencing in March 2007 regarding the traffic issues if not settled before then.

10 Cont'd

**Floodplains Variation 48 & City Plan references on floodplains**

12. The Council decision has been issued, appeals received and Environment Court mediation will commence shortly. Useful discussions with Environment Canterbury have resulted in some of the ECan appeals being withdrawn. At the Council hearings, staff advised that the computer modelling by the Council of flooding in Hendersons Basin needed to be reviewed because of recent work. It has now been extensively reviewed and refined by consultants. Any alterations made necessary by the new work will need to be incorporated in any settlement of appeals or be subject to a further variation. In its submission and appeal ECan seek the imposition of land use restrictions over the land between the existing main and proposed new secondary stopbank system. As this was not dealt with in Variation 48, the Council's position is that the request is outside the scope of the variation & appeal. However the Hearings Panel was not opposed in principle to the proposal and staff have agreed with ECan staff that a possible way to resolve this would be for the Council to introduce a further plan change. ECan is prepared to contribute 50% of the costs of a consultant to prepare this variation and it is suggested that the Council add this to the work programme and agree to fund the other half.

**Retail Distribution Variation 86**

13. This is now at the appeal stage, with 11 appeals having been lodged with the Environment Court. A preliminary hearing has been held on the validity of one crucial policy and a decision issued. The policy is to require the objectives and policies for business development to be settled before considering individual requests for rezoning. The Court held that it was a reasonable approach but that it was not possible under the RMA to include a policy to that effect. However the Court suggested other ways of achieving the same result.

**Heritage protection – Review of City Plan provisions**

14. A consultant is assisting staff with the preparation of this plan change for Council consideration in mid 2007.

**Higher Density Living zones (Living 3 and 4) – Review development controls**

15. Following the Council seminar a public consultation document is about to be released.

**Review of Elderly Person's Housing Provisions**

16. A proposal to amend the City Plan provisions to provide a higher standard of amenity for EPH developments has been out for public consultation. Following analysis of consultation outcomes, a recommendation will be made to the Council on a way forward with this issue in about three months.

**Motor Racing**

17. Staff have been involved with a joint Council team investigating options for the relocation of the Carrs Road Raceway at Awatea and for resolving noise issues at the Ruapuna Raceway.

**Review Special Amenity Areas**

18. Investigations and discussions with interested parties have been carried out and it is likely a Council seminar will be conducted in mid 2007.

**Banks Peninsula Landscape and Ecological Studies**

19. These studies have been completed. The outcomes are to be considered by the parties at Environment Court mediation sessions in May and June 2007. If settlements in principle are reached then it will be necessary to prepare detailed plan provisions for submission to the Court as consent orders. If agreements cannot be reached then Court hearings will occur late in 2007.



**10 Cont'd**

**Banks Peninsula Port Noise**

20. The package of proposals agreed to by the parties including Council at mediation has been publicly notified under section 293 of the RMA. A number of submissions have been received. Discussions with submitters are to commence.

**Awatea**

21. Steady progress continues to be made towards preparing a plan change to rezone the Awatea area. A separate report has been presented to the Council on this.

**Variation 89 Recession Planes**

22. This Variation modified provisions relating to recession planes in Living zones. An appeal by Avon Hotel Ltd has recently been dismissed by the Environment Court, so the Variation can be made operative.

**PRIVATE PLAN CHANGES**

23. Two private plan changes have been completed and made operative. These were minor rezonings, at Moorhouse Avenue and St Albans Street. These had minimal impact on staff resources. Three more significant applications have been received and are being reported to the Council. These are not likely to be significant enough to trigger the Council's policy on rejecting private plan changes within two years of the City Plan becoming operative. Other potential applications for relatively minor rezonings have been discussed with the parties involved. A number of significant rezoning requests are known to be in preparation. Some of these will not be formally applied for until after November 2007, when the two year period in which the Council may reject such plan changes will have lapsed. Other applications are likely to be received before November. The parties concerned are understandably paying a great deal of attention to the Urban Development Strategy and will also be interested in the forthcoming change to Environment Canterbury's Regional Policy Statement. The City Plan Team and other specialist teams within the Council are reaching the point where these cannot be processed without adversely affecting priority work and further applications may have to be referred to consultants to investigate and report on behalf of the Council. The costs of this can be recovered from the applicants. A list of private plan changes known to Council at this time is attached as Appendix 3.

**COUNCIL PLAN CHANGES**

24. Two plan changes have been publicly notified during the current financial year, Changes 12 and 13, which rezone a part of Wigram Airfield and reduce the air-noise contours surrounding Wigram. The City Plan Activity Management Plan calls for 10 changes to be publicly notified. Other plan changes are in preparation and will be reported to Council separately

**MISCELLANEOUS MINOR CHANGES**

25. This is a database of approximately 500 items which has been accumulated since the City Plan was first notified. These are mostly low priority, anything of higher priority has already been included in the schedule of major projects. The database has been sorted and a process developed for addressing it but there has been insufficient staff time available to start addressing most of the items. A current recruitment process may enable this to be restarted in the second quarter of 2007.

## 10 Cont'd

**NEW PROJECTS ARISING**

26. As discussed in paragraph 12 above, it is recommended that a new project be added to the City Plan Work Programme, a Plan Change to control land use in the area between the primary and secondary stopbanks on the Waimakariri River. The secondary bank is intended to contain water in the event of the primary banks being overtopped or washed out and redirect the water to the river in the vicinity of Belfast. Depending on the depth and velocity of the flows, it is proposed to either require elevated floor levels or prohibit houses being constructed in the affected areas. Environment Canterbury has offered to meet 50% of the costs of preparing this variation.
27. A further project has arisen in relation to the Central City Edge Zone. This zone was created in 2003 to enable the redevelopment of the Turners and Growers site in Madras Street. Discussions with the developer have revealed that there may be some controls which are unnecessarily restrictive and may hinder the best development of the site. This can be tested through a plan change, initially being led by the developer but which the Council may consider adopting as its own later in the process.

**SUMMARY OF PROGRESS ON THE CITY PLAN PROGRAMME 2006-2007**

Items	Completed	Substantial progress	Commenced	Not progressed	Total
Priority 1	7	31	17	1	56
Priority 2	0	7	13	4	24
Priority 3	0	1	5		6
Total	7	39	34	5	85
New Projects	2		1		86

**MAIN FEATURES OF 2007-2008 PROGRAMME****Urban Development Strategy**

28. A number of projects are listed to implement the Urban Development Strategy. These include participating in the Regional Policy Statement process, aligning the City Plan objectives and policies for urban growth, various rezoning and rule changes such as commencing a long-delayed project to enable better urban design outcomes in greenfields subdivisions. Also related to the UDS is the review of provisions affecting design and appearance in Living 3 and 4 higher density zones.

**Existing Environment Court references on the City Plan**

29. The four remaining appeals against the City Plan, which are the Cashmere (McVicars) and Belfast rezoning cases should be heard and resolved during the 2007/08 year.

**Existing Variations on the City Plan**

30. Remaining variations should be completed or substantially progressed including Variations 48 – Floodplains, 86 Retail Distribution, 93 – Clearwater and 95, Living 1A zone provisions.

**Banks Peninsula District Plan Variation 2 and other matters inherited from BPDC**

31. The first task is to carry out and complete mediation in the Environment Court with the parties to appeals about landscape and ecology issues. If agreements are reached and confirmed by the Council, then detailed consent orders will be prepared. If agreements are not reached then it will be necessary for the matters to be heard and decided by the Environment Court. There are various other matters inherited from the Banks Peninsula District Council, as set out in the schedule.

**10 Cont'd**

**Elderly Persons Housing**

32. It is proposed to complete an analysis of the public consultation, prepare and report on options to the Council, and draft, report to Council and public notify any plan change the Council decides to make.

**Non-Family accommodation**

33. Resources are now available in-house to prepare a plan change and publicly notify and process it if the Council decides to do so. The first task is to report on issues and options to the Council.

**Heritage**

34. A draft Plan Change is being prepared and will be reported to the Council. This will be able to be publicly notified and processed during the 2007/08 year.

**New Brighton**

35. A Plan Change is being prepared and will be able to be reported to the Council and publicly notified mid 2007.

**Development and Financial Contributions**

36. A further Plan Change may be required to implement the development contributions policy, in view of recent case-law.

**Quarry Zones**

37. Review adequacy of Rural Quarry Zone provision to control environmental effects and to check whether enough land is zoned to meet the needs of the industry. Necessary in view of recent Environment Court decision and concerns from industry. This should be carried out in close consultation with Environment Canterbury and the Selwyn District Council.

**11. CCC PERFORMANCE REPORT AS AT 31 MARCH 2007**

<b>General Manager responsible:</b>	General Manager Corporate Services, DDI 941-8540
<b>Officers responsible:</b>	Corporate Finance Manager Corporate Performance Manager
<b>Author:</b>	Roy Baker, General Manager Corporate Services

**PURPOSE OF REPORT**

1. The purpose of this report is to update Council on performance and financial results to date for the 2006/07 financial year.

**EXECUTIVE SUMMARY**

2. Attached are appendices showing:
  - Service performance (Levels of Service (LOS) and capital project delivery) as at 31<sup>st</sup> March 2007 (Appendix 1)
  - Financial performance as at 31<sup>st</sup> March 2007 (Appendix 2)
  - Significant Capital Projects (financials) as at 31<sup>st</sup> March 2007 (Appendix 3)
  - Capital Reprogramming included in Draft 2007/08 Annual Plan (Appendix 4).
3. This is the fourth monitoring report for the 2006/07 financial year. The next report will be in June 2007 on the results as at 31 May 2007.

**Service Delivery Performance**

4. The attached report shows Council's performance in delivering its Levels Of Service.
5. The service levels are those resolved upon by Council in the 2006-16 LTCCP. The trend is encouraging. We have identified a number of measures that are not as relevant as they could be and we will be looking to review these in the near future. Council also approved as part of the LTCCP process a number of KPIs/LOS as part of the Activity Management Plans. They are internal measures and not reported externally through the Annual Report. The trend for the internal measures is similar to the service levels reported in this paper.
6. Please note that apart from transactional areas (licensing facility use (pools, libraries etc.)), most Council levels of service do not have month to month statistical results. Traditionally this has meant that performance was not monitored extensively until end of financial year, by which time corrective action is impossible.
7. In order to stay focussed on the targets set by Council the attached performance results are forecasts made by the Unit Managers (the concept is just the same as the financial forecasts Council also receives). This means that Council has the opportunity to see slippages and problem areas in advance and to support these areas in getting back on track.
8. Due to the volume of services (and therefore targets) this reporting is by exception. Detail is only provided where a target is slipping or will not be met.

**Financial Performance**

9. We remain on track to deliver operationally within budget.
10. Ninety percent by value of the Capital programme is forecast to be delivered by the financial year end. Appendix 3 lists the significant capital projects providing a clear indication of individual projects' year end position.

## 11 Cont'd

**Operating Costs**

11. Within the Streets and Transport activities, major contract costs will exceed budget significantly by year end (forecast \$4.8m over budget). As reported previously three elements appear to be one-off costs – storm damage (primarily in the Banks Peninsula area) of \$1.350m, \$500k for power charges and \$300k dump fee costs. The latter two charges relate to expenditure that should have been accounted for last year.
12. Within the Solid Waste area, lower contracts are producing savings helping to offset the above.
13. Total Opex expenditure is forecast to be \$2.9m under budget at year end, half of which relates to personnel costs due to ongoing vacancy levels. The balance has been achieved by efficiencies in delivery.

**Revenue**

14. On Street Parking continues to under perform with the parking fee income forecast to be behind budget by \$2.0m at the year end.
15. Vesting of assets is forecast to be behind budget by \$5.5m; however, this is a non cash item. Development Contributions for reserves are expected to be ahead of budget by \$3.9m. These are partly offset by contributions in other areas which are expected to be behind by \$1.7m by year end. Development contributions are reflected in the “surplus” and have no rate impact.
16. Revenue from the recreation and leisure activities is well ahead of budget (up \$800k) with higher levels of patronage and membership fees, particularly in the learn to swim area.
17. Buoyant economic activity in the region is seeing higher “fee” income than budget (\$500k).
18. LTNZ subsidies on operational expenditure are forecast to be ahead of plan by \$0.8m, however, there is expected to be a \$3m unfavourable variance on the LTNZ subsidy on capital expenditure due to probable ineligibility of some of the capital expenditure to attract subsidies.
19. An unplanned subvention payment of \$3.2m was received from CIAL which is in lieu of \$2m of CCHL dividend. Total Opex revenue is forecast to be \$1m under budget at year end.

**Capex**

20. Some reprogramming occurred at the end of February in order to reflect timing changes to major projects in the Annual Plan. This involved both bringing forward and pushing out capital expenditure budget between the 2006/07 and 2007/08 financial years (net effect \$1.4m pushed out). Refer to Appendix 4 for details of this reprogramming.
21. At this stage of the year we are trying to lock down our projected capital spend. There are very few projects that are in the reprogrammed plan that will not start in the current year. It is still difficult to tie down actual expenditure from a timing perspective, i.e. some projects will not be complete by 30 June and hence financial provision will need to be carried forward into 2007/08.

22. At this stage we are projecting the following:

Approved Capital Expenditure Budget (excludes Vested Assets, Sales and Contingency)	\$184.5m
\$ Spend Range	\$162m - \$179m
Delivery Percentage	88% - 97%

23. The range is driven by project timings relating to Streets \$5m, City Water and Waste \$4m, Strategic Land Purchases \$4m, IT \$4m.

11 Cont'd

24. The Council needs to note that Appendix 3 is work in progress with regards to presentation. We have tried to focus on the large projects in each group, and added columns to show percentage complete and percentage spend. For the next monitoring report we will look to report more at a programme level and as per the LTCCP breakdown.
25. Comment on specific Capex projects is as follows:
- Ocean Outfall: Is forecast to spend \$5.3m more than the original 2006/07 budget, but within the overall project budget. As a result of this expenditure timing, budget has been moved from the 2007/08 year into the current financial year as part of the reprogramming exercise at the end of February.
  - Fifth and Sixth Digester: There is no change to the forecast to spend \$6.8m more than the 2006/07 budget in the current year. As a result of this expenditure timing, \$5.9m of budget has been brought into this year from 2007/08 with the budget reprogramming. Currently forecasts predict that the overall project budget will be slightly overspent by \$0.8m. Forecasts around this project are currently being reviewed.
  - Blenheim Road Deviation: Is forecast to spend \$1.7m more than the original 2006/07 budget. This is partly due to the project being ahead of plan (all of next year's budget has been moved into this year as part of the reprogramming) as well as projected to be slightly overspent by \$0.2m.
  - Strategic Land Purchases: These represent \$13.8m of our budget. \$5.3m of this has already been shifted to next year as a result of the reprogramming with two key purchases being identified as not going through this year. The remaining budget (\$8.5m) is currently forecast to be spent however this remains a difficult area to predict and one of risk to us, regarding delivery of the capital programme.
  - Pump Station 11 forecast to spend \$17.5m which is \$970,000 more than the original budget. A very constrained construction site, difficult ground conditions and multiple contract interfaces have made this a very difficult project. The three factors have led to delays and numerous contractor claims for variations and extensions of time. Commissioning has been complicated by leaks occurring in Pressure Main 11. Repair costs are in the order of \$450,000. It is proposed to have wastewater running through the line by the end of May 2007.
  - Kerb and Channel: The level of service will be achieved – 15 km will be replaced. The cost associated with this work was originally budgeted at approximately \$850 per lineal metre. Actual costs are in the order of \$1,050 per lineal metre, reflecting the cost increases the industry has experienced.
  - Carriageway and footpath resurfacing targets will be achieved (60 km and 85 km respectively).
  - Pipework Replacement: The programmes of work for sewer and water mains and submains renewals are on track and levels of service will be achieved in these areas (3.0 km, and 8.0 km and 15 km respectively).

**Forecast Year End Position**

26. At 31 March 2007 we were forecasting a surplus \$3m better than budget and previously reported, the key contributors being a better revenue position (subvention payment) and lower costs and depreciation expenses.
27. At the time of writing the April Opex result is suggesting an even better year end position at both the revenue to cost level. The April Capex result still sees us within the range indicated in para 22 (but more likely at the lower end).

**11 Cont'd**

**FINANCIAL IMPLICATIONS**

28. As above.

**Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?**

27. The report is for information, not a recommendation.

**LEGAL CONSIDERATIONS**

**Have you considered the legal implications of the issue under consideration?**

28. Yes - there are none.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

29. Both service delivery and financial results are in direct alignment with the LTCCP and Activity Management Plans.

**Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

30. As above.

**ALIGNMENT WITH STRATEGIES**

31. Not applicable.

**CONSULTATION FULFILMENT**

32. Not applicable.

**STAFF RECOMMENDATIONS**

It is recommended that the Council:

- (a) Receive the report.
- (b) Note the reprogramming detailed in Appendix 4.

**12. REPORT OF THE AKAROA/WAIREWA COMMUNITY BOARD: 28 MARCH 2007**

Attached.

**13. REPORT OF THE BURWOOD/PEGASUS COMMUNITY BOARD: 18 APRIL 2007**

Attached.

**14. REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: 21 MARCH 2007**

Attached.

**15. REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: 11 APRIL 2007**

Attached.

**16. REPORT OF THE JOINT MEETING OF THE LYTTTELTON/MT HERBERT AND  
AKAROA/WAIREWA COMMUNITY BOARDS: 7 MARCH 2007**

Attached.

**17. REPORT OF THE LYTTTELTON/MT HERBERT COMMUNITY BOARD: 21 MARCH 2007**

Attached.

**18. REPORT OF THE RICCARTON/WIGRAM COMMUNITY BOARD: 10 APRIL 2007**

Attached.

**19. REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: 18 APRIL 2007**

Attached.

**20. REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD: 17 APRIL 2007**

Attached.



**21. NOTICES OF MOTION**

To consider the following motion, notice of which has been given by Councillor Broughton pursuant to Standing Order 2.16.1:

*“Following the recent tragic events of Saturday 5 May resulting in the loss of two lives and serious injury to a number of young people, we request consideration to the following;*

1. *That a meeting be convened by the Christchurch City Council involving the police, secondary school principals, health officials, Maori and Pacific Island leaders, local members of parliament and any other appropriate parties to explore whether a “Community Taskforce” could be established to consider ways of preventing future situations.*
2. *That the Council request an urgent report, outlining existing laws and Council bylaws relating to people congregating in public places, consuming liquor in public places and investigate whether existing bylaws are sufficient or whether possible amendments or additions to our bylaws are required giving the police more powers to intervene in large scale events on city streets.”*

The notice of motion is also supported by the Councillors listed below:

- Councillor Graham Condon
- Councillor Barry Corbett
- Councillor Anna Crighton
- Councillor Norm Withers

**22. QUESTIONS**

**23. RESOLUTION TO EXCLUDE THE PUBLIC**

Attached.