

# **CHRISTCHURCH CITY COUNCIL AGENDA**

**THURSDAY 3 MAY 2012**

**9.30AM**

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

## CHRISTCHURCH CITY COUNCIL

**Thursday 3 May 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.

<b>ITEM NO</b>	<b>DESCRIPTION</b>	<b>PAGE NO</b>
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2.	<b>DEPUTATIONS BY APPOINTMENT/PUBLIC FORUM</b>	
3.	<b>CONFIRMATION OF MINUTES - COUNCIL MEETING OF 19 APRIL 2012</b>	
4.	<b>PRESENTATION OF PETITIONS</b>	
5.	<b>REQUESTS ARISING FROM PREVIOUS PUBLIC FORUM</b>	
6.	<b>CONSENTING REBUILD MONTHLY REPORT</b>	
7.	<b>FACILITIES REBUILD PLAN: PRIORITISED DETAILED ENGINEERING EVALUATION PROGRAMME</b>	
8.	<b>FACILITIES REBUILD PLAN – MONTHLY UPDATE REPORT</b>	
9.	<b>REPORT FROM THE HOUSING AND COMMUNITY FACILITIES COMMITTEE MEETING OF 16 MARCH 2012</b>	
10.	<b>REPORT BY THE CHAIRPERSON OF THE LYTTELTON/MT HERBERT COMMUNITY BOARD ON THE DRAFT LYTTELTON MASTER PLAN</b>	
11.	<b>REPORT BY THE CHAIRPERSON OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD ON THE DRAFT SYDENHAM MASTER PLAN</b>	
12.	<b>NOTICES OF MOTION</b>	

**COUNCIL 3. 5. 2012**

**1. APOLOGIES**

The Mayor, Bob Parker.

**2. DEPUTATIONS BY APPOINTMENT/PUBLIC FORUM**

**3. CONFIRMATION OF MINUTES - COUNCIL MEETING OF 19 APRIL 2012**

Attached.

**4. PRESENTATION OF PETITIONS**

Nil.

## COUNCIL 3. 5. 2012

### 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's meetings on 15 March and 19 April.

#### 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 15 March and 19 April 2012 Council meetings.

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### 5. REQUESTS ARISING FROM PREVIOUS PUBLIC FORUM

Officer responsible:	Chief Executive
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#### 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 15 March and 19 April 2012 Council meetings.

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### 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, Building Operations Manager and John Higgins, Resource Consents Manager

#### PURPOSE OF REPORT

1. To provide the 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 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. Staff are continually seeking to improve the information provided and welcome feedback and direction from the Council.

#### STAFF RECOMMENDATION

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

**7. FACILITIES REBUILD PLAN: PRIORITISED 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

**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Council's approval for the Detailed Engineering Evaluation (DEE) assessment prioritised programme that incorporates recommendations from Community Boards.

**EXECUTIVE SUMMARY**

2. At the Council meeting of 1 March 2012, in relation to the DRAFT DEE assessment programme, the Council **resolved** to refer the list to the Community Boards, to obtain their feedback prior to the Council's adoption of the finalised list.
3. All of the Community Boards were engaged via a joint workshop, whereby they were given the opportunity to review and request changes to the priority order of the DEE assessments.
4. The requests (**Attachment 1**) have been considered and are incorporated into the FINAL DEE assessment programme (**Attachment 2**) for the Council's approval.
5. A prioritised and agreed approach to delivering the next phases of the programme (insurance, options, decisions and delivery) will be worked through with the Council and the community over the next few months.

**FINANCIAL IMPLICATIONS**

6. The DEE 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 structure is not damaged the costs will be borne by the Council.

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

7. No. The outputs of the Facilities Rebuild Plan will inform future LTCCP and Annual Plan processes.

**LEGAL CONSIDERATIONS**

8. Not applicable.

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

9. As above.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

10. No. The outputs of the Facilities Rebuild Plan will 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?**

11. As above.

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#### ALIGNMENT WITH STRATEGIES

12. 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?

13. As above.

#### CONSULTATION FULFILMENT

14. A Combined Community Board seminar was held on the evening of 19 March 2012. The purpose was to obtain their feedback prior to the Council's adoption of the finalised DEE assessment programme list.
15. The Boards were asked to:
  - (a) review the list of Council-owned facilities per Ward to check for completeness
  - (b) identify any incorrect information – e.g. Closed when should be Open
  - (c) identify any buildings where the priority appears incorrect from a community perspective
  - (d) identify any buildings where the timings did not seem correct based on the prioritisation.
16. Of the eight Boards engaged, three had no changes to the priority in the programme and the remaining Boards had few change requests across the entire portfolio. All of the change requests submitted by the Boards have been considered and subsequently accepted by staff.
17. The resulting change requests from the Boards are set out in **Attachment 1**.

#### STAFF RECOMMENDATION

It is recommended that the Council adopt the Facilities Rebuild Detailed Engineering Evaluation prioritised programme as set out in **Attachment 2**, to include amendments as recorded in **Attachment 1**.



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**8. FACILITIES REBUILD PLAN – MONTHLY UPDATE REPORT**

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

**PURPOSE OF REPORT**

- To provide a monthly update to the Council on the Facilities Rebuild Plan (FRP).

**EXECUTIVE SUMMARY**

- This report provides a programme update on some key FRP activities including; the Detailed Engineering Evaluation (DEE) assessment programme, the Design and Options phase, the Approvals phase, the Work Delivery phase and details of completed projects.
- Table 1, shown below, is a summary of the progress within the Facilities Rebuild Plan. This covers 1,009 buildings (mostly non-housing facilities) including the Council's heritage buildings. Table 2, later in this report, covers the 699 housing buildings.
- Relating to the non-housing facilities, of the 86 completed DEEs (or where engineers have designated them as Earthquake-Prone Buildings [EPBs]):
  - 59 (69 percent) are EPB / less than 34 percent of New Building Standard (NBS) (almost one third of these have been demolished)
  - 14 (16 percent) are between 34 percent and 67 percent NBS
  - 13 (15 percent) are over 67 percent NBS.

**Appendix 1** provides further information on DEE assessments and demolished buildings.

**Table 1 - FRP Monthly Update (Non-Housing)**

	<b>Total Buildings in Programme (excluding Social Housing)</b>	<b>1009</b>	<b>Latest Month</b> (to mid April (2012))	<b>TOTAL TO DATE</b>
<b>PHASE 1: Assessme nts (DEE or not required*)</b>	DEE's Not Commenced	(% number)		41% 412
	DEE's in Scoping Phase	(% number)		22% 219
	DEE's Being Progressed	(% number)		29% 292
	DEE's - Total Done /or Not Required	(% number)	12	8% 86
	DEE's not required		2	32
	(DEE results) # < 34% ie EPB		6	22
	(DEE results) # 34% to 67%		0	14
	(DEE results) # > 67%		4	12
<b>PHASE 2: Design / Options Phase</b>	<b>PHASE 2: Design / Options Phase</b>			
	On hold			47
	In progress			28
<b>PHASE 3: Approval Phase</b>	<b>PHASE 3: Approval Phase</b>			
	Demolitions or Deconstructions approved		0	20
	Repairs Approved – Council		0	5
	Repairs Approved – Staff Delegation (L1 or 2 Assessments) Minor Repairs required		0	46
	Final Insurance Approval		0	0
	Awaiting Council Approval		0	0

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<b>PHASE 4: Works Delivery Phase</b>	<b>PHASE 4: Works Delivery Phase</b>		
	Planning / Consents / Procurement	0	3
	Projects (excl Minor) In progress	0	2
	Minor Insurance Funded Repairs in progress	0	45
<b>PHASE 5: Projects &amp; Minor Works Completed</b>	<b>PHASE 5: Projects and Minor Works Completed</b>		
	Demolitions completed	0	20
	Projects (excl Minor) Completed	0	0
	Minor Insurance Funded Repairs completed	0	0

5. Some buildings have by-passed the DEE process due to severe damage. This may have resulted in them either being demolished or moving straight to the design and options phase where the process includes the components of a DEE as part of repair options. The Art Gallery also moved to a design and options phase.
6. The time taken to complete DEEs in progress varies from weeks through to many months, depending on building complexity, availability of plans and other historical structural design documentation.
7. Feedback from Community Boards on the prioritisation of the two-year programme of DEE inspections and assessments has been collated and is the subject of a separate Council report.
8. Work on structural strengthening and insurance repairs for the Fendalton Library and Service Centre is progressing well. The Service Centre area is already open to the public and a revised opening date for the library and staff areas has been targeted for late May.
9. Staff are progressing work on heritage properties owned by the Council. As previously reported Avebury House, The Poseidon Cafe, Linwood Community Arts Centre and the Curator's House are all in the commissioning or delivery phases.
10. Table 2, shown below, is a summary of the progress within the Facilities Rebuild Plan, covering the 699 housing buildings. Directly following the earthquakes, emergency works were completed with EQC approval totalling \$1,454,000. These works were to make safe or complete temporary fixes to enable continued occupancy. This is also shown in Table 2.

**Table 2 - FRP Monthly Update (Housing)**

	<b>Housing in Programme – tasks completed</b>	<b>Units mid April 2012</b>
<b>Phase 1 Emergency Response</b>	3,374 earthquake related emergency repair jobs completed* 1448 Residential Units that may have been closed were able to remain open & tenanted.	1,448
<b>Phase 2 EQC Assessment</b>	EQC Claims lodged. (for each EQC earthquake event)	2680 #
	Damage assessments completed (for each EQC event)	2680 #
<b>Phase 3 EQC Determination</b>	EQC Settlement teams processes each claim and classify them by estimated cost to repair / reinstate. Present these to Council.	0
<b>Phase 4 Council review EQC position</b>	Council staff review each scope & classification. Options for settlement methodology developed. Council approval for settlement methodology obtained	0
<b>Phase 5 (+) Future Phases</b> Likely to be similar to existing FRP processes	Determine requirement for DEE assessment	<i>See table 3</i>
	Design / Options Phase	Future
	Approval Phase	Future
	Works Delivery Phase	Future
	Projects Works Completed	Future

\* Weather Tightness, Structural and Health and Safety

(e.g. hot water cylinders repaired & strapped / in-ground sewer systems repaired / tripping and access hazards fixed).

# Comprises 2649 Social Housing Units as well as housing owned for other purposes

(EQC assess properties by individual residential units, not by building or complex)

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11. Staff have EQC claims lodged for all Council housing units in relation to each of the various earthquake events. Damage assessments have been undertaken by the EQC Loss Adjustor and City Care for all of these properties and these are with EQC.
12. The EQC Settlement team are currently classifying the Christchurch City Council claims in relation to each being in the under \$10,000, \$10,000 to \$100,000 and over \$100,000 ('Over Cap') categories. Once this classification is completed the scope of works for each will be released allowing Council staff to review and audit them. Once satisfied with the appropriateness of each of these, the Council will be able to decide in consultation with EQC the best option to complete permanent repairs.
13. The status and process for 'Over Cap' properties is that once the Council receives and agrees the scopes from EQC for each of the units, staff will begin negotiations with representatives of the Council's insurers.
14. The total number of residential units currently vacant as a result of the earthquakes is 385.

This is made up as follows:

- 71 Structurally uninhabitable – Red Zoned
- 12 Major repairs required – Red Zoned
- 135 Structurally uninhabitable
- 167 Major repairs required.

The status of these properties in relation to being viable to repair or reinstate is not yet known. It is likely that many of the 206 units with structural damage are uneconomic to repair and some of the balance of 179 units may also fall into this situation. Some of these properties have been targeted for DEE assessments, especially where they are partly occupied. The DEEs will allow the Council to more fully understand the extent of the structural damage, the degree to which insurance may contribute to repairs and strengthening and also the Council's own commitment to strengthening its properties. **Appendix 2** tables the location of the units mentioned above.

15. The 83 residential units within the residential red zone are at four sites and are uninhabited, except for 12 units at Calbourne and 1 at Bangor. The vacant units are detailed below:
  - (14) Calbourne – Hulverston Drive, Wainoni
  - (29) Shoreham – Admirals Way, New Brighton
  - (32) Bowie – Bowie Place, Dallington
  - (8) Bangor – Bangor Street, Central City.
16. For most of the Council's social housing units, staff are now working through the EQC process with some exceptions, where the Council has targeted DEE assessments for a selected number of social housing buildings using a risk based criteria. Table 3 below shows the progress in relation to completion of DEEs for Council housing.

Council DEE Component	Housing in Programme	Buildings mid April 2012
	DEE's - Not Started	635
	DEE's - Scoping Phase	26
	DEE's - Being Progressed	38
	DEE's - Total Done /or Not Required	0

17. For the most badly damaged buildings, staff will urgently progress options and design solutions so that housing complexes can be returned to occupation as soon as possible. These situations, as and when they arise, will be dealt with in terms of prioritisation through the monthly Earthquake Council meetings.

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**FINANCIAL IMPLICATIONS**

18. The building assessment work required to inform the Facilities Rebuild Plan is initially funded by the Council however, where a building's structure is damaged and a legitimate successful insurance claim is processed, the Council will recoup some of these costs from insurance.

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

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

**LEGAL CONSIDERATIONS**

20. Not applicable.

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

21. As above.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

22. Not applicable.

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

23. Not applicable.

**ALIGNMENT WITH STRATEGIES**

24. Not applicable.

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

25. As above.

**CONSULTATION FULFILMENT**

26. Not applicable.

**STAFF RECOMMENDATION**

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

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**9. REPORT FROM THE HOUSING AND COMMUNITY FACILITIES COMMITTEE MEETING OF  
16 MARCH 2012**

Attached.

**COUNCIL 3. 5. 2012**

**10. REPORT BY THE CHAIRPERSON OF THE LYTTELTON/MT HERBERT COMMUNITY BOARD ON THE DRAFT LYTTELTON MASTER PLAN**

Attached.

**COUNCIL 3. 5. 2012**

**11. REPORT BY THE CHAIRPERSON OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD ON THE DRAFT SYDENHAM MASTER PLAN**

Attached.

**12. NOTICES OF MOTION**

Nil.