



CHRISTCHURCH CITY COUNCIL AGENDA

THURSDAY 17 NOVEMBER 2005

AT 9.30AM

IN THE COUNCIL CHAMBER, CIVIC OFFICES

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

DESCRIPTION

APOLOGIES

CONFIRMATION OF MINUTES - COUNCIL MEETING OF 10.11.2005

DEPUTATIONS BY APPOINTMENT

PRESENTATION OF PETITIONS

CORRESPONDENCE

REVIEW OF POLICIES RELATED TO THE UNDERGROUNDING OF OVERHEAD WIRING

AQUATIC FACILITIES PLAN: APPROVAL FOR STAKEHOLDER CONSULTATION

SANDILANDS CONTAMINATED LAND REMEDIATION

ELECTED MEMBER CONFERENCE AND SEMINAR ATTENDANCE

**REPORT OF THE BURWOOD/PEGASUS COMMUNITY BOARD -
MEETING OF 19 OCTOBER 2005**

**REPORT OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD -
MEETING OF 4 OCTOBER 2005**

**REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD -
MEETING OF 19 OCTOBER 2005**

**REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD -
MEETING OF 18 OCTOBER 2005**

NOTICES OF MOTION

QUESTIONS

RESOLUTION TO EXCLUDE THE PUBLIC

1. APOLOGIES

2. CONFIRMATION OF MINUTES - COUNCIL MEETING OF 10.11.2005

Attached.

3. DEPUTATIONS BY APPOINTMENT

(a) CYCLEWAY MORATORIUM

Mr Phil Clearwater (Chairman, Spreydon/Heathcote Community Board) will make submissions regarding the effect of the current cycleway moratorium on the Lyttelton Street upgrading project.

(b) UNDERGROUNDING POLICY

Submissions regarding the Council's undergrounding policy will be made by Mr Terry Donaldson, representing residents of Hamilton Avenue. This topic is the subject of a separate report to the current meeting.

4. PRESENTATION OF PETITIONS

5. CORRESPONDENCE

6. REVIEW OF POLICIES RELATED TO THE UNDERGROUNDING OF OVERHEAD WIRING

General Manager responsible:	General Manager City Environment
Officer responsible:	Transport & City Streets Manager
Author:	Alix Newman, Capital Programme Team Leader, DDI 941-8472

PURPOSE OF REPORT

1. The purpose of this report is to review the Council's current policies and practices relating to the undergrounding of overhead wiring and seek Council approval to rescind ineffective and inappropriate policies, and clarify effective and functional policies.

EXECUTIVE SUMMARY

2. There are approximately 880km of overhead wires in the city which could potentially be undergrounded. These wires are owned by Orion, Telecom and TelstraClear. The Council does not own any wiring, nor the poles upon which the wiring is supported.
3. Historically, both the Council and the public have indicated they would like to see wiring undergrounded. The visual amenity of wiring removal and safety benefits of pole removal are clear. However, the costs of undergrounding raises questions about whether it is in the best interests of the Council to actually undertake it.
4. The Council has a range of policies relating to undergrounding. They include requirements for undergrounding of new subdivisions; setting timetables for undergrounding of the city; establishing a cost share policy; and policies that relate directly and indirectly to selecting the streets for undergrounding. Current budgets are inadequate to meet the timelines of one policy recommending a fully undergrounded city by 2033, and the residents' cost share policy is of limited credibility in the current local government environment. In addition, there are a range of significant problems in trying to implement the 50/50 cost share policy that makes it a significant drain on the Council, and residents' resources, introduces risk into budget setting processes, and creates a source of ill will between both parties.
5. A number of alternative methods of funding for undergrounding have been considered, including use of Orion dividends, rent for poles space, use of Council operational or capital budgets and residents' contribution. If the Council continues to underground, the most practical mechanisms to pay for undergrounding are the use of the Council's operational budget, or development of a properly established residents' contribution process. All other mechanisms explored are either inappropriate under Council practices and procedures, or will ultimately impact on the operational budget.
6. Considering these two funding mechanisms, the most realistic options for an undergrounding programme relate to setting a relatively small programme so that the Council's rates impact is kept low. Further, despite being a funding option, the use of a residents' contribution programme is not recommended, as it carries inherent difficulties, including an element of compulsory participation.
7. There are currently three operative processes through which streets are selected for undergrounding. The Transport & City Streets Unit has a process for selecting arterial and collector roads, based primarily on safety requirements. The Urban Design Team selects roads that are part of Neighbourhood Plans, and residents self-select streets by an ability to pay for their share of undergrounding. A further policy for undergrounding narrow streets is due to be set and then implemented in 2006/07.
8. Other than some clarity and transparency issues related to the two former processes, and a clear need to develop the latter narrow streets policy, there do not seem to be any overriding requirements for a detailed review of them. The residents' street selection will drop out of the equation if a residents' contribution policy is specifically not developed.

FINANCIAL AND LEGAL CONSIDERATIONS

9. The recommended policy actions in this paper are cost and rates neutral and therefore have no financial implications.
10. The recommended policy actions in this paper will remove two Council policies that could have legal implications for the Council if they remain in place. Legal implications could arise from the Council not acting in accordance with its policies. Their rescinding has no legal implications. Funding of undergrounding is a matter for the Council, so rescinding the 2000 policy, which allows cost sharing with the residents as a means of funding the undergrounding, will not affect the fact of undergrounding continuing, as decided on by the Council. The 1993 policy referring to the 40 year timeline does not provide the basis for any of the Council's other undergrounding policies, and its rescission will not affect any undergrounding carried out by the Council.

STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Rescind the 1993 policy that refers to the strong statement to be included in the City Plan that all city streets be undergrounded within 40 years (by 2033).
- (b) Maintain the current level of expenditure (approximately \$1.6M pa) on undergrounding until the arterial/collector programme is complete (approximately five years). Subsequent expenditure levels will be determined on policy reviews at that time. (Note: If the expenditure is less, it will potentially free up operating funds.)
- (c) Rescind the 2000 policy allowing cost sharing with the residents.
- (d) Does not establish a residents' contribution policy for undergrounding.
- (e) Requests officers to refine and clarify the Council's policies in relation to undergrounding on the basis of safety and tourist routes (arterials and collectors), and amenity improvements, including narrow streets, for adoption by the Council before the commencement of the 2006/07 financial year.

BACKGROUND ON POLICIES RELATED TO THE UNDERGROUNDING OF OVERHEAD WIRING

INTRODUCTION

11. The Christchurch City Council has several policies relating to the undergrounding of overhead wires. There is now some confusion caused by separate policies relating to the same activity, and also a number of issues and difficulties that have arisen in complying with these policies.
12. Three issues in particular are currently raising concern. First, current budget allocations are not sufficient to meet a 1993 policy target of undergrounding all services by 2033. Second, the policy relating to cost-sharing with residents is proving difficult to implement, is placing unexpected pressure on the undergrounding budget, and there is pressure from residents to change it. Third, other Council policies related to undergrounding do not seem clear and transparent to the community and add to the confusion related to their implementation.
13. The Council has therefore requested a review of all policies relating to the undergrounding of overhead services, and the recommendation for a subsequent course of action.

UNDERGROUNDING INFORMATION

14. Of the 1350km of urban streets in Christchurch, there are approximately 880km where overhead wires remain, including 65km of urban streets on hills. These streets are in the older parts of the city. Wires have been laid underground in areas developed since the mid 1960's. Current funding levels permit approximately 2.25km of overhead wires to be undergrounded each year.
15. The Council does not own any wiring. The Council does own streetlighting poles where wiring is already underground. Generally, the poles on one side of the street are owned by Orion and on the other side by Telecom. Telstra Clear attaches its cables to existing poles. Streetlights on all poles are owned by the Council.
16. The Council undergrounds overhead wiring for two primary purposes: safety – whereby wiring poles are removed from the immediate roadside on arterials and collectors; and amenity – whereby streets in Special Amenity or Neighbourhood Plan areas use undergrounding as an enhancement mechanism. Occasionally other undergrounding happens on local roads as a result of the current cost share policy. All undergrounding occurs immediately preceding street reconstruction

CURRENT CCC POLICIES

17. The Christchurch City Council has a number of current policies relating to undergrounding of overhead wires. The policies that directly impact on the Council undergrounding activities are as follows:

Undergrounding of Overhead Services - adopted 14 December 1993

18. This policy states:
 1. *That a strong statement is included in the City Plan and Strategic Plan that all services are undergrounded within 40 years.*
 2. *That the Council has discussion with the Board of Southpower (now known as Orion) on how this may be achieved.*
 3. *That the Council set policy that all Cable TV cables within the city be undergrounded.*

Cost Sharing Undergrounding of Services - adopted 23 November 2000

19. This policy states:

That where residents request to have their overhead services undergrounded in association with kerb and channel/street reconstruction work (outside the existing programme) on the basis that they will collectively meet part of the costs, then the Council will do so only on a 50% cost sharing basis provided that:

- (a) The Council's share is budgeted in the financial year following the request and the work be programmed/reprogrammed for the same year; and*
- (b) Full payment of the residents' share is paid and received before the work commences.*

20. The practice of undergrounding arterial and collector roads during road reconstruction is not clearly expressed as a stand-alone policy, but has been adopted as common practice at least since the CCC took over undergrounding management from Southpower in 1995. Streets undergrounded for amenity purposes are chosen in accordance with Urban Renewal Policy. Narrow streets have been identified as a separate category for undergrounding commencing in 2006/07. Policy for selecting these streets has yet to be written.

COSTS AND BUDGET OF UNDERGROUNDING

21. The current (February 2005) cost to the Council of undergrounding, where there is no contribution from Telecom, is around \$750,000 per kilometre. There has been no recent undergrounding on the hills and therefore the costs of this are unknown, but will be higher.
22. Network companies (Orion, Telecom and TelstraClear) will only generally underground on their own initiative when it is in their commercial interest to do so. When the Council requires wires to be undergrounded in conjunction with street improvement works, Orion currently contributes 18% of the cost to reflect the betterment they receive. This proportion is established in a formal agreement between the two parties.
23. Telecom pay 50% if the undergrounding is for safety reasons or due to road widening and nothing if it is for amenity reasons. Costs are therefore higher for amenity undergrounding projects.
24. TelstraClear pays 100% of their costs in accordance with the deed agreed between Telstra Saturn and Council on 17 October 2000.
25. The Council pays the remaining 82% of Orion's conversion costs, the remaining amount of Telecom costs and the full cost of street light upgrading.
26. Because the wiring and poles are not a Council asset, undergrounding work is an operational expense. The Council gains no asset value increase from undergrounding, hence cannot spend capital on undergrounding. The costs associated with the new street lighting poles and lights are a capital expense, as the lighting is owned by the Council and is upgraded when undergrounding occurs. The proportion of capital to operational expenditure is approximately 10% to 90%.
27. The Transport & City Streets Unit currently has a budget of approximately \$1.2m per year for undergrounding. This includes \$100,000 per annum set aside to fund the Council's share of the cost share scheme – this requirement was introduced in the 2001/02 Annual Plan. The Planning Strategy Unit has \$250,000 of operational funding for Urban Renewal Projects, most of this is spent on undergrounding. There is an additional \$200,000 per annum operational funding in the City Street's budget from 2006/07 for narrow streets.
28. The total operational budget available as from 2006/07 is therefore \$1,690,000 p.a. As the current cost of undergrounding is around \$750,000 per kilometre the budget is only sufficient to underground 2.25km per year. At this rate it will take around 380 years to underground the remaining overhead wires. This does not include any consideration of financial input from residents.

FUNDING OF UNDERGROUNDING

29. As indicated, 90% of Council undergrounding costs are met from the operational budget. If any changes to current rates of undergrounding are to be considered, mechanisms for funding need to be evaluated.
30. A number of options have been considered as additional or alternative funding streams for undergrounding. These are considered in detail in the undergrounding report prepared for the Council seminar. In summary, the issues considered are:
- Lobbying central government for funding – this is not practical, given the likely timeframes and possibility of success.
 - Use of CCHL annual dividend (indirectly from Orion) – not practical as CCHL returns are effectively Council operational income.
 - Direction to Orion to underground – this compromises Orion's commercial independence, and would reduce Orion returns to CCHL.
 - Rates and rent from network companies – Council cannot rate in excess of appropriate funding formulas.
 - Redirection of capital from kerb and channel – Council cannot redirect capital sums of this magnitude as capital funds must apply to an increase in asset value. Further, this action would adversely affect the Council's asset renewal programme.
 - Targeted rate for undergrounding – the setting of a special rate to build up a budget reserve for undergrounding would effectively be the same as increasing rates.
 - Residents' contributions – are a possible revenue source for undergrounding. However setting an appropriate rate will require the policy to be set in the LTCCP and a formal process to be established prior to implementing.
 - Operational budgets – are the current source of undergrounding budgets and are provided from rates, revenues from services and returns from CCHL. This option is the cleanest and clearest funding mechanism for undergrounding funding.
31. The effective conclusion is that the only practical methods for funding undergrounding is either for the Council to fully fund the work from its operational budget, or to receive some level of residents' contribution. If the Council is to continue with undergrounding, then it is clear that a significant proportion of the cost will be always be met from operational budgets. The debate around residents' contributions is covered later in this paper.

POLICY REVIEW – UNDERGROUNDING DISTANCE AND 40-YEAR TARGET POLICY

32. Despite saying only that "a strong statement is included in the City Plan and Strategic Plan that all services are undergrounded within 40 years", the 1993 policy is interpreted, particularly in the minds of the interested communities, as a strong policy direction (the fact that the statements did not and could not appear in the planning documents notwithstanding). It is therefore appropriate to review this policy.
33. The following table gives three different scenarios that illustrate costs associated with different undergrounding rates. The figures are based on 880km of overhead wiring that could potentially be undergrounded, at an average cost of \$750/m for undergrounding.

Rate of undergrounding	Per Annum	Years to complete
Complete 2.25km p.a. This is the current approximate rate of undergrounding using routine u/g, urban renewal u/g, and narrow sts u/g	\$1.69M	380
Complete 10km p.a. This rate will ensure that all streets undergoing k&c renewal are undergrounded at the same time.	\$7.50M	88
Complete 31.5km p.a. This rate would see all undergrounding complete within the 40 time frame from 1993 (complete by 2033 as per 1993 policy)	\$23.50M	28

6 Cont'd

34. It is reasonable to say that there will be inadequate funding available, from any operational budget source, to underground the city streets within 40 years from 1993. At a minimum of \$23.5M per year, this option would equate to a rise in current rates of approximately 9% (\$21.2M above existing expenditure), or substitution of expenditure to that level. The scrutiny and pressures on Council operational budgets would make this magnitude of rate rise, for undergrounding only, unpalatable to Christchurch ratepayers and the Council.
35. It is therefore clear that the 1993 Council policy to have the city fully undergrounded within 40 years (ie by 2033) will not happen. To provide a further practical limit to the length of undergrounding per year, it is reasonable that undergrounding should not occur faster than the equivalent length of streets undergoing kerb and channel renewal (i.e. 10.5km of undergrounding per year). Undergrounding at a greater rate than this would require trenching in streets that would otherwise have no work undertaken. There are aesthetic and maintenance benefits to limiting undergrounding to streets that will subsequently be fully reconstructed.
36. Options around a practical and affordable length of undergrounding each year are as follows:
- Option 1: Maintain the status quo
 - Option 2: Increase undergrounding to the equivalent length of kerb and channel
 - Option 3: Cease undergrounding completely
 - Option 4: Variable lengths between 0 and 10.5km per year.

ASSESSMENT OF UNDERGROUNDING DISTANCE OPTIONS

Option 1: Maintaining the Status Quo

37. This option requires the retention of the approximately \$1.69M per year operational expenditure, distributed between the Transport and City Streets arterial/collector programme, the Urban Design neighbourhood improvement programme, and the narrow streets programme.
- The existing rate of undergrounding meets safety requirements through the undergrounding of arterials and collectors.
 - The existing rate provides some amenity benefits in areas of amenity significance – although typically at a rate slower than the kerb and channel renewal programme, meaning some neighbourhood plan areas are reconstructed without undergrounding occurring.
 - Maintenance at existing levels provides relative budgetary certainty into the programme.
 - Residents seeking undergrounding of their local roads would remain unsatisfied.

Option 2: Increase undergrounding to the equivalent length of kerb and channel

38. This option would mean increasing undergrounding lengths to 10.5km per year.
- Undergrounding 10.5km at today's costs will cost approximately \$7.5M per year, or the equivalent of 2.5 - 3% of existing rates take (\$6M above existing expenditure).
 - All streets, regardless of amenity significance or hierarchy would be undergrounded at time of reconstruction
 - All residents' complaints about lack of undergrounding during reconstruction would be resolved.
 - The completion of the street reconstruction programme will be dependent upon undergrounding being completed first, adding a further variable into the reconstruction planning process – it may mean more streets are delayed, requiring carryforwards.
 - The programme would load an additional \$1.2M on to Orion's costs, and unspecified additional costs to Telecom and TelstraClear, all of which may be opposed by them.
 - The extended work programme would load the contracting industry which would need to gear up to match the programme – i.e there is not an immediate capability to match this workload.

Option 3: Cease undergrounding completely

39. Under this option, undergrounding would cease.

- No undergrounding would free up approximately \$1.69M from the Council's operational budget. This budget could either be diverted to other operational projects or used to fund capital borrowing.
- Neighbourhoods seeking undergrounding for amenity benefits would be disappointed.
- Clear policy direction of no undergrounding would resolve all matters of debate over which streets are undergrounded and why.
- The safety benefits currently obtained from undergrounding can be managed through pole movement or other actions. Capital costs may therefore be slightly higher – but not to the same magnitude as undergrounding costs.
- It would also remove an element of risk from budgets in relation to growing undergrounding costs.
- There would be no projects delayed due to planning, design or construction delays in undergrounding.

Option 4: Variable lengths of undergrounding

40. There is a further option, to choose lengths of undergrounding, from zero to 10.5km per year. There are various drivers for choosing different lengths per year, such as safety requirements, amenity improvements, community expectations etc. Ideally, the length to be undergrounded should be set a couple of years in advance (developed at LTCCP time) so that budgets can be confirmed and the construction elements geared up. Ideally, variable lengths of undergrounding should be driven by other street selection policies, which are discussed later.

Selection of Preferred Undergrounding Distance Option

41. The recommended option for the length of undergrounding per year is to deliver at the current rate (maintain status quo) of approximately \$1.69M per year (2.25km), primarily because of the consistency it allows the undergrounding construction programme and operational budget. Increasing the length of undergrounding is not recommended, mainly owing to the increased loading on the operational budget. Similarly a variable rate of undergrounding is not recommended owing to the uncertainty and inconsistent loading on the budgets. The cessation of undergrounding appeals from a budget and project management perspective. However, the Council has thus far clearly signalled the regular provision of some undergrounding for amenity and safety reasons, hence this is not the preferred option.

POLICY REVIEW – UNDERGROUNDING COST SHARE POLICY

42. The November 2000 50/50 cost share policy was formulated after residents of Waiwetū Street in Fendalton argued for undergrounding of wiring to occur during their street reconstruction. After considerable debate, the Council agreed to undergrounding on a 50/50 cost share basis. The policy was intended to be enabling – i.e. it was intended to allow the residents to contribute the 50% that they wanted to do. Since that time, however, the policy has become less enabling, and more enforcing.
43. Since the policy's introduction, only five streets in the city have been undergrounded on a cost share basis. Two other streets have recently attempted to achieve the required 50% cost contribution for the undergrounding but were unable to obtain the necessary residents' contribution. Currently, the residents of Hamilton Avenue and Chilcombe Street are investigating the opportunities for partaking in the cost share policy. The residents noted the cost of the work, and submitted to the 2005 Annual Plan requesting a change to Council policy on the undergrounding of residential streets.

6 Cont'd

44. The cost share policy has proven to be not an effective, enabling policy, and has created a number of problems when officers have tried to implement it. These are summarised as follows:
- Different perspectives on the 50/50 policy can mean either that the Council is required to find undergrounding funding if the residents manage to achieve their share, or could decline to participate (on budget grounds) even if residents achieve their share.
 - Over the last year, approximately \$55,000 of the undergrounding budget has been spent on managing design and tender processes for projects that did not come to fruition.
 - The implementation of the policy takes considerable officer resources – even if the project does not come to fruition.
 - The policy can be interpreted as favouring streets and residents in affluent areas.
 - Street reconstruction projects tend to get delayed to allow the investigative and fund raising work to occur.
 - Changing the policy to a different cost share scheme could raise issues with residents who have already contributed to a cost share scheme.
 - Residents question the legality and ethics of the funding lobbying and collection that they are required to do.
 - It is questionable whether the way the cost share policy was established is appropriate in today's legislative and policy environment
45. The above issues indicate a policy review is appropriate.

Assessment of Cost Share Policy Options

46. Three policy options are considered for contributions by residents to undergrounding.
- Option 1: Maintain the status quo
 - Option 2: Rescind the existing 50/50 policy and develop a revised resident contribution policy
 - Option 3: Rescind the existing 50/50 policy and do not establish a further cost-share policy
47. Option 1: Maintain the Status Quo - This policy option to maintain the status quo will leave the opportunity for residents to participate in undergrounding. The only perceived advantage to retaining the status quo is that some residents may appreciate the opportunity to have their streets undergrounded (despite the fact that they may be contributing to that). However, the disadvantages (as indicated above) remain.
- Of particular concern is the fact that it is usually very late in the project development process that residents are able to confirm, or not, their ability to contribute. This prevents robust budget planning, and will always create an element of risk that both residents and Council carry right up until final tenders are received.
 - A further, significant disadvantage of retaining the residents 50/50 policy is that some interpretation of the policy wording is required. It is currently unclear as to whether the Council is required to match the residents contribution, should they prove able to contribute; or whether the prerogative is to decline undergrounding if the budget is inadequate. If the latter is appropriate, the future of residents cost share undergrounding is shaky as a policy programme, as existing undergrounding budgets are inadequate to underground all but the shortest of residential streets (approx 250m)
 - The 2000 cost share policy was not developed according to currently acceptable processes and is difficult to implement with any degree of credibility.
48. Option 2: Rescind the existing 50/50 policy and develop a revised resident contribution policy - The development of a new residents' contribution is an option for the Council. A new contribution policy will need to be developed according to appropriate statutory processes, as indicated earlier in this report.

6 Cont'd

49. The advantages of developing a new residents' policy is that structure of the policy would be fully compliant with the now-standard processes that Councils use for establishing costs of services. It would also offer some certainty to residents on their required level of contributions.
50. The disadvantages of maintaining even an improved resident's contribution policy are significant:
- The Council should not impose a rate/fee upon the residents without determining a threshold of agreement from residents, above which all residents could be made to pay. If the threshold of agreement was reached, it is clear that not all residents would wish to pay for undergrounding, which would mean that some would have the fee/rate imposed upon them.
 - The issue of equity would still remain – it is reasonable to presume that only those in the wealthier neighbourhoods would seek a residents' contribution for undergrounding.
 - To allow the residents to assess whether they wish to contribute, the amount of residents' contribution would need to be fixed early in the process (that is, much earlier than the stage at which the project goes to tender). This means, therefore, that the Council will need to take the financial risk associated with cost fluctuations.
 - If the policy changes to require a lesser proportion of residents' contribution, it is possible it would raise some dissatisfaction amongst those who contributed at the higher rate.
 - The contribution policy needs to be established through the LTCCP process.
 - The level of obligation on the Council would need to be resolved (i.e could the Council refuse to participate if budgets were inadequate), or alternatively a selection policy would be required to limit Council exposure to costs where a number of streets meet the contribution thresholds.
51. Option 3: Rescind the Existing 50/50 Policy and do not establish a Residents' Contribution Policy - There is an option to fully rescind the 2000 policy relating to residents' cost share, and subsequently not develop a cost share policy. This action would have the advantages of:
- Allowing robust and predictable forward planning of the undergrounding budget.
 - Reducing officer and resident workload in attempting to administer a cost share policy.
 - Would allow streets to be undergrounded in accordance with clear and defined policies, rather than economic capabilities of individual streets.
52. Other than not permitting a residents' contribution to cost/share undergrounding, this policy option would not appear to have any disadvantages. There have not been any requests from residents to refine the existing cost share policy – only abolish the requirement for it, and have the Council fund 100% of undergrounding. This policy action would not, however, preclude residents from contributing 100% of the cost of undergrounding, should they so wish. In such circumstances, the Council could act as an initial facilitator between network operators and residents, but would not expend any operational budget on the activity.

Selection of Preferred Residents' Contribution Policy Option

53. The foregoing explanation of the various options indicates that the existing 50/50 cost share policy is difficult to implement, generally ineffective in enabling residents to participate in undergrounding their streets and loads uncertainty and risk into both Council budgets and resident fund raising efforts. It is recommended that the 50/50 cost share policy be rescinded.
54. It is possible to develop an improved residents' contribution policy that would be more in line with local government cost collection policies. However there is no clear requirement for a cost share policy at all. There have been no calls for an improved cost share policy. An improved cost share policy is not recommended.

POLICY REVIEW – STREET SELECTION POLICY

55. All selected streets are undergrounded when the street is due for kerb and channel renewals. This is a practical measure from which there are no compelling reasons to change. However, the option exists to underground at the same time as footpath renewal/resurfacing to minimise overall amenity impact of the underground trenching.
56. The matter of limited budget constrains the debate on which streets should be undergrounded. Unless budgets are extended to include all streets in the kerb and channel programme (which is not a recommended option), a selection policy is needed to identify the limited number of streets for undergrounding within that programme.
57. Currently the CCC selects roads for undergrounding based on:
 - Safety and minor amenity consideration – arterials and collectors prioritising process
 - Amenity – neighbourhood plan areas
 - Amenity – narrow streets policy (yet to be determined).
 - Resident requests - under the half share policy, based on residents' and Council's ability to pay.
58. If the recommendation to rescind a residents' half share policy is accepted, then the latter selection process above is eliminated.
59. The options that present themselves are to either:
 - Option 1: Fully re-determine the policies under which streets are chosen for undergrounding
 - Option 2: Retain the status quo
 - Option 3: Maintain the existing policies with some clarity and refinement of how streets within the policies are selected
 - Option 4: Addition of further selection policies
60. Option 1: Fully re-determine the policies under which streets are chosen for undergrounding - To date, there is minimal debate over the policies under which streets are selected for undergrounding. The Neighbourhood Areas and Collector/Arterials tend to be generally accepted. It is therefore not considered that a full policy review here is appropriate or necessary.
61. Option 2: Retain the status quo - On the other hand, in an open and transparent policy environment, a clear explanation on street selection process in the public information forum is appropriate and necessary. Therefore, simple maintenance of the status quo is not adequate.
62. Option 3: Maintain the existing policies with some clarity and refinement of how streets within the policies are selected - This option is the preferred and recommended approach.
63. Option 4: Addition of further selection policies - There is the possibility of adding further criteria upon which to select streets for undergrounding, while remaining within the recommended current-expenditure limit. In particular, it may be considered appropriate to extend the arterial/collector and narrow streets policy to include central city streets (of which there are an estimated 5km within the four avenues), and link these streets in to be undergrounded when (for example) there is a reduced distance of arterial road to be undergrounded in any one year.

Selection of Preferred Street Selection Policy Option

64. As indicated above, there has been little debate over the value and integrity of the existing undergrounding selection policies, so it is not recommended that a full review is justified or necessary. However, there is room to clarify and promulgate to selection policies for the safety and neighbourhood policies, making option 3 the recommended approach, noting that the narrow-streets component needs to be integrated into the neighbourhood/amenity policies.
65. The option of extending the existing policies (option 4) is a practical option.

SUMMARY OF RECOMMENDED POLICY OPTIONS

Rates Neutral Policy Option Package

66. The foregoing has recommended three policy review positions which:

- Rescind the 1993 policy requiring all city streets to be undergrounded within 40 years (by 2033). With the length of undergrounding yet to achieve, and the increasing costs, plus the financial loading that this would place on Telecom, TelstraClear and Orion as well as the Council, this policy is clearly unachievable.
- Maintain a yearly undergrounding budget that aims to achieve approximately 2.25km per year. This is approximately the current budget for undergrounding, and maintaining it does not place further pressure on either the existing operational budget (rates take), nor require substitution from elsewhere in the operational budget. It does, however, continue with undergrounding to meet the benefits that the Council seeks.
- Rescind the 2000 policy allowing cost sharing with the residents. This policy is proving hard and costly (in time and budget) to implement, places considerable uncertainty on both the Council and the residents' budgets, and it is of questionable status as a policy relating to residents' contributions to a Council service in the current legislative environment.
- Do not establish a residents' contribution policy for undergrounding. Aside from the administrative process required to develop one (formal process to determine benefits, promulgate in LTCCP etc), such a policy would still carry equity concerns and inevitably would require compulsory fees or rates loaded on non-willing participants. It would load uncertainty onto the Council's budgets.
- Refine and clarify the Council's policies in relation to undergrounding on the basis of safety and tourist routes (arterials and collectors), and amenity of neighbourhood plan areas including narrow streets. Ensuring clear and transparent policy is a generic Council requirement.
- This combination of policy steps is effectively rates-neutral for the Council.

Do Nothing Policy Option Package

67. The option to do nothing implies that the 1993 policy statement to underground all wiring by 2033 will remain, as will the cost share policy, and the current rate of undergrounding. The disadvantages of the 2033-goal policy is that it is impossible to achieve at current undergrounding rates. The cost share policy is difficult to implement. There are no advantages to the Council or community by doing nothing.

Other Policy Options Packages

68. Other combinations of the policies and modifications to them are possible. The rates of undergrounding can be varied to suit a range of Council goals and objectives. However no clear, specified goals have yet been identified for which undergrounding is a cost-justified implementation tool – noting that undergrounding will cost the Council approximately \$750,000 per km (equating to 0.36% rate rise per km). There appears to be no justification to retain or develop an improved residents' cost share policy.

7. AQUATIC FACILITIES PLAN: APPROVAL FOR STAKEHOLDER CONSULTATION

General Manager responsible:	General Manager Community Services
Officer responsible:	Recreation Facilities Manager
Author:	John Filsell, DDI 941-8303

PURPOSE OF REPORT

1. The purpose of this report is to recommend that the Council seek feedback from identified stakeholders on the contents of the draft Aquatic Facilities Plan.

EXECUTIVE SUMMARY

2. The Aquatic Facilities Plan arose in response to the Council's request for a city wide planning framework to assist the provision of aquatic facilities to meet current and future need.
3. The Aquatic Facility Plan is a city-wide plan setting out how the city's pools and associated facilities can be provided over the next 30 years. This plan recognises existing Council and other provision.
4. The Plan, if adopted, will:
 - Determine the future number and location of aquatic facilities
 - Outline the type, size and priority order of facilities to be developed
 - Explore options for collaboration with others
 - Include plans for dealing with aging facilities.
5. Christchurch City already has a network of aquatic facilities. The plan shows how this network can be developed to meet current and future community demand. By identifying gaps in today's network, the plan should ensure that, as far as possible, the city will have a relatively uniform spread of core aquatic features across the city.
6. It also considers facilities that, in time, are no longer required to serve the Council's aims. For instance, a new modern facility in an area can be expected to supplant a need to keep older outdoor pools in the area operating. In such cases, the plan recommends their closure.
7. This plan is a long-term framework to help Council decision-making. Its adoption will not automatically mean every project it sets out will be built. Rather, each project identified in this plan will come to the Council as a specific business case, as part of the LTCCP process for funding decisions.
8. To ensure the plan remains current and reflects community changes and city growth, it will be reviewed every five years and, if necessary, updated.
9. The plan has been developed over the past year through extensive research with stakeholder and community input. The plan is now at a draft stage and the feedback from identified stakeholders is needed before the Council can approve the final draft to be included in the 2006 LTCCP process for formal public consultation.
10. A draft plan is attached to this report. A summary document is also separately enclosed.

7 Cont'd

FINANCIAL AND LEGAL CONSIDERATIONS

11. This report recommends that the Council seek feedback on the draft plan from identified stakeholders. The Council will not be asked to make any decisions with a financial or legal impact. Any decisions will be made through the LTCCP process.
12. The plan, if adopted, will act as a decision making framework rather than binding the Council in absolute terms. However the plan will clearly signal the Council's intentions subject to available funding. Each project identified in the plan will come back to the Council with a separate business case, as part of the LTCCP process for funding decisions.
13. The plan contains estimates of the capital cost (in today's dollars) of proposed development options into the future. The costs are a ballpark contractor estimate with a number of qualifications. The sums are indicative only for higher level planning purposes and will be firmed up as the planning process proceeds.
14. CAPEX and OPEX scenarios are included (in today's dollars) under the assumptions covered in section 13 of this report (above) in table 11, page 41 of the attached plan.

STAFF RECOMMENDATION

It is recommended that the Council approve the Aquatic Facilities Plan (Draft for Stakeholder Consultation document as attached) for stakeholder consultation (including Community Boards) from 21 November 2005 to 31 December 2005.

BACKGROUND ON THE AQUATIC FACILITIES PLAN

15. The Aquatic Facilities Plan stakeholder list currently identifies over 300 individuals or groups with an interest in the city's pools. It includes community boards and community groups, schools, sports clubs, pool committees, other providers and individuals. It includes anyone who has commented on the process to date as well as those known to have an interest in aquatics. Consequently it is highly likely that the release of the draft plan will be a bona fide public release. The plan is likely to create expectations in some areas and cause concerns in others.
16. The full consultation process for the Aquatic Facilities Plan is summarised below:
 - I. Nov-Dec, 2005: Stakeholders invited to submit feedback on the draft plan.
 - II. Jan-Feb, 2006: Stakeholder feedback considered and, where appropriate, incorporated into draft plan.
 - III. Late Feb, 2006: Draft plan before the Council for approval. Available again for public feedback as part of the draft 2006-16 long-term community plan consultation in May 2006.
 - IV. June 2006: Public feedback considered by Councillors.
 - V. End-June 2006: Council adoption of plan.
17. The Aquatic Facilities Plan:
 - Confirms the first order of business is to ensure the city's existing facilities are properly maintained and, where it suits the plans/priorities, redeveloped. It says new developments should add to the existing indoor pools network and not merely shift participation from an existing facility to itself.
 - Will be reviewed every five years over its 30-year horizon to ensure it remains current with community needs and preferences.
 - Takes account of the planned Jellie Park redevelopment, and its effect on city-wide demand for aquatic facilities. Even so, it suggests new facilities will be needed to cope with population and demand growth.
 - Takes a city-wide view and aims to provide access to an indoor facility in each major area of the city for the majority of residents.
 - Makes a priority of ensuring access for children, youth, older adults, people with disabilities and families on lower incomes or limited access to private transport. Areas of the city which are further away from existing indoor pools and which have higher proportions of people in those target groups are given priority for new facilities.
 - Takes account of expected city growth and its changing demographics as outlined in the Urban Development Strategy. It also recommends that new facilities be built close to major hubs, such as malls, and transport routes.
 - Identifies facilities that, as the network develops, will no longer meet community need and so should be closed.
 - Encourages consideration of partnerships, including co-location with other public recreation facilities, schools and other providers. It says that, where possible, new aquatic facilities should be located with, or nearby, other Council facilities, such as libraries.

7 Cont'd

A Network of Aquatic Facilities For Christchurch in 2021

18. This plan signals the Council's intention to create a comprehensive network of aquatic facilities that meets the community's needs by about 2021 and into the future. If the plan was followed, the network in another 15 years might look like this:

City Area	Aquatic Facility Description	
Central	Existing	Centennial Leisure Centre
Central-west	Existing	Wharenui Pool and Stadium
West	New	Likely to be a slightly larger pool than Centennial
North-west	Existing	The redeveloped new facility with deep water
North-west	Existing	Jellie Park Outdoor
North	New	Slightly smaller scale pool than Centennial
North-east	Existing	QEII
East	Existing	Waltham Pool
East	New or Existing	Similar in size to Centennial or the retention of Aquagym
South	Existing	Pioneer Leisure Centre
	New	Add a children's pool at Pioneer
South-west	Existing	Halswell Pool

Proposed Developments and Closures

19. The plan identifies new developments and closures of existing facilities. Each decision will be made by Council on a case by case basis.

City Area	Major Actions	Suggested Closures	Timing
North-west	Complete the Jellie Park redevelopment	Sockburn	2004/05-2006/07
North	Negotiate a land and support partnership with Papanui High School and Northlands Mall for an aquatic facility and school gym at Papanui High	Papanui, Belfast, Edgeware	2006/07-2008/09
South	Add a children's shallow pool to existing Pioneer facility		2008/09 – 2009/10
West	Develop new area facility in the Hornby or Halswell area	Templeton. Review asset condition of Wharenui	2015/16 - 2017/18
East	Develop new area facility in Linwood Woolston area when aquagym reaches the end of its life.	Woolston	2017/18-2019/2020

7 Cont'd

Council Consideration to Date

20. The Council's Creating Strong Communities Portfolio Group considered the plan on 1 September 2005. The feedback received and subsequent actions are summarised below:

Portfolio Group Feedback	Action
Land bank suitable sites in the east and west of the city.	Recommended in page 34 of the plan.
Incorporate "Art in public Places" to the design and features of new or redeveloped facilities.	Has been included into the updated RFP for the Jellie Park redevelopment. Incorporated into the northern corridor partnership.
Allow for the possibility that the priorities for developments will shift over time.	Plan will be reviewed every five years. Plan is a framework for decision making only.
Offer the Council the option of closing Sockburn Pool when the Jellie Park redevelopment opens.	Done. Page 28 of the plan.
Could the local community board fund a children's/toddler's pool at Pioneer.	Community Board funding may not be appropriate as this is a metropolitan plan with facilities that have a citywide appeal.

21. The Plan was considered at a Council seminar on 20 September 2005. The feedback received and subsequent actions are summarised below:

Council Seminar Feedback	Action
Investigate ways of supporting existing school pools rather than build new pools.	Non asset solutions and ways of supporting schools have been included in pages 32 and 40 of the plan.
Can schools be encouraged to issue pool keys to allow public access.	The Council will incur legal risks if it supports this practice, it contravenes health and safety regulations.
Fully investigate "hubbing" where a facility forms part of a multi dimensional infrastructure with different partners.	This concept has been investigated, the first potential partnership is at Papanui High, hubs with other community services have also been considered on page 22 of the plan.
Consider locations out west other than Goulding Avenue.	Other locations considered included Denton Park, Kyle Park, Wigram and Halswell Domain. Goulding Avenue does have some limitations and a site investigation remains in progress. The project team are aware of limitations on the Goulding Avenue site.
Clarify argument for closing Sockburn when Jellie is redeveloped.	Considerations for closing a facility are listed on page 25 of the plan. The option to close Sockburn was included at Councillor request. The plan is a framework, if adopted, a detailed appraisal of Sockburn with options will be put to Council.
Why have 2km and 3km radii been used by the mapping tool.	The 2km and 3km radii are necessary to better identify the populations of the groups the Council asked to be included. These distances provide a more sensitive and robust analysis in identifying target groups who have access and mobility issues. If larger radii are used on this mapping tool it corrupts the results. The two and three km radii are more consistent with assumptions for transport analysis, 2km is the limit of a "short trip" (NZ Transport Survey).
Can Councillors see the mapping tool with 4km radii.	Copy will be circulated at the meeting

7 Cont'd

Council Seminar Feedback	Action
Provide information on numbers using the Orbiter/Metro Star to get to QEII from the north of the city.	Figures are commercially sensitive but we have ascertained that on average about 100 adults and 100 children get on a bus at QEII daily. Improved bus services are strongly recommended in the plan, page 39.
Is a pool in the northern corridor likely to cause customers to switch participation from QEII to the same extent as a pool in the east will switch participation from Aquagym, Centennial and QEII.	Any additional facility will cause a certain amount of customer switching. The plan focuses on facilities that will best target an existing need and future city growth. The pool on the northern corridor is considered best able to do this. An additional pool out east would be positioned too close to Centennial and Aquagym. The east of the city does not have the same growth expectation at this time than the north and west. The Council has already invested heavily in the east and central-east sectors at QEII, Centennial and Waltham. All these facilities have spare capacity for more swimmers.
Have land banking costs been included.	A financial allowance for land banking has not been included. Land banking is detailed on page 34. The plan has endeavoured to recommend suitable sites that the Council owns or that can be included in partnerships ie Papanui High.
The plan outlines CAPEX costs in today's dollars, what are future costs likely to be.	This is a corporate calculation that should be applied to all projects in the LTCCP. Current information will be presented at the meeting.
Can an outdoor pool be covered.	None of our outdoor pools can be covered for regulatory and climatic reasons. It is better to build new.
Has appropriate provision been made for asset management in operational and capital budgets	The asset management plan is nearing completion, unless this identifies something "left field", we feel adequate provision has been made.
What will Northlands get out of a partnership with Council/Papanui High.	Northlands have offered a sum of money to assist in the development of scoping plans that will allow the company to determine exactly what's in it for them.
Has brown field as well as green field future growth and development been considered?	All the tools used to predict the city's growth are based on those being used for all other planning purposes. Brown field development is considered, see page 12 of the plan for the map of projected population growth in 2026. The five yearly review will take heed of any changing patterns of development.
Will the government announcement of \$32 million for sports stadia be considered for funding.	Our research indicates the intent of this funding is for nationally significant stadia, not community facilities. It is a nationwide fund, the chances of qualifying are slim.
Non asset solutions need to be considered especially as the availability of facilities does not lead automatically to increased participation.	Page 41 of the plan details non asset actions.

8. SANDILANDS CONTAMINATED LAND REMEDIATION

General Manager responsible:	General Manager Regulation & Democracy Services
Officer responsible:	Environmental Services Manager
Author:	Klaus Prusas, DDI 941-8824

PURPOSE OF REPORT

1. The purpose of this report is to advise the Council of the outcome of its application to the Ministry for the Environment (MfE) for funding to remediate 12 privately owned contaminated properties at Sandilands, and to seek approval to proceed with remediation of these sites.

EXECUTIVE SUMMARY

2. The MfE decision on the Council's Sandilands remediation funding application has recently been received. The Council in July 2004 authorised staff to commence the investigation of Sandilands but requested that staff report back and seek approval before any remedial work commenced. This investigation has included soil testing of all properties in the Sandilands area, research and establishment of appropriate guideline criteria, preparation of remedial action plans, seeking tenders and discussion with MfE and residents. The outcome of the investigation was that only 12 properties did not meet acceptable guideline criteria and would need to be considered for remediation.
3. MfE has approved \$212,500 to be used to remediate the 12 affected properties.
4. Three options are available, (a) decline to proceed, (b) review and reassess the remediation plan, and (c) approve the remedial work to proceed. Option (c) is the recommended option.

FINANCIAL AND LEGAL CONSIDERATIONS

5. A sum of \$1m has been set aside to address the contamination issue in the Sandilands area. (Sandilands Site Remediation Fund). To date, \$139,555 has been spent. The remediation work will cost \$806,000 less \$212,500 (MfE contribution) leaving the Council to contribute \$593,500. Overall the cost to the Council, if it agrees to proceed with the remediation will be approximately \$750,000 (\$735,055 plus some additional consultancy costs).
6. The funding from MfE is less than originally expected (now 25%, not 50%). MfE had however advised that overall funding could be in the range of 20–80% of the project cost. The remediation cost is also greater than anticipated.
7. There would be legal implications if the Council were to decline to proceed with the work (option (a)). Residents may argue that the Council was at some stage in the life of Sandilands, the owner, disposer of refuse, developer, and consent authority and therefore has a responsibility to remedy the situation. For these reasons the Council will require residents whose properties are being remediated to accept that the work is in full and settlement of all claims that those residents may have now or in the future against Council. Their agreement will be held on the property files for those properties and will be accessible as part of the LIM process.

STAFF RECOMMENDATION

It is recommended that the Council adopt Option (c).

BACKGROUND ON SANDILANDS CONTAMINATED LAND REMEDIATION

8. On 26 February 2004 the Council resolved (inter alia) to lodge an application for funding from the Ministry for the Environment's Contaminated Sites Remediation Fund (The Fund) to address the Sandilands contamination issue.
9. The funding application process is divided into three stages:
 - (a) funding for contamination testing to be carried out;
 - (b) funding for the preparation of a Remedial Action Plan (RAP);
 - (c) funding to carry out remedial work.
10. A funding application was lodged for stage 1 (contamination testing), and this was approved by MfE. The Council contributed \$90,000 to stage 1 (60%) and MfE contributed \$60,000 (40%, which is the maximum available from the Fund for stage 1).
11. A further report was considered by the Council on 1 July 2004, a copy of which is attached. At that meeting the Council resolved:
 1. That the Council proceed with stage 1 and carry out an assessment of the 78 privately owned sites at Sandilands.
 2. That a special fund, to be known as the Sandilands Contaminated Sites Remediation Fund, be set up.
 3. That \$1m from the Council's 2003/04 operating surplus be transferred to this fund.
 4. That any monies received from the Ministry for the Environment Contaminated Sites Remediation Fund be transferred into this special fund.
 5. That any draw-downs from the fund be applied to the rehabilitation of the Sandilands sites.
 6. That once the site assessment has been completed, an application for assistance from the Contaminated Sites Remediation Fund be lodged for stage 2 (remediation planning) and stage 3 (remediation).
 7. That a further report be presented once the outcome of the Council's application for stage 3 is known so that the Council can decide whether or not it wishes to proceed with this final stage.
12. The testing and RAP have now been completed. Independent analysts were used to review the soil test results and recommend appropriate soil guideline values to ensure protection of human health. Of the 93 properties assessed (97 if four Council owned properties remediated earlier are included), only 12 were identified as having contaminant concentrations that exceed relevant human health protection guidelines, and where remedial action was recommended. This was an excellent result for the majority of property owners in the Sandilands area. At the outset of this undertaking a much larger number of affected properties had been envisaged.
13. All residents have received correspondence appropriate to their situation, providing an explanation of the results and advising that their LIM (Land Information Memorandum) would be amended accordingly. Council staff have met and discussed the probable remedial works with each of the owners directly affected. The basis of those discussions was that their properties (if approved by Council) would be reinstated to as closely as possible the appearance prior to remediation, and that "every property be safe for families young and old, and for residents to be able to confidently eat home grown vegetables".
14. Tenders were sought from selected contractors who had previously carried out this type of work. Only one tender was received for \$820,000. This cost was revisited a number of times resulting in a slight reduction to just under \$806,000. This contractor has carried out this type of work for the Council. For clarification, the tender has not been formally accepted. The contractor has advised they would be able to commence work as soon as the Council agreed to allow this work to proceed.

8 Cont'd

15. The funding application to the Ministry for the Environment was made on the above basis in February this year. Its decision has just been received.

MfE DECISION

16. In the period February to September 2005 considerable discussion between MfE and the Council took place primarily relating to clarification and to cost. The Ministry also visited Christchurch in September to further discuss the matter and to explain its funding decision process.
17. In brief, the results of these discussions were that MfE recognised that the Sandilands project was an appropriate project to fund. Its fund however was \$1 million per annum nationally, and if funded on a 50/50 basis, the Sandilands project would severely restrict its ability to recognise and fund other worthwhile projects throughout the country.
18. After the September meeting with MfE the following decision was received.

"Thank you for your recent application to the Ministry for the Environment's Contaminated Sites Remediation Fund (CSRF). Ministry officials have completed an assessment of all the applications received and I am writing to you to inform you of the results of the assessment of your application.

Your application to the CSRF has been approved for up to \$212,500, to be used for Stage 4 – remediation of properties built on a former landfill in Sandilands, Christchurch. This amount of funding represents approximately 50% of the costs to remove the contaminated soil from the properties and backfill with clean soil, or 25% of the total project costs (including reinstatement of gardens and structures on the properties). I understand from our meeting that staff from Christchurch City Council will now seek council approval to fund the remainder of the project.

I look forward to hearing the decision of Christchurch City Council on this project."

19. The effect of this decision is that if the Council agrees to proceed with the remediation, its contribution would be in the order of \$593,500.

OPTIONS

20. The Council has three options, as follows:

- (a) Decline to proceed.

The implications of this option are that there are community expectations that the remediation work would be carried out. A Council fund (\$1M) has earlier been specifically created to realise these expectations. The Council has carried out considerable and significant work ie, testing and preparation of the remedial action plan, in reaching this stage. To not proceed could seem counter-productive, and possibly have legal implications.

- (b) Review and re-assess the Remedial Action Plan (RAP) with a view to reducing the remedial work to be undertaken and therefore the cost.

This scrutiny was undertaken throughout the process. Indications are that any reduction in the proposed remedial work would be unlikely to achieve the desired result that "every property be safe for families young and old, and for residents to be able to confidently eat home grown vegetables".

The proposed remediation is current and recognised practice.

Lesser remedial work could result in placing limitations on the manner residents were able to use and live on their property.

8 Cont'd

- (c) Approve the remedial work to proceed.

All the major preparatory work has been completed for the work to proceed. Should the Council agree to proceed, only two matters require some attention. One relates to the processing of a resource consent (earthworks) and the other the signing and agreement of a Deed of Settlement between the property owners and the Council. These latter two matters are in draft form presently, awaiting the Council's decision.

21. The affected property owners have been recently advised that a report on this matter will soon be considered by Council and the outcome will be relayed to them shortly after its decision.

PREFERRED OPTION

22. It is recommended that option (c) be adopted.

ASSESSMENT OF OPTIONS

The Preferred Option (c)

Approve the remedial work to proceed.

	Benefits (current & future)	Costs (current & future)
Social	Allows the affected properties to be safe for human occupation (present and future) and to eat produce grown on the property.	No additional costs should occur post remediation.
Cultural	No cultural matters arise.	N/A
Environmental	Provides a safe living environment	Once remediation is completed no ongoing monitoring environmental costs should occur.
Economic	Specific funding has previously been allocated to undertake the remediation work (Sandilands Site Remediation Fund).	No additional costs are required.
Extent to which community outcomes are achieved: Primary alignment with community outcome: " <i>A Healthy City - an improved local environment will improve the health of residents.</i> "		
Impact on Council's capacity and responsibilities: Sufficient funding is available to complete the project. The proportionate funding from MfE is however less than originally expected (now 25%, not 50%), and the overall total remediation cost is greater than originally anticipated.		
Effects on Maori: No cultural effects related to this undertaking.		
Consistency with existing Council policies: N/A		
Views and preferences of persons affected or likely to have an interest: Environment Canterbury and the Medical Officer of Health have had an integral part in this matter and agree with the remedial action plan (RAP). Both parties are members of the "Sandilands" working party. The affected residents desire the matter concluded.		
Other relevant matters: N/A		

8 Cont'd

Maintain The Status Quo (Option (a))

Decline to proceed.

	Benefits (current & future)	Costs (current & future)
Social	None	Potential litigation. Disenchanted residents.
Cultural	N/A	N/A
Environmental	Unsafe living environment.	Potential legal procedures imposed to restrict residents life style.
Economic	Council saves funds.	Potential litigation.
<p>Extent to which community outcomes are achieved: This would not align with the community outcome of “<i>a healthy city – an improved local environment will improve the health of residents.</i>”</p> <p>Impact on Council's capacity and responsibilities: This option would not be perceived to be in line with the Council's responsibility. It would save expenditure.</p> <p>Effects on Maori: No cultural effects occur with this option.</p> <p>Consistency with existing Council policies: This option would be perceived not to be in accord with the community outcome of an environmentally caring authority.</p> <p>Views and preferences of persons affected or likely to have an interest: The residents have not been asked directly on their views if the remediation were not to proceed. The residents, it is anticipated, would be disenchanted, and perhaps commence some form of legal action.</p> <p>Other relevant matters: N/A</p>		

8 Cont'd

Option (b)

Review and re-assess the Remedial Action Plan with a view to reducing the remedial work to be undertaken and the cost.

	Benefits (current & future)	Costs (current & future)
Social	Could assist in development of future strategies.	Delays decision-making.
Cultural	N/A	N/A
Environmental	No environmental benefit perceived as suspect little chance for change.	Could restrict the living environment for residents.
Economic	Does re-review the process.	An extra cost with a limited chance for change.
<p>Extent to which community outcomes are achieved: Primary alignment with community outcome: <i>"A Healthy City – an improved local environment will improve the health of residents."</i></p> <p>Impact on Council's capacity and responsibilities: This option would delay the final decision of whether to approve or to decline the remediation.</p> <p>Effects on Maori: No cultural effects occur with this option.</p> <p>Consistency with existing Council policies: N/A</p> <p>Views and preferences of persons affected or likely to have an interest: Views not sought but would be seen as a further delay.</p> <p>Other relevant matters: N/A</p>		

9. ELECTED MEMBER CONFERENCE AND SEMINAR ATTENDANCE

General Manager responsible:	General Manager Regulation and Democracy Services
Officer responsible:	Secretariat Manager
Author:	Max Robertson, DDI 941-8533

PURPOSE OF REPORT

1. The purpose of this report is to advise the Council of approvals which have been granted for attendance by Councillors at conferences, courses, seminars and training programmes.

EXECUTIVE SUMMARY

2. The Council previously appointed a Subcommittee comprising the Deputy Mayor and Councillor David Cox with delegated power to approve applications by Councillors to attend conferences, courses, seminars and training programmes etc, held both within New Zealand and overseas. Such approval is subject to compliance with a number of conditions, which are set out in the background section of this report.
3. Attached is a schedule listing applications approved by the Subcommittee under delegated authority to 4 October 2005.

FINANCIAL AND LEGAL CONSIDERATIONS

4. The Remuneration Authority has approved the Schedule of Elected Member Allowances and Expenses submitted by the Christchurch City Council, which provides for attendance at such events to be approved by this Subcommittee pursuant to delegated power. In all cases, the associated expenditure can be met within the existing budget provision.

STAFF RECOMMENDATION

It is recommended that the information be received.

BACKGROUND ON CONFERENCE ATTENDANCE

5. The Subcommittee comprising the Deputy Mayor and Councillor David Cox has been granted delegated power to approve applications by Councillors to attend conferences, courses, seminars and training programmes etc, held both within New Zealand and overseas, and the payment of the associated actual and reasonable registration, travel, accommodation, meal and related incidental expenses, provided:
 - the related expenditure can be accommodated within existing budgets
 - the major subject of the event (conference, course, seminar or training programme etc) is of significant relevance to the Council, and includes a significant policy/governance content
 - attendance at the event is relevant for obtaining an understanding of policies and initiatives taken by other local authorities relevant to the Council's activities
 - in selecting which members should attend the event, preference is given to those members who have a responsibility for or who take a lead on the issues which the event is related to

**10. REPORT OF THE BURWOOD/PEGASUS COMMUNITY BOARD -
MEETING OF 19 OCTOBER 2005**

Attached.

**11. REPORT OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD -
MEETING OF 4 OCTOBER 2005**

Attached.

**12. REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD -
MEETING OF 19 OCTOBER 2005**

Attached.

**13. REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD -
MEETING OF 18 OCTOBER 2005**

Attached.

14. NOTICES OF MOTION

15. QUESTIONS

16. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.