

# **CHRISTCHURCH CITY COUNCIL AGENDA**

**THURSDAY 1 MARCH 2012**

**9.30AM**

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

## CHRISTCHURCH CITY COUNCIL

**Thursday 1 March 2012 at 9.30am**  
**in the Council Chamber, Civic Offices, 53 Hereford Street**

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

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7.	<b>FACILITIES REBUILD PLAN</b>	
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1. 3. 2012

**1. APOLOGIES**

Councillors Button and Carter.

**2. CONFIRMATION OF MINUTES – MEETING OF 16 FEBRUARY 2012**

Attached.

1. 3. 2012

**3. DEPUTATIONS / PUBLIC FORUM**

- Mr J Fowler.
- Megan and Martin Wraight.

**4. PRESENTATION OF PETITIONS**

Nil.

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5. REQUESTS ARISING FROM PREVIOUS PUBLIC FORUM

Officer responsible:	Chief Executive
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PURPOSE OF REPORT

1. This report provides information, or an update on progress to provide that information, in response to queries arising from previous public forums.

EXECUTIVE SUMMARY

2. At its meeting on 1 December 2011, the Council requested that each agenda for Council Earthquake meetings include a report answering questions asked/issues raised in the public forum section of previous meetings. **Attachment one** provides information on the issues raised by public forum participants at the Council meeting on 16 February.

STAFF RECOMMENDATION

It is recommended that the Council note the information contained in attachment one on responses to issues that have been raised during the public forum agenda item of the 16 February 2012 Council meeting.

COUNCIL 1. 3. 2012

6. CONSENTING REBUILD MONTHLY REPORT

<b>General Manager responsible:</b>	General Manager Regulation & Democracy Services, DDI 941-8462
<b>Officer responsible:</b>	Building Operations Manager
<b>Author:</b>	Ethan Stetson, EQ Building Services Manager, and John Higgins, Manager Resource Consents

**PURPOSE OF REPORT**

1. To provide Council with a monthly update on the consenting rebuild.

**EXECUTIVE SUMMARY**

2. The Council has agreed that the Chief Executive would report regularly to the Council on progress with regard to the consenting rebuild work.
3. The report (**Attachment 1**) is the first of what will be a regular Monthly Report that is provided to both Council and the Canterbury Earthquake Recovery Authority (CERA).
4. The Council considered the information in the report at its meeting of 2 February 2012. At that meeting reference was made to information being broken down to the TC1, TC2 and TC3 areas. Staff are developing the systems necessary to provide that information for future reports but it wasn't possible for this month's report.

**STAFF RECOMMENDATION**

It is recommended that the Council receives the Consenting Rebuild Monthly Report for March 2012.

## COUNCIL 1. 3. 2012

### 7. FACILITIES REBUILD PLAN

<b>General Manager responsible:</b>	General Manager Community Services, DDI 941-8607
<b>Officer responsible:</b>	Strategic Property Analyst
<b>Author:</b>	Rob Hawthorne, Strategic Property Analyst, Asset Management Team

#### PURPOSE OF REPORT

1. To provide an update to Council on recent progress with the Facilities Rebuild Plan.

#### EXECUTIVE SUMMARY

2. The cluster of earthquakes in Christchurch from 23 December 2011 onwards resulted in only minor damage to the Council's building stock. Engineering advice identified that ground accelerations were relatively modest in most parts of the city and as a result a sampling of buildings were inspected by engineers after each of the three main events. In addition to this, on-site managers in occupied buildings were asked to provide feedback on any fresh damage from these earthquakes. Where appropriate these were followed up with specific inspections.
3. The program of Detailed Engineering Evaluation inspections was not substantially affected by these earthquakes. Staff continue to progress these inspections and are seeking Council and Community Board feedback and direction to ensure these are prioritised appropriately.
4. As these were the first significant events since the Council's insurance cover lapsed, the Loss Adjusters for the Council's insurers intend to complete a sample assessment of buildings to reassure their clients with regard to the extent of post-cover damage. This work will be completed over the next few weeks.
5. In November 2011 the Council completed a competitive tender to establish a pool of five structural engineering consultants to complete the program of DEE's for Council buildings. The cost of the two-year programme of work is estimated to be approximately \$6 to \$7 million and will be partially covered by insurance proceeds (where damage is assessed). Budget for costs that will fall on the Council will be included in the recommended 2012/13 Draft Annual Plan.
6. These companies have now been engaged and are underway with DEE assessments. To date 33 buildings have moved through the DEE assessment process and are now underway with, or ready to move into, the options phase.
7. Of the DEE's completed, 15 have been designated as Earthquake Prone Buildings (EPB). While 15 EPB results out of 33 is a relatively high proportion, this needs to be viewed in context with the DEE prioritisation approach and so is not unexpected. The prioritisation generates a list of buildings with higher risk features and schedules these for inspection first. The prioritisation is based on certain categories which take into account public and staff safety, level of occupancy, building use such as critical operations and community significance, and physical attributes such as building age, design, heritage, materials and pre-existing knowledge about the facility. The finite engineering resource is likely to remain predominantly focused on DEE assessments as opposed to design solutions, until such time as the rate of EPB results reduces significantly.
8. Approximately 136 DEE assessments are currently being worked on and a further 227 are being scoped by the five consultants.
9. To date 19 Council buildings have been demolished.
10. To support more accurate estimates for strengthening and repair works, a panel of five quantity surveyors is being sought, again via a competitive tender. The appointment of this panel is likely to be confirmed over the next few weeks with effect from 1 March 2012.

## COUNCIL 1. 3. 2012

### 7 Cont'd

11. The prioritised DEE assessment programme includes 699 residential buildings/blocks. The Council, like other property owners, is required to follow EQC processes in regard to residential claims and this in some cases will include structural assessments. For the majority of these buildings we are currently waiting for the EQC assessment process to follow its course. Some specific properties have a building profile that we believe justifies an early assessment to clarify the strength of the building and we have scheduled DEE's for these properties. There are currently 64 City Housing buildings (10 complexes) being scoped. This group is a subset of the totals mentioned in point 7 above.
12. The attached list (**Attachment 1**) describes the first 46 sites where minor repair work is commencing. The total cost for this work across all 46 sites is \$71,308. The work complies with the delegated authority to proceed with minor repair works for facilities where work costs less than or equal to \$5,000 and is within the insured value (excludes heritage properties).

### FINANCIAL IMPLICATIONS

13. The building assessment work required to inform the Facilities Rebuild Plan is generally funded from insurance monies, where a building's structure is damaged and a legitimate successful insurance claim is processed. Where the building's structure is not damaged the costs will be borne by the Council.

### Do the Recommendations of this Report Align with LTCCP budgets?

14. No. The work was not contemplated within the 2009-19 LTCCP.

### LEGAL CONSIDERATIONS

15. Not applicable.

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

16. As above.

### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

17. Not applicable.

### Do the recommendations of this report support a level of service or project in the LTCCP?

18. Not applicable.

### ALIGNMENT WITH STRATEGIES

19. Not applicable.

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

20. As above.

### CONSULTATION FULFILMENT

21. Not applicable.

### STAFF RECOMMENDATION

It is recommended that the Council receive the information in this report.



## COUNCIL 1. 3. 2012

### 8. FACILITIES REBUILD PLAN: DETAILED ENGINEERING EVALUATION PROGRAMME

<b>General Manager responsible:</b>	General Manager Community Services, DDI 941-8607
<b>Officer responsible:</b>	Corporate Support Unit Manager
<b>Author:</b>	Darren Moses, Project Management - Facilities & Planning, CP-Project Management Unit

#### PURPOSE OF REPORT

1. The purpose of this report is to:
  - (a) Confirm the criteria used to prioritise the Detailed Engineering Evaluation (DEE) assessments.
  - (b) Approve the DRAFT Detailed Engineering Evaluation (DEE) prioritised programme.
  - (c) Recommend the Council issue the DRAFT prioritised programme to Community Boards for further input.

#### EXECUTIVE SUMMARY

2. There have been a number of inputs and layers considered in the prioritisation of the Facilities Rebuild Plan DEE Assessment Programme prioritisation process. These are summarised within three categories expressed as Occupancy, Use and Physical Attributes. These are elaborated upon in **Attachment 1**.
3. The Occupancy category takes into consideration factors such as the type and number of users of the building and the duration of time the building is occupied.
4. The Use category considers the nature of the activity that occurs in the building. This may be a critical activity for Council or a function that scores high for community significance. This category also considers any existing landlord obligations that Council may have.
5. The Physical Attribute category considers amongst other things, factors such as the age of the building, material, heritage significance and size/complexity of the building. This category also notes the nature of the damage and those buildings with minimal damage may land in this category.
6. This multi-criteria categorisation generates a list of buildings with higher priorities and then schedules these for DEE inspection first. These are displayed in **Attachment 2**.
7. The prioritisation has been completed by a number of staff, including CPEng structural engineers, asset owners, facility managers, property asset management team and was also workshopped with council in November 2011.
8. Where groups of facilities are co-located (e.g. pools and related buildings) or are in more remote locations, these may have been grouped together and will show as multiple categories being actioned at one time. This is primarily for economic reasons (one visit per location by engineers).
9. In order to inform the finalisation of the list, Community Boards can input any amendments to the draft prioritised list, taking into account matters of community significance.
10. The prioritised DEE assessment programme includes 699 residential buildings. The Council, like other property owners, is required to follow EQC processes in regard to residential claims and this in some cases will include structural assessments. For the majority of these buildings the Council is currently waiting for the EQC assessment process to follow its course. Some specific properties have a building profile that we believe justifies an early assessment to clarify the strength of the building and we have scheduled DEEs for these properties. There are currently 64 City Housing buildings (10 complexes) being scoped.

8 Cont'd

**FINANCIAL IMPLICATIONS**

11. The building assessment work required to inform the Facilities Rebuild Plan is generally funded from insurance monies, where a building's structure is damaged and a legitimate successful insurance claim is processed. Where the building's structure is not damaged the assessment costs will be borne by the Council.

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

12. No. The purpose of this report is in response to the series of earthquakes that have recently struck Christchurch to inform future LTCCP and Annual Plan processes.

**LEGAL CONSIDERATIONS**

13. Not Applicable.

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

14. As above.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

15. No. The purpose of this report is in response to the series of earthquakes that have recently struck Christchurch to inform future LTCCP and Annual Plan processes.

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

16. As above.

**ALIGNMENT WITH STRATEGIES**

17. Yes the purpose of this report is to deliver a revised set of strategies in terms of service delivery and supporting facilities plans to assist with the rebuild of Christchurch.

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

18. As above.

**CONSULTATION FULFILMENT**

19. Not applicable.

**STAFF RECOMMENDATION**

It is recommended that the Council:

- (a) Confirm the criteria used to prioritise the Detailed Engineering Evaluation (DEE) assessments.
- (b) Confirm the DRAFT DEE prioritised programme.
- (c) Refer the list to the Community Boards to obtain their feedback prior to Council adoption of the finalised list.

1. 3. 2012

**9. REPORT OF A MEETING OF THE COMMUNICATIONS COMMITTEE:  
MEETING OF 20 FEBRUARY 2012**

Attached.

1. 3. 2012

**10. NOTICES OF MOTION**

The following Notice of Motion is submitted by Councillor Helen Broughton pursuant to Standing Order 3.10.1:

**Re Engagement Human Resource Consultants**

As a matter of policy Council resolves that any consultancy engaged by the CEO (or delegated manager) to manage/recruit Council management and staff positions cannot be further engaged by Council to provide services in recruiting/managing the CEO.

Policy will commence from date this resolution is passed.

**11. RESOLUTION TO EXCLUDE THE PUBLIC**

Attached.