

**MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL
HELD AT 9.30AM ON THURSDAY 15 DECEMBER 2011**

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

The Mayor took the opportunity to acknowledge that this is the final Council meeting of the year. He played tribute to the 182 lives lost earlier this year in the 22 February 2011 earthquake. He also acknowledged the people who suffered physical injuries during the earthquakes and acknowledged the resoluteness and courage of the people of Christchurch. He thanked the Councillors, Chief Executive and staff for all their work this year in such difficult conditions.

1. APOLOGIES

Nil.

2. CONFIRMATION OF MINUTES

COUNCIL MEETING OF 1.12.2011, 8.12.2011 AND CENTRAL CITY PLAN MEETINGS

It was **resolved** on the motion of Councillor Corbett, seconded by Councillor Reid, that the open minutes of the Council meetings held on Thursday 1 December 2011 and Thursday 8 December 2011 be confirmed subject to an amendment to the minutes of 8 December 2011.

3. DEPUTATIONS BY APPOINTMENT

Nil.

4. PRESENTATION OF PETITIONS

Nil.

The items of business were dealt with in the following order.

31. FACILITIES REBUILD PLAN

It was **resolved** unanimously on the motion of Councillor Broughton, seconded by Councillor Buck, that the Council:

- (a) Receives the information in this report.
- (b) Delegates the decision(s) to close and reopen buildings for staff and public use to the General Manager of Corporate Services and the General Manager of Community Services subject to the following framework:
 - (i) The assessment and occupancy approach as set out in paragraphs 22 - 36 and **Appendix 2** of this report.
 - (ii) In the event of Detailed Engineering Evaluation assessments that staff and/or public are able to occupy buildings as follows:
 - buildings with a capacity of 33 per cent New Building Standard (NBS) or less will not be occupied

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- buildings with a capacity between 34 per cent NBS and 66 per cent NBS inclusive can be occupied where engineering advice confirms that there is a moderate to low risk exposure (based on building strength, occupancy levels and occupancy duration) and/or a high cost (financial or otherwise) of not using the building. This assessment is made on a case-by-case basis
 - buildings with a capacity of 67 per cent NBS or greater can be occupied without restriction.
- (c) Delegates to the General Manager Corporate Services the authority to accept progress and partial insurance payments on behalf of the Council on the condition that they are not full and final, nor commit the Council to a settlement.
- (d) Delegates to the General Manager Corporate Services the authority to accept insurance payouts for facilities which we insure but do not own, subject to the approval of the building owner and distribute the payout to the appropriate party(s).
- (e) Delegates to the General Manager Corporate Services the authority to settle claims less than or equal to \$5,000 that are to be settled globally based on the estimated cost to repair i.e. "category 1" claims as set out in paragraph 41 of the report.
- (f) Agrees that all other insurance settlements outside the delegations in (c), (d), (e) and g(ii) are referred to Council for consideration and resolution.
- (g) Delegates to the General Manager Corporate Services and General Manager Community Services, jointly, the authority to:
- (i) approve the demolition of buildings for safety reasons, i.e. act on Section 38 Notices from Canterbury Earthquake Recovery Authority (CERA)
 - (ii) repair an existing facility/structure within insurance proceeds where the work will cost less than \$1 million and the cost of the work is less than 50 per cent of a building's total insured value and to accept the insurance settlement for the work completed, noting that the relevant Community Board will be notified for possible comment at least 48 hours before any proposed work starts
 - (iii) to undertake urgent stabilisation and weather-proofing work, including heritage buildings.
- (h) Council approval is required for:
- (i) work and demolitions of heritage buildings not covered by staff delegations in (g)(i) above. A list of the earthquake-affected heritage buildings is contained in **Appendix 4**
 - (ii) recommended demolitions (not for safety reasons or ordered by CERA)
 - (iii) recommended repairs exceeding more than \$1 million or more than 50 per cent of the total insured value of the building
 - (iv) enhancement (betterment) of a facility above total insured value
 - (v) rebuilds.

32. **DRAFT STATEMENT OF INTENT FOR THE COUNCIL'S SUBSIDIARY AND ASSOCIATED COMPANIES FOR YEAR ENDING 30 JUNE 2012**

It was **resolved** unanimously on the motion of Councillor Button, seconded by Councillor Keown, that the Council:

1. Receives the draft Statements of Intent for the Council-owned subsidiaries and Council controlled organisations.

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2. Agrees to the Statements of Intent for:

- Vbase Ltd (including Jet Engine Facility Ltd).
- Tuam Ltd.
- Civic Building Ltd (including the unincorporated joint venture arrangement with Ngai Tahu Property Ltd).
- World Buskers Festival Trust.
- Riccarton Bush Trust.

33. PERFORMANCE REPORT FOR THE FOUR MONTHS TO 31 OCTOBER 2011

It was **resolved** unanimously on the motion of Councillor Buck, seconded by the Mayor, that the Council receives the report.

37. STREET LIGHTING MAINTENANCE AND RENEWALS CONTRACT

It was **resolved** unanimously on the motion of Councillor Wells, seconded by Councillor Keown, that the Council authorises the General Manager City Environment Group to extend the current contract with Connetics Limited for the supply of maintenance and renewal of street lighting for a further term ending on 30 June 2013.

38. TRAFFIC AND PARKING BYLAW AMENDMENT 2012

It was **resolved** unanimously on the motion of Councillor Wells, seconded by Councillor Gough, that:

- (a) The proposed Christchurch City Council Traffic and Parking Amendment Bylaw 2012 meets the requirements of section 155 of the Local Government Act 2002, in that:
 - (i) the Council determines an amendment bylaw is the most appropriate way of addressing the perceived problem, and
 - (ii) the Council determines the proposed amendment bylaw is the most appropriate form of bylaw, and
 - (iii) the Council determines the proposed amendment bylaw gives rise to some implications under the New Zealand Bill of Rights Act 1990 but that the proposed amendment bylaw is not inconsistent with that Act
- (b) The Council commences the special consultative procedure in order to adopt the Christchurch City Council Traffic and Parking Amendment Bylaw 2012
- (c) The Statement of Proposal (**Attachment 2**) (which includes the proposed Bylaw) and Summary of Information (**Attachment 3**) be adopted for consultation
- (d) Public notice of the consultation be given in *The Press* and *Christchurch Star* newspapers and on the Council's website at the start of the consultation period, and that public notice of the proposal be given in community newspapers distributed in the Christchurch district area, as close as possible to the start of the consultation period
- (e) The consultation documents be made available for public inspection at Council Service Centres, Council Libraries and on the Council's website during the consultation period
- (f) The consultation period be held as soon as possible in the New Year, and be a period of not less than one month

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- (g) A hearings panel be appointed to hear submissions, deliberate on those submissions and to report back to the Council on the final form of the Bylaw
- (h) The Council delegates the appointment of the Hearings Panel to the Council Secretary in consultation with the Chair of the Regulatory and Planning Committee.

39. RECOVERY STRATEGY – CONSULTATION CONFIRMATION

It was **resolved** unanimously on the motion of Councillor Keown, seconded by Councillor Wells, that the Council:

- (a) Confirms that it has been consulted during the preparation of the Recovery Strategy as required by section 11(4) of the Canterbury Earthquake Recovery Act.
- (b) Notes that this resolution should not be interpreted to mean the Council fully endorses the Recovery Strategy, and Council notes and reaffirms the comments it made to Canterbury Earthquake Recovery Authority on the draft strategy.

40. COUNCIL'S FURTHER SUBMISSION ON THE PROPOSED CANTERBURY REGIONAL POLICY STATEMENT

Councillors Button and Carter took no part in this item.

It was **resolved** unanimously on the motion of the Mayor, seconded by Councillor Livingstone, that the Council endorses the further submissions on the Proposed Canterbury Regional Policy Statement as set out in **Attachment 1** to the report as amended.

**52. REPORT OF A MEETING OF THE HERITAGE AND ARTS COMMITTEE:
MEETING OF 2 DECEMBER 2011**

**1. CONSERVATION COVENANT CONSENT FOR EARTHQUAKE REPAIRS TO THE
HERITAGE HOTEL AT 28 CATHEDRAL SQUARE**

It was **resolved** unanimously on the motion of Councillor Broughton, seconded by Councillor Corbett, that the Council grants Heritage Conservation Covenant Consent to the proposed earthquake repairs of the Heritage Hotel and in order to speed up conservation covenant work delegate to staff the right to work in with heritage building owners requiring only minor works.

It was **resolved** on the motion of Councillor Broughton, seconded by Councillor Corbett, that the report as a whole be adopted.

**5. ADDITIONAL EARTHQUAKE-RELATED RATES RELIEF FOR OWNERS OF PROPERTIES AT
RISK OF ROCK-FALL**

It was **resolved** unanimously on the motion of Councillor Carter, seconded by Councillor Johanson, that the Council resolves to amend its Rates Remission Policy to enable the provision of rates relief to the owners of earthquake-affected properties as follows:

One hundred per cent rates remission for residential and non-rateable properties that are considered by the Council to be at risk of rock-fall, cliff collapse, unsafe access or retaining wall issues, and where the occupant has been instructed by the Council to vacate the property and issued with a notice under section 124(1)(b) of the Building Act 2004. Qualifying properties would be eligible for the remission from the date on which the section 124(1)(b) notice was issued until the earlier of 30 June 2012 or the date on which the notice is withdrawn.

6. REDCLIFFS – TEMPORARY FACILITY REQUEST

It was **resolved** unanimously on the motion of Councillor Johanson, seconded by Councillor Carter, that the Council:

- (a) Supports the placement of a temporary volunteer library facility on the site at 91 Main Road, Redcliffs.
- (b) Delegates authority to the Corporate Support Unit Manager to enter into a lease with the volunteer Library Group, subject to the following terms and conditions:
 - (i) the costs to Council are restricted to those that would normally occur and be expected as a land owner and are provided for in the Council's budgeted levels of service
 - (ii) the lease is temporary pending the outcomes of the Facilities Rebuild Project
 - (iii) the Redcliffs Voluntary Library is responsible for all of the set up and ongoing costs related to the improvements on the site. along with provision and operation of the service.

7. DRAFT CENTRAL CITY PLAN

It was **resolved** unanimously on the motion of the Mayor, seconded by Councillor Button, that the Council:

Group 1:

1. Amends the (Proposed) Changes to the Operative District Plan and Global Stormwater Consent (contained in Central City Plan Volume 2) as follows:
 - (a) that the road hierarchy is amended so that main streets are a separate category
 - (b) that the parking standards are removed and the application of the rule requiring consent for a parking area to be greater than 50 per cent of the floor area applies to all zones in the Central City (except for residential activities in the Living Zones)
 - (c) that the requirement that parking spaces over 1/75 metres square have a standard commercial floor to floor height is removed
 - (d) that the activity status for commercial car parking in the Mixed-Use Zone is discretionary
 - (e) that the minimum residential parking standards in the Fringe Zone are removed
 - (f) that the proposed B3B zoning on the Peterborough and Madras corner is re-zoned to Mixed-Use Zone
 - (g) that the Central City Business 1 Zone at the corner of Manchester and Salisbury Street is rezoned to Mixed-Use Zone
 - (h) that Policy 12.8.15(c) and rules for the B1 Zone require an outline development plan for the 'Wards Brewery' site (Fitzgerald Avenue, Chester Street, Kilmore Street) prior to building being undertaken
 - (i) that the office provisions are amended to allow 1000 metres square as of right stand alone offices, and larger offices if they include residential development in the Mixed Use Zone
 - (j) that the Council introduces a new CPTED Policy (Policy 12.4.11) and assessment matters (assessment matters in Part 16)

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- (k) that the Council introduces comprehensive development provisions to apply to sites greater than 4000 metres square in the Core and 7500 metres square in the Fringe. Land must also be contiguous or on directly opposite sides of the same street
- (l) that noise attenuation for residential units in the Central City Core and Central City Fringe zones in the Noise and Entertainment Chapter are amended to be commensurate with the Central City Business 1 and Central City Mixed Use Zone rules
- (m) that the height of the L4B zone on corner of Hagley Avenue-Moorhouse Avenue is reduced to 16 metres (from 30 metres)
- (n) that the application of the height provisions in the Core and Fringe is clarified so the rule provides for a maximum permitted height of 31 metres in the Core and 21 metres in the Fringe and introduce policy support for these heights
- (o) that the minimum heights in the Core and Fringe Zones are removed. It is recommended that a minimum of two floors applies in the Core
- (p) to extend the areas subject to Urban Design provisions in accordance with Planning Map 4
- (q) that the urban design provisions are located in one place and that a new policy is introduced
- (r) that the minimum heights and floors in the CCB1 Zones are removed
- (s) that the temporary activities provisions are extended to all business zones
- (t) that the outdoor living space requirements are amended to provide 10 metres square of outdoor living space (a minimum of 5 metres square and dimension of 1.5 metres per unit with the balance being able to include communal space
- (u) that the Green Build tool be renamed BASE and that the tool itself is no longer contained within Volume 2 (or the District Plan)
- (v) that the minimum residential unit size provisions in the core, Fringe and Living Zones be introduced into the Mixed-Use Zone
- (w) that the lanes provision is amended to ensure it only applies to legal roads and that balconies are exempted.

Group 2

2. Adopts the draft Central City Plan and proposed regulatory changes to the Operative District Plan and Global Stormwater Consent as amended by resolution above ("The Draft Plan").
3. Authorises the Chief Executive to:
 - (a) provide a copy of the Draft Plan to the Minister for Canterbury Earthquake Recovery;
 - (b) seek the Minister's approval of the Draft Plan;
 - (c) give public notice of the Draft Plan and invite written comments to be made to the Minister;
 - (d) provide copies of the Draft Plan to CERA, Environment Canterbury and Te Runanga o Ngai Tahu.
4. Authorises the General Manager Strategy and Planning to make any minor editorial amendments to the plan that are consistent with its current intent, prior to the plan being presented to the Minister.

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Group 3

5. Instructs the Chief Executive to undertake the investigations outlined in this report for the Christchurch Convention Centre, and the Christchurch Metro Sports Facility and to report back to Council by the dates outlined (31 March 2012 for the Convention Centre and 30 June 2012 for the Metro Sports Facility).

8. NOTICES OF MOTION

Nil.

11. SUPPLEMENTARY REPORTS

It was **resolved** on the motion of the Mayor, seconded by Councillor Button, that the supplementary reports listed in the supplementary agenda be received and considered by the Council on Thursday 15 December 2011.

12. AMENDED SCHEDULE OF MEETING DATES

It was **resolved** on the motion of the Mayor, seconded by Councillor Wells, that the Council:

- (a) Revokes the decision made on 8 December 2011
- (b) Adopts the amended Schedule of Council meetings dated 15 December 2011.

9. &13.

RESOLUTION TO EXCLUDE THE PUBLIC

At 12.20 pm it was **resolved** on the motion of the Mayor, seconded by Councillor Button, that the resolution to exclude the public set out on page 29 and 30 of the agenda be adopted.

16. CONCLUSION

The meeting concluded at 3.45 pm.

CONFIRMED THIS 23RD DAY OF FEBRUARY 2012

MAYOR