

CHRISTCHURCH CITY COUNCIL AGENDA

THURSDAY 2 DECEMBER 2010

9.30AM

**COUNCIL CHAMBER, CIVIC OFFICES,
53 HEREFORD STREET**

CHRISTCHURCH CITY COUNCIL

**Thursday 2 December 2010 at 9.30am
in the Council Chamber, Civic Offices, 53 Hereford Street**

Council: The Mayor, Bob Parker (Chairperson).
Councillors Helen Broughton, Sally Buck, Ngaire Button, Tim Carter, Jimmy Chen, Barry Corbett,
Jamie Gough, Yani Johanson, Aaron Keown, Glenn Livingston, Claudia Reid, Sue Wells and
Chrissie Williams.

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1. APOLOGIES

Councillor Jamie Gough.

2. CONFIRMATION OF MINUTES – COUNCIL MEETINGS OF: 4.11.2010, 11.11.2010 AND 18.11.2010

Attached.

3. DEPUTATIONS BY APPOINTMENT

3.1 Alan Bruce representing the owners of 13 The Spur Mr De Lorenzo and Ms Wilson in respect of item 15.1.

3.2 Merryn Dunmill and Mike Inder in respect of item 15.1.

3.3 Chris Mene Chairperson Shirley/Papanui Community Board and Linda Stewart Chairperson Burwood/Pegasus Community Board in respect of item 22.6.

4. PRESENTATION OF PETITIONS

29. HERITAGE GRANT APPROVAL – NEW REGENT STREET AND LONGFELLOW STREET CHRISTCHURCH



General Manager responsible:	General Manager, Strategy and Planning Group, DDI 941 8281
Officer responsible:	Programme Manager, Liveable City
Author:	Brendan Smyth, Heritage, Architecture and Urban Design

PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for thirteen Heritage Incentive Grants for New Regent Street and one for 52 Longfellow Street. While the size of these grants are within the financial scope of the previous Heritage Incentive Grants Committee, this has been formally reconstituted to date. Accordingly, and in order to enable works on these buildings to continue it is considered appropriate that these Grant Applications, be reported directly to Council.

EXECUTIVE SUMMARY

New Regent Street

2. The whole of New Regent Street was designed by the architect Francis Willis and built in 1931 (refer to the Statement of Heritage Significance, **Attachment 1**). Since 2008 Council staff have been working with the building owners in New Regent Street on the *New Regent Street Revitalisation Project*. The aim of this project is the revitalisation of the entire street by 2014, a level of service in the 2009-19 LTCCP.
3. New Regent Street was designed as two terraces of similar units with two separated larger units at the Gloucester Street end. A pedestrian right of way to the rear was included and this was accessed through timber doors at the ends of the terraces. Over the past eighty years some of the attached two storey units have been connected to form larger units and some of the property titles have been amalgamated. The original stained timber, glass and tiled shop fronts and entrance doorways have mostly been retained on the street frontage but some have been altered and various features have been removed, most commonly the original decorative tiling. The original first floor facades to New Regent Street are also largely intact. Internally the original timber stairs have again largely been retained in each unit but some have been removed particularly where units have been joined together.
4. The New Regent Street shops have a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facades have been plastered. The facades of the buildings elsewhere have not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the buildings being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
5. The New Regent Street sides of the buildings include units with basically three variations of the decorated façade, two with parapets and one with a roof top level concrete 'eyelid' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were all originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the buildings were first painted in the 1960's and then again in the 1980's. The New Regent Street facades currently include four different colour schemes two in pale yellow, a pale green scheme and a pale blue scheme. The buildings have a continuous suspended verandah and below this are the shop-fronts with timber framed glazing and tiled walls.
6. New Regent Street is registered Category I with the New Zealand Historic Places Trust Pouhere Taonga (NZHPT). All of the original 1931 shop buildings of New Regent Street are listed Group 2 in the Christchurch City Council's City Plan. None of the New Regent Street buildings within these applications have been the subject of a previous Heritage Incentive Grant from the Council.

29 Cont'd

7. Some of the proposed work has received resource consent under RMA 92014997, an application prepared and submitted by Council staff to facilitate conservation and maintenance work in the street. Some of the work proposed in these applications includes work to the main roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

52 Longfellow Street

8. The two storey building at 52 Longfellow Street, previously known as 'Comfort', was designed as part of a competition for workers dwellings organised by the New Zealand Government in 1906 (refer to the Statement of Heritage Significance in **Attachment 2**). The architects of this building were Samuel Hurst-Seager and Cecil Wood. As the winner of the South Island section the house was prefabricated and erected at the Christchurch International Exhibition 1906/07 in Hagley Park and was relocated to the Longfellow Street site in Sydenham when the exhibition closed. The Longfellow Street site was part of a settlement known as 'Camelot'. The building design was based on English cottages with steep pitches to the roof and decorated gable ends. It is constructed of a timber frame with a corrugated iron roof and a combination of timber claddings to the walls. It originally had two brickwork chimneys but these have been removed.
9. 52 Longfellow Street, is listed in Group 3 of the Christchurch City Council's City Plan. The building is also registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT) as a Category II Historic Place. 52 Longfellow Street has been the subject of a previous Grant in 1999 when the building was in the same ownership. This grant was for maintenance and replacement of weatherboards.
10. The work that all the applicants are seeking grant support for will ensure the future protection and continuing use of these significant heritage buildings. The applications meet all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

SCOPE OF WORK

11. A summary of conservation and maintenance works for the New Regent Street buildings include:
 - (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including concrete eyelids and the backs of the parapet walls;
 - (d) Replacement of the existing roofing material to some of the units.
12. The work proposed for 52 Longfellow Street is the preparation and repainting of the entire exterior of the building excluding the roof.
13. The proposed scope of works for each grant application are detailed in the background section of this report.

HERITAGE INCENTIVE GRANTS POLICY

14. The Operational Guidelines for the Policy provide for a grant of up to 40 per cent of the total heritage related costs for a Group 2 heritage building and 30 per cent for a Group 3 heritage building.

FINANCIAL IMPLICATIONS

15. The following table summaries the Heritage Incentive Grant Fund budget for 2010/11 and the proposed value of grant for each property.

29 Cont'd

Annual Budget 2010/2011	\$763,684
Commitment from previous year (St Paul's Presbyterian Church)	\$141,920
Total Grant funds committed year to date	\$167,078
Balance of 10/11 funds	\$454,686
<i>Funds made available from lapsed grants</i> (Committee resolution 2/09/2010)	\$33,688
Total Available Funds 2010/11	\$488,374
3 New Regent Street	\$2,961
5 New Regent Street	\$5,763
7 and 9 New Regent Street	\$7,156
10 New Regent Street	\$6,292
13 New Regent Street	\$3,905
12 New Regent Street	\$3,633
16 - 22 New Regent Street	\$25,572
24 New Regent Street	\$5,476
25 New Regent Street	\$4,128
28 New Regent Street	\$3,617
30 New Regent Street	\$6,586
35-37 New Regent Street	\$7,705
153 Gloucester (Cnr of New Regent St)	\$14,235
52 Longfellow Street	\$4,627
Total proposed grants	\$101,656
Funds committed to the Canterbury Earthquake Heritage Building Fund	\$386,718
Balance of funds remaining	\$3,718

Following the Council's decision on these grant applications, the remainder of the 2010/11 Heritage Incentive Grant Fund will be committed to the Canterbury Earthquake Heritage Building Fund as per the Council's resolution on 11 November 2010.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

16. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

17. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Conservation Covenant is required for grants of \$50,000 or more. Limited covenants relating to each of the property titles will therefore be required for the uptake of all of the above grants greater than \$5,000.

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

18. Yes. Covenants are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected.

29 Cont'd

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

19. The Heritage Incentive Grants Scheme is aligned to the Community Outcome 'An attractive and well-designed City' (LTCCP 2009-19, page 50). 'Community Outcome 9. Development' provides for, among other things, ensuring "our lifestyles and heritage are enhanced by our urban environment" (page 54). One of the success measure is that "Our heritage is protected for future generations" (page 54). "Progress will be measured using these headline indicators ... number of heritage buildings, sites and *objects*." (page 54). Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure under the outcome.
20. Within the 'Activities and Services' section of the LTCCP, is 'City planning and development' which aims to help improve Christchurch's urban environment, among other things. One of the activities included in 'City planning and development' is 'Heritage protection'. "*A city's heritage helps to sustain a sense of community identity, provides links to the past, and helps to attract visitors. The Council is committed to protecting the heritage of our city and works with developers, landowners and other stakeholders to conserve heritage buildings, areas and other items*" (page 187).
21. 'Heritage Protection', requires the Council to "Research and promote the heritage of Christchurch and Banks Peninsula. Work with developers, landowners and other stakeholders to conserve heritage areas, buildings, and other items. Promote development that is sensitive to the character and heritage of the city and existing communities." (page 192). The Council provides information, advice and funding for city heritage and heritage conservation, and will be expected to continue to do so, as part of its objective to retain heritage items. The 'Heritage Protection' Activity Management Plan identifies proactive partnerships with listed heritage building owners as a performance standard, the upgrade of the New Regent Street buildings by 2014 is identified as a level of service.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

22. Yes.

ALIGNMENT WITH STRATEGIES

23. Alignment of the requirement for Heritage Incentive Grants and Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

Greater Christchurch Urban Development Strategy (UDS)

Heritage development projects provide opportunities for increased commercial and residential activity in the City while at the same time enhancing the heritage townscape. The UDS considers heritage as an integral part of Christchurch and an aspect of growth management provided for is through the protection, maintenance and enhancement of heritage.

Christchurch City Plan

Heritage redevelopment projects are consistent with the Heritage provisions of the City Plan: Volume 2, Section 4, City Identity, Objective 4.3 Heritage Protection provides for objectives and policies in relation to Heritage protection. It recognises that Christchurch is a cultural and tourist centre, a role mainly dependent on its architectural, historic and scenic attractions. Much of its distinctive character is derived from buildings, natural features, other places and objects which have over time, become an accepted part of the cityscape and valued features of the City's identity ... Protection of heritage places includes cultural, architectural, ... areas of character, intrinsic or amenity value, visual appeal or of special significance to the Tangata Whenua, for spiritual, cultural or historical reasons. This protection may extend to include land around that place or feature to ensure its protection and reasonable enjoyment. A heritage item may include land, sites, areas, buildings, monuments, objects, archaeological sites, sacred sites, landscape or ecological features in public or private ownership.

29 Cont'd

Central City Revitalisation Strategy

Inner city heritage improvement projects are consistent with the vision for the Central City to cultivate a distinct identity that is unique to the city's environment and culture. This strategy places particular emphasis on the heritage of our Central City. The Christchurch Central City contains over half of the city's entire heritage assets.

New Zealand Urban Design Protocol

Heritage projects improve the quality and design of the urban environment by protecting the heritage of the city, which is stated in the Protocol as being an attribute of successful towns and cities. The Limited Covenants will contribute towards the implementation of the New Zealand Urban Design Protocol of March 2005 of which the Council is a signatory body.

Heritage Conservation Policy

The Heritage Incentive Grants are provided for under section 8 of the Heritage Conservation Policy. As noted above under the LTCCP heading, the Heritage Conservation Policy aligns with the Community Outcome "An attractive and well-designed City" through the indicator "Number of heritage buildings, sites and objects".

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted. The concept of places incorporates landscape, buildings, archaeological sites, sacred places, gardens and other objects. ICOMOS considers that countries have a "general responsibility towards humanity" to safeguard their heritage for present and future generations.

Do the recommendations align with the Council's strategies?

24. Yes

CONSULTATION FULFILMENT

25. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

STAFF RECOMMENDATION

26. It is recommended that the Council approve the following Heritage Incentive Grants subject to the conditions noted for each property:

3 New Regent Street

(a) A Heritage Incentive Grant of up to **\$2,961** for conservation and maintenance work for the protected heritage building at 3 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

5 New Regent Street

(a) A Heritage Incentive Grant of up to \$5,763 for conservation and maintenance work for the protected heritage building at 5 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

(b) That payment of this grant is subject to the applicants entering a 10 year Limited Conservation Covenant on all three of the property titles with the signed covenant having the Council seal affixed prior to registration against the property title.

7 and 9 New Regent Street

(a) A Heritage Incentive Grant of up to **\$7,156** for conservation and maintenance work for the protected heritage building at 7 and 9 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

29 Cont'd

- (b) That payment of this grant is subject to the applicants entering a 10 year Limited Conservation Covenant on all three of the property titles with the signed covenant having the Council seal affixed prior to registration against the property title.

10 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$6,292** for conservation and maintenance work for the protected heritage building at 10 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.
- (b) That payment of this grant is subject to the applicants entering a 10 year Limited Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

12 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$3,633** for conservation and maintenance work for the protected heritage building at 12 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

13 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$3,905** for conservation and maintenance work for the protected heritage building at 13 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

16 - 22 New Regent Street

- (a) A Heritage Incentive Grant of up to \$25,572 for conservation and maintenance work for the protected heritage buildings at 16 to 22 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.
- (b) That payment of this grant is subject to the applicants entering a 10 year Limited Conservation Covenant on all three of the property titles with the signed covenant having the Council seal affixed prior to registration against the property title.

24 New Regent Street

- (a) A Heritage Incentive Grant of up to \$5,476 for conservation and maintenance work for the protected heritage building at 24 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion;
- (b) That payment of this grant is subject to the applicants entering a 10 year Limited Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

25 New Regent Street

- (a) A Heritage Incentive Grant of up to \$4,128 for conservation and maintenance work for the protected heritage building at 25 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

28 New Regent Street

- (a) A Heritage Incentive Grant of up to \$3,617 for conservation and maintenance work for the protected heritage building at 28 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.

29 Cont'd

30 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$6,586** for conservation and maintenance work for the protected heritage building at 30 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion.
- (b) That payment of this grant is subject to the applicants entering a 10 year Limited Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

35-37 New Regent Street

- (a) A Heritage Incentive Grant of up to **\$7,705** for conservation and maintenance work for the protected heritage buildings at 35 and 37 New Regent Street subject to compliance with the agreed scope of works and certification of the works upon completion;
- (b) That payment of this grant is subject to the applicants entering a 10 year Limited Conservation Covenant on all three of the property titles with the signed covenant having the Council seal affixed prior to registration against the property title.

153 Gloucester (Corner of New Regent St)

- (a) A Heritage Incentive Grant of up to **\$14,235** for conservation and maintenance work for the protected heritage building at 153 Gloucester Street subject to compliance with the agreed scope of works and certification of the works upon completion.
- (b) That payment of this grant is subject to the applicants entering a 10 year Limited Conservation Covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

52 Longfellow Street

- (a) A Heritage Incentive Grant of up to **\$4,627** for conservation and maintenance work for the protected heritage building at 52 Longfellow Street subject to compliance with the agreed scope of works and certification of the works upon completion.

BACKGROUND

3 New Regent Street

- 27. Number 3 New Regent Street is one of the original mid-street units of the New Regent Street shops adjacent to the alleyway. The two storey unit is located towards the south-western end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame although the original stained timber finish has been painted over. Some of the original decorative tile-work at the ground floor level has been retained and is in reasonably good condition. Internally the original stair is still in place complete with the original balustrade.
- 28. Similar to the structure elsewhere on the New Regent Street shops, Number 3 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The southern and western facades of the building have not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require replacement cavity wall ties to improve their structural performance.

29 Cont'd

29. Number 3 New Regent Street has one of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The façade is currently painted a pale yellow or cream colour. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles and some covered with replacement black tiles.
30. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by 'RJC Limited'.

SCOPE OF WORK

31. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster facade, full preparation and repaint of the street facing façade, including the top of the concrete eyelid.
32. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$7,404
Total of conservation and restoration related work	\$7,404
Proposed Heritage Grant (40%)	\$2,961

5 New Regent Street

33. Number 5 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the south-western end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and part of the frame complete with the original stained timber finish. The original decorative tile-work at the ground floor level has all been removed and replaced with large black tiles. Internally the original timber stair and original balustrade have been removed and access to the first floor is now via a very steep and narrow staircase at the back of the unit. The upper floor is used only for storage of stock and is only accessed by staff.
34. Similar to the structure elsewhere on the New Regent Street shops, Number 5 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels will likely require new cavity wall ties to improve their structural performance.
35. Number 5 New Regent Street is currently painted pale green and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the black tiles.

29 Cont'd

36. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Mr Nim Ting and Mrs Shirley Chan. The work proposed in this application includes work to the main roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

37. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet;
 - (c) Replacement of the existing main roofing material.
38. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	
Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$10,128
Replace roofing iron to main roof	\$4,281
Total of conservation and restoration related work	\$14,409
Proposed Heritage Grant (40%)	\$5,763

7-9 New Regent Street

39. Numbers 7 and 9 New Regent Street are two of the original mid-street units of the New Regent Street shops. The two storey units are located towards the south-western end of New Regent Street. The original timber and glass entrance door has been retained on the street frontage of both Number 7 and 9 but it has been relocated towards the centre of each of the separate shops. All of the original shop front glazing has been replaced as part of the movement of the entrance. All of the original decorative tiling has been removed and no replacement tiling has been installed, the solid base of the shop frontages is simply painted black. Internally the original timber stair and original balustrade have been retained in Number 9 but painted white. The stair in Number 7 has been removed. There is an opening in the party wall which allows the shop units to be used as a single shop but at the present time it appears that two separate businesses are operating either side of the opening.
40. Similar to the structure elsewhere on the New Regent Street shops, Numbers 7 and 9 New Regent Street have a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
41. Number 7 New Regent Street is currently painted pale yellow and includes one of the concrete 'eyelid' features. Number 9 is currently painted pale blue and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls where the original tilework has been replaced with a painted surface.
42. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Mr Nim Ting and Mrs Shirley Chan.

29 Cont'd

SCOPE OF WORK

43. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet.
44. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	
Repairs and repainting of all parts of plastered east façade and existing painted components on west façade, Unit 7	\$9,443
As above for Unit 9	\$8,447
Total of conservation and restoration related work	\$17,890
Proposed Heritage Grant (40%)	\$ 7,156

10 New Regent Street

45. Number 10 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the south-eastern end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame although the original stained timber finish has been painted over. The original decorative tile-work at the ground floor level has all been retained and is in reasonably good condition. Internally the original stair is still in place complete with the original balustrade.
46. Similar to the structure elsewhere on the New Regent Street shops, Number 10 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The eastern facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
47. Number 10 New Regent Street is currently painted pale blue and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles.
48. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Rory and Anna Tam. The work proposed in this application includes work to the main roof and the verandah roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

49. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet; and

29 Cont'd

(c) Replace the roofing iron on the main roof and the veranda roof.

50. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	\$3,549
Repairs and repainting of all parts of plastered west façade and existing painted components on east facade.	\$7,048
Replace the roofing iron on the veranda and main roof	\$5,134
Total of conservation and restoration related work	\$15,731
Proposed Heritage Grant (40%)	\$ 6,292

12 New Regent Street

51. Number 12 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the south-eastern end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame although the original stained timber finish has been painted over. The original decorative tile-work at the ground floor level has all been retained and is in reasonably good condition. Internally the original stair is still in place complete with the original balustrade.
52. Similar to the structure elsewhere on the New Regent Street shops, Number 12 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The eastern facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
53. Number 12 New Regent Street has one of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The façade is currently painted a pale yellow or cream colour. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles.
54. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Rory and Anna Tam.

SCOPE OF WORK

55. A summary of conservation and maintenance works include:
- Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet.

29 Cont'd

56. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	\$3,549
Repairs and repainting of all parts of plastered west façade and existing painted components on east facade.	\$5,534
Total of conservation and restoration related work	\$9,083
Proposed Heritage Grant (40%)	\$3,633

13 New Regent Street

57. Number 13 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the south-western end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame with the original stained timber finish. The original decorative tile-work at the ground floor level has all been retained and is in reasonably good condition. Internally the original stair is still in place complete with the original balustrade.
58. Similar to the structure elsewhere on the New Regent Street shops, Number 13 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
59. Number 13 New Regent Street is currently painted pale green and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with ornate blue tiles.
60. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Rory and Anna Tam.

SCOPE OF WORK

61. A summary of conservation and maintenance works include:
- Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet.
62. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	\$3,549
Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$6,214
Total of conservation and restoration related work	\$9,763
Proposed Heritage Grant (40%)	\$3,905

29 Cont'd

16-22 New Regent Street

63. Numbers 16, 18, 20 & 22 New Regent Street are four connected units in the middle of the eastern side of the New Regent Street shops. The four attached two storey units have been connected into one ground floor cafe unit with a restaurant occupying the first floor of all the four units. The original stained timber and glass entrance doorway has been retained on the street frontage of number 16 and of Number 20 but the other doors and recesses have been removed. The original large shop windows and timber frames have been replaced at some point with black framed glazing on Numbers 18, 20 and 22. The original stained timber finish window frame has been retained on Number 16 although it has been painted white. The original decorative tile-work at the ground floor level of all the units has largely been retained although parts are missing where the doors have been altered. Internally the four original stairs have all been removed and a new dog-leg stair has been inserted into Unit 16 to provide access to the restaurant.
64. Similar to the structure elsewhere on the New Regent Street shops, Numbers 16 to 22 New Regent Street have a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The eastern facades of the buildings have not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the buildings being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
65. Numbers 16 to 22 New Regent Street include all four colour schemes and all variations of the decorated façade including two of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the buildings were first painted in the 1960's and then again in the 1980's. The buildings have a continuous suspended verandah and below this are the shop-fronts with timber framed glazing and tiled walls.
66. The buildings have not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by David and Isla Manning. The work proposed in this application includes work to the main roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

67. A summary of conservation and maintenance works include:
- Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - Repairs to plaster façades, full preparation and repaint of the street facing façade, including concrete eyelids and the backs of the parapet walls; and
 - Replacement of the existing roofing material to three of the units.
68. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
All four units - Installation of 'Thor Helical' cavity wall ties, east & west walls;	\$28,295
Repairs to brickwork façade (east wall), preparation and repainting of plastered west façade;	\$20,412
Replacement of existing roofing material to three units	\$15,225
Total of conservation and restoration related work	\$63,932
Proposed Heritage Grant (40%)	\$25,572

29 Cont'd

24 New Regent Street

69. Number 24 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the north-eastern end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame with the original stained timber finish. The original decorative tile-work at the ground floor level has all been removed. Internally the original stair is still in place complete with the original balustrade.
70. Similar to the structure elsewhere on the New Regent Street shops, Number 24 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
71. Number 24 New Regent Street has one of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The façade is currently painted a pale yellow or cream colour. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with black tiles that replaced the original ornate blue tiles.
72. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Rory and Anna Tam. The work proposed in this application includes work to the main roof and the verandah roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

73. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet; and
 - (c) Replace the roofing iron on the main roof and the veranda roof.
74. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	\$3,549
Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$5,008
Replace the roofing iron on the veranda and main roof	\$5,134
Total of conservation and restoration related work	\$13,691
Proposed Heritage Grant (40%)	\$ 5,476

29 Cont'd

25 New Regent Street

75. Number 25 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the north-western end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame complete with the original stained timber finish. The original decorative tile-work at the ground floor level has all been retained and is in reasonably good condition, but with some missing tiles. Internally the original timber stair is still in place complete with the original balustrade.
76. Similar to the structure elsewhere on the New Regent Street shops, Number 25 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
77. Number 25 New Regent Street is currently painted pale blue and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles.
78. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by GJ and ML Waterreus.

SCOPE OF WORK

79. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet.
80. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$10,320
Total of conservation and restoration related work	\$10,320
Proposed Heritage Grant (40%)	\$ 4,128

28 New Regent Street

81. Number 28 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the north-eastern end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame although the original stained timber finish has been painted over. Some of the original decorative tile-work at the ground floor level has been retained and is in reasonably good condition. Internally the original stair is still in place, complete with the original balustrade although it is hidden behind a partition wall.

29 Cont'd

82. Similar to the structure elsewhere on the New Regent Street shops, Number 28 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The eastern facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.
83. Number 28 New Regent Street has one of the roof level concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The façade is currently painted a pale yellow or cream colour. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles.
84. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Brian and Elizabeth Hazeldine.

SCOPE OF WORK

85. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet.
86. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls Repairs and repainting of all parts of plastered west façade and existing painted components on east facade.	\$9,043
Total of conservation and restoration related work	\$9,043
Proposed Heritage Grant (40%)	\$3,617

30 New Regent Street

87. Number 30 New Regent Street is one of the original mid-street units of the New Regent Street shops. The two storey unit is located towards the north-eastern end of New Regent Street. The original timber and glass entrance doorway has been retained on the street frontage along with the large shop window and frame although the original stained timber finish has been painted over. The original decorative tile-work at the ground floor level has all been retained and is in reasonably good condition. Internally the original stair is still in place complete with the original balustrade, although it has also been painted.
88. Similar to the structure elsewhere on the New Regent Street shops, Number 30 New Regent Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The eastern facade of the building has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require new cavity wall ties to improve their structural performance.

29 Cont'd

89. Number 30 New Regent Street is currently painted pale green and the facade includes a decorated parapet. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this are the shop-fronts with timber framed glazing next to portions of walls covered with the original ornate blue tiles.
90. The building has been the subject of a previous Historic Building Retention Incentive Grant from the Council. This was a grant of \$3,750 in 2000 when the building was in different ownership. The building is now owned by Kim Ki Yeon. The work proposed in this application includes work to the main roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

91. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork;
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including the back of the concrete parapet; and
 - (c) Replacement of roofing iron on main roof (including scaffolding).
92. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, east & west walls	\$4,878
Repairs and repainting of all parts of plastered east façade and existing painted components on west facade.	\$6,454
Replacement of roofing iron on main roof (including scaffolding)	\$5,134
Total of conservation and restoration related work	\$16,466
Proposed Heritage Grant (40%)	\$ 6,586

35-37 New Regent Street

93. Numbers 35 & 37 New Regent Street are two connected units at the north end of the western side of the New Regent Street shops. The two attached two storey units have been connected into one ground floor shop unit. One of the original stained timber and glass entrance doorways has been retained on the street frontage of Number 37 but the other entrance door has been removed and reused upstairs as an internal door. The original large shop windows and timber frames have been replaced at some point with similar stained timber framed glazing. The original decorative tile-work at the ground floor level of both of the units has all been removed and replaced with new tiles. Internally the two original stairs have been removed and it appears that one has been reinstalled in a new location to provide access to the first floor of both units.
94. Similar to the structure elsewhere on the New Regent Street shops, Numbers 35 and 37 New Regent Street have a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the New Regent Street facade has been plastered. The western facade of the buildings has not been plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the buildings being classed as earthquake prone under current standards, the brickwork panels do require replacement cavity wall ties to improve their structural performance.

29 Cont'd

95. Number 37 has a pale green colour scheme with a parapet and 35 New Regent Street has a pale yellow colour scheme with the roof level concrete 'eyelid' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the buildings were first painted in the 1960's and then again in the 1980's. The buildings have a continuous suspended verandah and below this are the shop-fronts with timber framed glazing and tiled walls.
96. The buildings have not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Peter Morrison, Catherine Morrison and Anthony Koller.

SCOPE OF WORK

97. A summary of conservation and maintenance works include:
- (a) Installation of replacement cavity wall ties to improve structural performance, including scaffolding and coloured mortar finish to brickwork; and
 - (b) Repairs to plaster facades, full preparation and repaint of the street facing façade, including concrete eyelids and the backs of the parapet walls.
98. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Both units - Installation of 'Thor Helical' cavity wall ties, north, east & west walls; Repairs to unplastered façades (north and west walls), preparation and repainting of plastered east façade;	\$19,264
Total of conservation and restoration related work	\$19,264
Proposed Heritage Grant (40%)	\$ 7,705

153 Gloucester Street

99. The building at 153 Gloucester Street is one of the corner units of the New Regent Street shops. The two storey building is located on the south-western corner of New Regent Street and is physically linked across the alleyway to the other buildings on the west side of the street. The building was originally the mirror image of the opposite building on the south-eastern corner of New Regent Street, Number 157a Gloucester Street. However, Number 153 has undergone a much higher degree of external and internal alteration including the removal of all of the original ornate blue tiling at ground floor level.
100. Similar to the structure elsewhere on the 1931 New Regent Street shops, 153 Gloucester Street has a concrete frame structure with infill panels of cavity and/or solid brickwork. All of the street facades are plastered or tiled. The other parts of the building are not plastered and the structural frame, lintels and the brickwork are clearly visible. While the concrete frame may prevent the building being classed as earthquake prone under current standards, the brickwork panels do require replacement cavity wall ties to improve their structural performance.
101. 153 Gloucester Street has a number of roof level ornate parapets and two concrete 'eyelids' which would have originally held genuine 'Spanish' style clay tiles. These relatively heavy tiles were later removed to prevent them falling into the street below. The upper walls were originally rendered with coloured decorative plaster and designed in a 'Spanish Mission' style more usually associated with Southern California. These parts of the building were first painted in the 1960's and then again in the 1980's. The building has a suspended verandah and below this the shop-front walls.

29 Cont'd

102. The building has not been the subject of a previous Heritage Incentive Grant from the Council. The building is owned by Josukh Limited. The work proposed in this application includes work to the verandah roof which was not covered in this resource consent and will therefore require a separate resource consent application by the owner or their consultant.

SCOPE OF WORK

103. A summary of conservation and maintenance works include:
- Installation of replacement cavity wall ties, including scaffolding and coloured mortar finish to brickwork;
 - Repairs to plaster facades, full preparation and repaint including windows and balcony railings;
 - Replacement of corrugated verandah roofing.
104. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Installation of 'Thor Helical' cavity wall ties, south, east & north walls	\$17,660
Repairs to plastered façade and repainting (south and east walls)	\$12,768
Replace suspended verandah roofing	\$5,160
Total of conservation and restoration related work	\$35,588
Proposed heritage grant (40%)	\$14,235

52 Longfellow Street

105. 52 Longfellow Street is located in the suburb of Sydenham. The two storey building, known as 'Comfort' was designed as part of a competition organised by the New Zealand Government in 1906 as a full scale exhibit of workers housing for the Christchurch International Exhibition. It was originally erected in the exhibition grounds in Hagley Park and was relocated to the Longfellow street site when the exhibition closed. The Longfellow Street site was part of a settlement known as 'Camelot'. The design was based on English cottages with steep pitches to the roof and decorated gable ends. It is constructed of a timber frame with a corrugated iron roof and a combination of timber claddings to the walls. It originally had two brickwork chimneys but these have been removed.
106. The building has been the subject of a previous Historic Building Retention Incentive Grant from the Council. This was a grant of \$6,000 in 1999 when the building was in the same ownership. The building is owned by Paul Kean and Kaye Woodward.

SCOPE OF WORK

107. A summary of conservation and maintenance works include:
- Preparation and repainting of the entire exterior of the building excluding the roof.
108. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

Particulars	Costs
Preparation and repainting of all walls, windows and fascia boards	\$15,424
Total of conservation and restoration related work	\$15,424
Proposed heritage grant (30%)	\$ 4,627

30. TEMPORARY ALCOHOL BAN OKAINS BAY - NEW YEARS EVE 2010/11



General Manager responsible:	General Manager Strategy and Planning, DDI 941-8281
Officer responsible:	Programme Manager Strong Communities
Authors:	Terence Moody and Vivienne Wilson

PURPOSE OF REPORT

1. To consider a proposal for a Temporary Alcohol Ban for the Okains Bay beach and reserve area to apply from 5pm on 31 December 2010 until 7am on 1 January 2011.

EXECUTIVE SUMMARY

2. The Council at its meeting on the 30 September 2010 considered a request from the Akaroa/Wairewa Community Board to resolve to declare a Temporary Alcohol Ban for the Okains Bay beach and reserve for New Years Eve 31 December 2010 to 1 January 2011. The Council resolved unanimously on the motion of Councillor Reid, seconded by Councillor Buck, that the process to introduce this Temporary Alcohol Ban be commenced.
3. The Board referred to a request that had been received from the Okains Bay Reserve Management Committee to introduce a liquor ban covering the Okains Bay beach and reserve for the period from 31 December 2010 to 1 January 2011 (New Year's Eve). The Police through the officer in charge in Akaroa have indicated support for such a ban.
4. Both parties have provided information as to problems caused in the area during the New Year period of 2009/2010 (and previous years) and consider a temporary ban should be introduced this year in an attempt to preclude issues of disorder and alcohol-related harm occurring.
5. There are a number of considerations that the Council has to make before applying a temporary alcohol ban. These are detailed in Clause 5(2) in the Christchurch City Council Alcohol Restrictions in Public Places Bylaw (and paragraph 10 of this report). In addition, the Council needs to ensure it has met the decision-making requirements under Sections 77 to 82 of the Local Government Act 2002 (the Act).
6. Specifically for the proposed temporary alcohol ban in Okains Bay the Council has given consideration to the areas to be covered by the ban and the time/duration of the ban. Such bans can only be applied to public places over which the Council has control rather than all public places as may be defined in other legislation. Staff have undertaken the necessary work to satisfy these considerations and requirements in time for the Council to decide on the matter at this meeting.

FINANCIAL IMPLICATIONS

7. Financial provision will be required for public notices and display advertisements as well as appropriate signage. The costs of enforcement rest with the Police under powers in the Act.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

8. There is no specific budgetary provision for introducing temporary alcohol bans. The costs of investigating this temporary ban have been absorbed in the Long Term Policy and Planning Activity. The costs of public notices and signage, in this case, will be absorbed in the Enforcement and Inspection Activity as per page 95 of the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

9. The Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009 (the Bylaw) provides the power to put Temporary Alcohol Ban Areas in place, by resolution, to control anticipated or potential negative alcohol-related behaviour associated with specified events or specified dates. Section 151 of the Act and section 13 of the Bylaws Act 1910 make it clear that a bylaw may contain discretion. The Council must be careful to ensure that any discretion left to the Council is not so great that it might be considered unreasonable (which could make the bylaw, or part of it, invalid). To ensure this is not the case, clause 5 of the bylaw specifies a number of matters the Council must consider before it imposes a temporary ban. Clause 5 also requires that the resolution must describe the specific area that is the Temporary Alcohol Ban Area and the times, days or dates during which the alcohol restrictions apply to any public places in the area.
10. Under clause 5(2) of the Bylaw the Council must consider, in the case of resolving to introduce any temporary alcohol ban, the following matters:
- the nature of the expected event;
 - the number of people expected to attend;
 - the history of the event (if any);
 - the area in which the event is to be held;
 - the nature and history of alcohol-related problems usually associated with the area, together with any anticipated alcohol-related problems;
 - whether the benefits to local residents and to the city outweigh the restrictions imposed on local residents and other people in the area covered by the resolution;
 - any information from the Police and other sources about the proposed dates, the event or the area to be covered by the resolution;
 - whether the Police support the proposed Temporary Alcohol Ban Area.
11. The Act allows for such liquor bans in public places which are under the control of the Council as opposed to public places as defined in other legislation. It can include roads over which the Council has control but not private parking areas for example. The Act does not define the term "road" but it is possible that it may extend to the beach areas even though the beach (or foreshore) is in Crown ownership as a result of the Foreshore and Seabed Act 2004.¹
12. The Police have various powers to enforce the Bylaw, including the power to search containers and vehicles in public places for alcohol, seize and remove alcohol, and arrest any person who is found to be breaching the Bylaw. Before the Police exercise these powers they must comply with the warning provisions in section 170 of the Local Government Act 2002. However, in certain circumstances as set out in section 170(3), the Police can search immediately and without notice. In order to give the Police this power, the Council would need to resolve that clause 8(1) of the Bylaw applies to the Temporary Alcohol Ban.²

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

13. Yes - the proposed Temporary Alcohol Ban will apply to a public place within the meaning of section 147 of the Act. The Area covers both Okains Bay Road as well as Okains Bay Beach. Applying a wide definition of road, the area comes within the definition of section 147 of the Act. There is a small portion of land owned by the Department of Conservation which will not be included nor will the adjoining land owned by Te Runanga O Ngai Tahu. The issue is covered by the Council's Alcohol Restrictions in Public Places Bylaw (2009).

¹ The Land Transport Act 1998 and the Transport Act 1962 define road in a wide manner and this includes beaches.

² Note that clause 8 provides as follows:

8. POLICE POWERS OF SEARCH IN TEMPORARY ALCOHOL BAN AREAS

(1) This bylaw authorises a member of the Police to exercise the power of search under section 169(2)(a) of the Act for the purposes of section 170(2) of the Act in areas to which a resolution declaring a Temporary Alcohol Ban Area applies.

(2) Clause 8(1) only applies if the resolution declaring a Temporary Alcohol Ban Area provides that clause 8(1) of this bylaw will apply.

30 Cont'd

14. In terms of clause 5(1) of the Bylaw, the proposed resolution describes the specific area to which the Alcohol Ban will apply and the times and dates that it will apply. It is for a one-off event being the 2011 New Years Eve celebrations.
15. With respect to the considerations in clause 5(2) of the Bylaw, the following is noted:
 - (a) Clause 5(2)(a)(i) – the proposed ban relates to informal New Years Eve celebrations undertaken by visitors to Okains Bay. In past years young people went to the Bay and undertook consumption of alcohol, lit fires, and attempted to attend an advertised “rave” in a cave adjacent to the camping ground.
 - (b) Clause 5(2)(a)(ii) – the number of people attending the informal celebrations at Okains Bay is unknown but the Police consider the alcohol ban will preclude the gathering that occurred at the 2009/10 New Years period.
 - (c) Clause 5(2)(a)(iii) – the informal New Years Eve gatherings have taken place at Okains Bay for at least the last four or five years.
 - (d) Clause 5(2)(a)(iv) – the area where the informal New Years Eve celebration takes place is Okains Bay Beach.
 - (e) Clause 5(2)(b) – the alcohol related problems have included, underage drinking, dangerous driving, and unacceptable behaviour. These problems have been allegedly associated with excessive drinking in public places at the time of New Years Eve celebrations. It is anticipated that the same could happen for the coming New Years Eve 2011 if a Temporary Alcohol Ban is not imposed.
 - (f) Clause 5(2)(c) – given the responses of persons residing in the area to the proposal it could be seen that the benefits outweigh the restrictions if they reduce or remove the type of problems that occurred in the 2009/10 New Year. It is understood there is no other formal event taking place in the public place area at the time the ban will apply that would require drinking alcohol to take place.
 - (g) Clause 5(2)(d) and (e) – the Police support the proposed ban and Council officers have seen a copy of a police report relating to the problems with New Years Eve 2010.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

16. Introducing a temporary alcohol ban in Okains Bay could be considered to broadly align to the following level of service (2.2.3.1. *Maintain Safe City Accreditation every 15 years.*) in the Strengthening Communities Activity Management Plan,

ALIGNMENT WITH STRATEGIES

17. The Safer Christchurch Strategy aims to see rates of injury and crime decline, for people to feel safe at times in Christchurch City and for Christchurch to have excellent safety networks to support people and services.

Do the recommendations align with the Council’s strategies?

18. Yes – as above.

CONSULTATION FULFILMENT

19. The Okains Bay Reserve Committee advise that there is community support for the proposal. Consultation has been carried out by staff, through MKT with the local Rūnanga and through letters to landowners close to the proposed alcohol ban area.

30 Cont'd

STAFF RECOMMENDATION

It is recommended that the Council resolves as follows:

- (a) That having considered the matters in clause 5(2) of the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009, the Council declares, for the Okains Bay area (being the area shown on **Attachment 1**) a Temporary Alcohol Ban from 5 pm on 31 December 2010 until 7am on 1 January 2011.
- (b) That clause 8(1) of the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009 applies to the Temporary Alcohol Ban described above.
- (c) That Public Notice be given in The Press and the community newspaper circulated in the Banks Peninsula Ward and signs be provided in the public places covered by the alcohol ban.

BACKGROUND (THE ISSUES)

- 20. A request has been received from the Okains Bay Reserve Management Committee to introduce a liquor ban covering the Okains Bay beach and reserve on the 31 December 2010 and 1 January 2011 due to problems caused in the past with underage drinking, dangerous driving, and unacceptable behaviour, allegedly associated with excessive drinking in public places at the time of New Year celebrations.
- 21. The public place liquor ban is supported by Senior Constable Steve Ditmer who is officer in charge in Akaroa. The police report advises that last New Years Eve there was considerable disorder caused by alcohol consumption by young people attracted to a publicised "rave" at a nearby cave on the beach. Activities of the Police concentrating on possession of alcohol at the cave area led to the young people congregating in the Okains Bay Camping Ground with the subsequent concern of families in the area. The Police are working with the Okains Bay Camp to detract underage youth from taking over the camp for this one night. Increased security and unaccompanied youth under 18 years will be addressed.
- 22. Under the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009 the Council may declare a Temporary Alcohol Ban Area by resolution. Before doing so the Council must consider: the nature and history of alcohol-related problems associated with the area together with any anticipated alcohol-related problems; whether the benefits to local residents and to the city outweigh the restrictions placed on other persons; information from the Police about the proposed dates and times and whether they support the Temporary Alcohol Ban Area.
- 23. The letter from the Okains Bay Reserve Management Committee indicates that there is full support from the local community and the Police have provided information as to the reasons for the ban and expressed their support for it. In response to letters sent out to persons occupying or owning properties nearby those responding have supported the ban.

THE OBJECTIVES

- 24. To consider a proposal to introduce a Temporary Alcohol Ban Area in some of the public places under the control of the Council in the Okains Bay area.

THE OPTIONS

Option 1 – Do Nothing

- 25. Evidence from the Police indicates that a certain amount of disorder occurred during the New Year period in 2009/2010 and this is corroborated by the Okains Bay Reserve Management Committee. Both parties consider that while there is an option to do nothing this would not address the consumption of alcohol in public places nor avoid the congregation of young people at that time and in that area. To this end the "do nothing" option was rejected.

30 Cont'd

Option 2 – Permanent Alcohol Ban

26. Due to the timing of introducing a permanent ban in the area, which would require an amendment to the schedule of the bylaw, and undertaking a Special Consultative Procedure, this option was not preferred. There would be insufficient time for the Council to receive a report and undertake the required consultative procedure and establish the ban before the New Year.

THE PREFERRED OPTION

Option 3 – Introduce a Temporary Alcohol Ban

27. The Council may, by resolution, determine that a temporary alcohol ban can be applied on the evidence that a problem could exist during the period. This could come into effect by the due date.

31. **EARLY PROCESSING AND ORDERING OF CANDIDATES' NAMES ON VOTING DOCUMENTS: ELECTION OF ONE AKAROA MEMBER OF THE AKAROA/WAIREWA COMMUNITY BOARD**



General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8462
Officer responsible:	Democracy Services Manager
Author:	Clare Sullivan, Electoral Officer

PURPOSE OF REPORT

1. The purpose of this report is to seek approval for the early processing of the returned voting documents used on Thursday 10 February 2011 to elect one member of the Akaroa/Wairewa Community Board. A decision is also sought as to the order in which the candidates' names are to be shown on the voting documents used at that election.

EXECUTIVE SUMMARY

Early Processing

2. Section 79 of the Local Electoral Act 2001 permits a local authority to process (but not count) returned voting documents over the voting period.
3. Early processing of voting documents was introduced for the 1998 Christchurch City elections (but restricted to the 84 hours before the close of voting) and was used very successfully throughout the country. Because of the success of early processing in 1998 and the benefits which early processing provides, the early processing period was subsequently increased to the entire three week voting period now provided under the current legislation. The immediate benefit of adopting early processing is that much, if not all, of the cumbersome and time-consuming task of extracting and checking the voting documents is undertaken progressively over the three week voting period (under strict security and under the supervision of a Justice of the Peace). This means a quicker and more accurate result can be achieved on polling day.

Order of Candidates' Names on Voting Documents

4. Clause 31(1) of the Local Electoral Regulations 2001 allows the Council to decide whether the names are to be arranged on the voting documents in alphabetical order of surname, pseudo-random order or random order. In the absence of any Council resolution approving another arrangement, the candidates' names must be arranged in alphabetical order of surname.
5. The features of each arrangement are described below:

(a) **Arrangement 1 - Alphabetical Order of Surname**

This is the order which was used for all local authority elections prior to 2004, and is self-explanatory.

(b) **Arrangement 2 - Pseudo-Random Order***

Under this arrangement, the candidates' names for each issue are placed in a hat (or similar receptacle) mixed together, and then drawn out of the receptacle, with the candidates' names being placed on all voting documents for that issue in the order in which they are drawn. (*Note: Although the term "pseudo random order" is used in the Local Electoral Regulations to describe this arrangement, this is a somewhat imperfect description, in that the term "pseudo random" is understood by mathematicians and/or information technology specialists to have a different meaning.)

(c) **Arrangement 3 - Random Order**

Under this arrangement, the names of the candidates for each issue are shown in a different order on each and every voting document, utilising software which permits the names of the candidates to be laser printed in a different order on each paper.

31 Cont'd

This is the order which was used for all the issues included in the voting documents used for the 2010 Christchurch City elections, ie:

- Election of Mayor
- Election of Councillors
- Election of Community Board Members
- Election of Canterbury District Health Board Members.

FINANCIAL CONSIDERATIONS

6. The cost of printing the voting documents employing Arrangement 1, Arrangement 2 or Arrangement 3 will be identical. Thus, there will be no additional costs should random order be chosen for any or all of the five issues to be contested.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

7. Yes. The total cost of the by-election will amount to approximately \$20,000. This will be accommodated within the provision for the 2010 Triennial Election included in the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

8. The early processing of the returned voting documents is provided for in section 79 of the Local Electoral Act 2001 and clause 101 of the Local Electoral Regulations 2001.
9. The ability to choose between alphabetical order of surname, pseudo-random order or random order for arranging the candidates' names on the voting documents is provided for in clause 31(1) of the Local Electoral Regulations 2001.
10. The regulations provide that if a local authority has determined that pseudo-random order or random order is to be used, the electoral officer must state, in a public notice required to be given, the date, time and place at which the order of the candidates' names will be arranged. Any person is then entitled to attend while the arrangement is in progress.

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

11. Yes, see paragraphs 9 to 11 above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

13. Yes.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

14. Yes. Democracy and governance - public participation.

ALIGNMENT WITH STRATEGIES

15. Not applicable.

CONSULTATION FULFILMENT

16. Not required.

31 Cont'd

STAFF RECOMMENDATION

It is recommended:

- (a) That the returned voting documents for the election to be held on Thursday 10 February 2010, to elect one Akaroa member of the Akaroa/Wairewa Community Board, be processed during the voting period; such early processing to be undertaken in accordance with section 79 of the Local Electoral Act 2001; the Local Electoral Regulations 2001 and the Society of Local Government Managers' Code of Good Practice for the Management of Local Authority Elections and Polls.
- (b) That the names of the candidates be arranged in random order.

32. APPOINTMENT OF REPRESENTATIVES TO LOCAL GOVERNMENT NEW ZEALAND ZONE 5



General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8462
Officer responsible:	Democracy Services Manager
Author:	Clare Sullivan, Council Secretary

PURPOSE OF REPORT

1. The purpose of the report is to seek the appointment of five representatives to Local Government New Zealand Zone 5.

EXECUTIVE SUMMARY

2. Local Government New Zealand Zone 5 covers the territorial local authorities from Nelson to Westland/McKenzie and provides a means for input from the Christchurch City Council to Local Government New Zealand on matters relating to territorial local authorities in New Zealand.
3. The Council to note that the Community Boards are currently considering reports for nominations for the positions of Zone 5 Representative and Deputy for the New Zealand Community Boards Executive Committee. The Executive Committee has the status of an advisory committee to Local Government New Zealand. This is a separate matter.

FINANCIAL IMPLICATIONS**Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?**

4. Yes. Costs associated with holding meetings are provided for in the LTCCP.

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

5. Yes.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?**

6. Yes – Democracy and Governance pages 154 to 159 of the 2009-19 LTCCP.

ALIGNMENT WITH STRATEGIES**Do the recommendations align with the Council's strategies?**

7. Not applicable.

CONSULTATION FULFILMENT

8. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Council appoint five representatives to represent Christchurch City Council at Local Government New Zealand Zone 5.

33. DRAFT REGIONAL POLICY STATEMENT - COUNCIL REVIEW COMMENTS



General Manager responsible:	General Manager, Strategy and Planning Group, DDI 941 88281
Officer responsible:	Programme Manager- Healthy Environment, Strategy and Planning Group
Author:	Principal Adviser - Natural Resources, Strategy and Planning Group

PURPOSE OF REPORT

1. The purpose of this report is to seek Council approval to submit additional review comments on the Draft Regional Policy Statement (RPS), during the public consultation phase, to Environment Canterbury (ECan).
2. This is a non-statutory process which allows for review prior to formal notification of the RPS.
3. The opportunity to provide comments on an "informal" draft follows encouragement to ECan by the Christchurch City Council (the Council) and others to release such a draft. It also reflects the fact that while the city has made exclusive comments on individual sections of the RPS it has not yet had a chance to comment on the document in its entirety. The opportunity to make additional comment ahead of the draft being formally proposed is welcomed.

EXECUTIVE SUMMARY

4. The RPS provides an overview of the resource management issues for the Canterbury region and sets policies and methods to achieve integrated management of the natural and physical resources of the region. The RPS is prepared under section 60 the Resource Management Act 1991 (the Act). The policies it contains affect the way the Council manages its District Plan as Council will have to give effect to the RPS (as required under section 75 of the RMA). A brief summary of the RPS chapters is provided in **Attachment 1** to this report.
5. ECan is currently reviewing the RPS and is seeking input from territorial authorities, other organisations, and the public, before it is notified. The RPS became operative in 1998 and is required to be reviewed within ten years of it becoming operative.
6. The review comments provided in **Attachment 2** of this report are consistent with and support previous wide ranging review comments provided by the Council staff and from decisions of the Council based on recommendations of the Regulatory and Planning Committee, concerning chapters from previous draft versions of the RPS. The draft RPS has since been further revised and the current comments are based on the latest version which is out for public comment, prior to formal notification.
7. The key policy matters addressed in the review comments of the RPS (Attachment 2 of this report) are, land-use and infrastructure, ecosystems and indigenous biodiversity, beds of rivers and their riparian zones, natural hazards, and landscape matters. The majority of the Council's review comments are on land-use and infrastructure (Chapter 6 of the RPS), and focus on mainly on design, location, and function of development, sustainability issues and transport matters.
8. The review process started in 2006, with the Council being actively and positively involved in the review since then. The Council continues to be involved with the development of the RPS and to take appropriate opportunities to help ensure its interests are recognised and fairly addressed in the RPS. It is for this reason that the Council has prepared further review comments during this current period of public consultation. The Council will also review the RPS once notified and if appropriate, make a formal submission and further submissions, along with preparing evidence for hearings.
9. Overall, the Council is satisfied with the progress made by ECan on the development and review of the RPS and the recognition given to a wide variety of matters raised by the Council.

33 Cont'd

10. The RPS is likely to be notified in March or April 2011, following submissions, further submissions and hearings, a decision is likely in late 2012, with the policy statement most probably becoming operative in early 2013. Due to legislative requirements under the ECan (Temporary Commissioners and Improved Water Management) Act 2010, any appeals on the final decision will only be able to be made on points of law to the High Court. In essence, the Council will not be able to appeal the decision on its merits, which is the principal basis of most appeals to the Environment Court. Appeals can only be made where the decision has erred in law.
11. The current review of the RPS is a separate process to the preparation of Proposed Change No. 1, which introduces a new Chapter 5 - *Development of Greater Christchurch*. Chapter 5 will set out, amongst other matters, land distribution, particularly for areas for urban development, the household densities for various areas and other key components for consolidated and integrated urban development. It also identifies land that is to remain rural for resource protection and enhancement and other reasons.

BACKGROUND

12. In late 2006, ECan began discussions on the review of the RPS with Canterbury's territorial authorities. ECan has consulted with territorial authority staff on the review process, issues and options papers and draft chapters.
13. During August and September 2010, Council staff took part in a workshop review of the RPS with ECan and other Canterbury territorial authority staff. The review was undertaken over a seven week period (16 days) and involved an intensive 'chapter by chapter' review, resulting in a greatly improved document, in terms of technical content and readability. The workshop review was chaired by an independent facilitator who provided valuable objective advice and direction.
14. Since 2006, discussions have also taken place at staff level through workshops and meetings, and at the Councillor level through Council meetings, committee meetings and seminars.
15. Since October 2008, Council staff have presented five reports to the Council detailing progress with the review and development of various RPS chapters. These reports were presented to the Council on 30 October 2008 (waste minimisation and management, contaminated land, and hazardous substances), 27 November 2008 (energy, historic heritage, and air), 23 July 2009 (soils, and beds of rivers and lakes and their riparian zones), 26 November 2009 (landscape, ecosystems and indigenous biodiversity, and coastal environment), and 16 April 2010 (water). These reports gave the Council an overview of the issues, as identified by Council staff, arising in the various draft chapters being reviewed by ECan at that time. Overall, Councillors have been supportive of the report recommendations and approved them for their subsequent submission to ECan.
16. The RPS was released for comment in October 2010. Once operative, it will replace the current operative RPS, which has been in place since 1998. The RPS consists of 19 chapters, which discuss a wide range of regional issues, for example, water, land-use and infrastructure, natural hazards, soils and hazardous substances.
17. Irrespective of the Council's active involvement in the review of the RPS to date, the Council should take this current public consultation opportunity to provide further feedback before the RPS is formally notified.
18. Once operative, the RPS is likely to result in the need for amendments to the City and District Plans, and future consequential changes to other statutory and non-statutory documents, including the Natural Resources Regional Plan (NRRP). Plans and other documents are required to give effect to the operative RPS.
19. In parallel to the review of the RPS, ECan has also developed the Canterbury Water Management Strategy (CWMS). The CWMS provides a vision to achieve sustainable water management, but the detail of how the CWMS proposals will work in practice, is yet to be fully developed and tested. The draft RPS Water Chapter refers to and repeats some sections of the CWMS, however the interaction between the two documents needs further clarification.

33 Cont'd

20. ECan has also prepared the Natural Resources Regional Plan (NRRP), of which parts of the Air Chapter are currently operative. The decision on Chapters 4 to 8 of the NRRP was released in October 2010 and are currently under appeal to the High Court. It is possible that the NRRP will become operative in late 2012. The NRRP must give effect to the RPS, and for this reason, the NRRP, once operative will need to be reviewed.

SUMMARY OF REVIEW COMMENTS

21. Attachment 2 provides review comments on ten of the 19 chapters. Some of the Council's comments are very specific, while others are more general in nature. It is expected that ECan will request the Council to, during the remainder of the current public consultation phase, further discuss some of these review comments and those of other submitters.
22. The majority of the Council's comments are on Chapter 6 - *Land-use and infrastructure*, and specifically concern transport related matters. Although transport matters were considered during earlier review processes, input from specialist transport planners has now been provided on the latest version of the draft RPS. For completeness of the RPS, the inclusion of more detailed transport development and planning information is considered critical by Council staff.
23. The key policy matters addressed in the review comments (Attachment 2) on chapters 6, 8 -15, and 19 of the RPS are:

Chapter 6: Land-use and infrastructure

- (i) The need for careful management of the design, location, and function of development.
- (ii) The need to consider transport infrastructure when making decisions on the use, development or protection of land and natural and physical resources.
- (iii) Recognition of the adverse effects on the environment of transport infrastructure and use of transport, and the domination of cars impacting on the social, economic and cultural well-being of communities.
- (iv) Relationship of the Urban Development Strategy, and rural and rural residential development, to sustainable settlement patterns.
- (v) The specific measures required to ensure development is high-quality, robust and resilient.
- (vi) Servicing development for potable water, and sewage, and stormwater disposal, and in particular issues of efficiency, cultural matters, public health matters, and upgrading networks.
- (vii) Potential impact of development on strategic land transport networks and arterial roads, and the need to clearly identify strategic land transport networks.

Chapter 8: The coastal environment

- (i) Management of activities in the coastal marine area, and specifically the terminology used.

Chapter 9: Ecosystems and indigenous biodiversity

- (i) Respective roles, responsibilities and functions of ECan and the Council.
- (ii) Priorities for protecting ecosystems and indigenous biodiversity.
- (iii) Recognition of the dynamic nature of wetlands, their significance in the local natural environment, and the difficulty of creating/restoring wetlands that function well ecologically.

Chapter 10: Beds of rivers and their riparian zones

- (i) Greater recognition of Canterbury's rivers in terms of habitats for native plants and birds, and native aquatic macrophytes and plants that live in water.
- (ii) The need to identify areas within beds of rivers where there are values that need to be protected from the removal of vegetation and bed materials.

Chapter 11: Natural hazards

- (i) Addressing the risk to existing development and infrastructure from natural processes/hazards.

33 Cont'd

- (ii) Avoidance of some types of development in areas of high risk from natural processes/hazards.

Chapter 12: Landscape

- (i) Management methods for outstanding natural features and landscapes, and the clearer explanation of these.
- (ii) Better recognition and management of 'important', and not only 'outstanding', landscapes.

Chapter 13: Historic heritage

- (i) Protection of landscapes that express cultural and heritage values.

Chapter 14: Air quality

- (i) Consistent terminology between the RPS and the Canterbury Land Transport Strategy on emissions from the use of solid and liquid based fuels.

Chapter 15: Soils

- (i) The protection and preservation of natural soils in undisturbed sites

Chapter 19: Waste minimisation and management

- (i) Clarification of the roles, responsibilities and functions of ECan and the Council with respect to the management of solid waste.

24. During and subsequent to the August - September 2010 final review workshop, comprehensive discussions have been had with ECan on, in particular, landscape, historic heritage, transport, and natural hazard matters, areas in which the Council has significant experience and expertise. These discussions were successful in ensuring ECan had an improved understanding of these matters, and the implication of the RPS policies on Council roles, responsibilities and functions.
25. Appreciatively, many of the comments and suggestions made by the Council during the review process have been adopted by ECan. Despite the draft RPS being a lengthy document, Council staff are confident that the document has been thoroughly prepared, is comprehensive, and provides the Council with clear and practicable policy direction on regional resource management matters.

FINANCIAL IMPLICATIONS

26. The RPS could result in additional resources being required to amend planning documents in order to give effect to the RPS. Giving effect to the final RPS will be achieved through a variety of mechanisms including the Christchurch City Plan review, and the Long Term Plan. The extent of any resources required is unclear at this stage and will need to be considered in subsequent LTP or Annual Plan processes.
27. The cost of preparing and participating in the RPS review is covered by existing budgets. Future review and submissions on the RPS will also be covered by proposed budgets.

LEGAL CONSIDERATIONS

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

28. The RMA provides for regional councils to prepare Regional Policy Statements and review them. The Council is participating in the ECan public consultation process in the preparation of the draft RPS. The Council will also have the opportunity to influence the proposed RPS through the formal submission process which is scheduled for March or April 2011.

33 Cont'd

ALIGNMENT WITH STRATEGIES

29. The recommended review comments support the Council's Biodiversity Strategy 2008-2035 (2008), Water Supply Strategy 2009-2039 (2009), Surface Water Strategy 2009-2035 (2009), Climate Smart Strategy 2010-2025 (2010), and the Public Open Space Strategy 2010-2040 (2010).

CONSULTATION FULFILMENT

30. Extensive internal consultation, with technical experts, has been carried out throughout the review process. Earlier drafts of individual chapters have been presented to Council's Regulatory and Planning Committee for their comment.

STAFF RECOMMENDATION

It is recommended that the Council provides the review comments on the draft RPS, as set out in Attachment 2 to this report, to ECan.

34. ADOPTION OF DATE OF NEXT ORDINARY MEETING

1. The Council will need to confirm the date for the next ordinary meeting of the Council.

STAFF RECOMMENDATION

It is recommended that the next ordinary meeting of the Council will be on Tuesday 7 December 2010.

35. NOTICES OF MOTION

36. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.

THURSDAY 2 DECEMBER 2010

COUNCIL

RESOLUTION TO EXCLUDE THE PUBLIC

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely items 37, 38 and 39.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION
37. REPORT OF A MEETING OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: MEETING OF 22 SEPTEMBER 2010) GOOD REASON TO) WITHHOLD EXISTS) UNDER SECTION 7	SECTION 48(1)(a)
38. REPORT OF A MEETING OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD: MEETING OF 7 OCTOBER 2010		
39. REPORT OF A MEETING OF THE SHIRLEY/PAPANUI COMMUNITY BOARD: MEETING OF 1 SEPTEMBER 2010		

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

Item 37	Commercial activities	(Section 7(2)(h))
Item 38	Maintain legal professional privilege	(Section 7(2)(f)(g))
Item 39	Conduct of negotiations	(Section 7(2)(i))

Chairman's

Recommendation: That the foregoing motion be adopted.

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- “(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):
- (a) Shall be available to any member of the public who is present; and
 - (b) Shall form part of the minutes of the local authority.”