

**MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL
HELD AT 9.30AM ON TUESDAY 26 FEBRUARY 2013**

PRESENT: The Mayor, Bob Parker (Chairperson).
Councillors Peter Beck, 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.

1. APOLOGIES

Nil.

2. REPORT FROM THE MAYOR THREE-YEAR PLAN

The Mayor moved that the Council **resolve** to agree to the staff recommendation in item 3 as amended:

Active Travel (Cycleways & Head to Head Walkway):

That further funding provision is made in the Three-Year Plan to accelerate the Key Cycleways Programme.

2.1 Active Travel (Cycleways & Head to Head Walkway)

(a). Agree to funding the five year programme of Key Cycleway Projects as outlined below

(\$'000)	2013/14	2014/15	2015/16	2016/17	2017/18	Total
University to City	600	1,300				1,900
Papanui to City via Grassmere	1,000	1,500	500			3,000
Southern Motorway pathway to City connection (part of the Little River Route)	650	1,050	700			2,400
Northern Rail Pathway	1,400	3,300	2,000			6,700
Sumner to City Route	1,400	2,800	2,500			6,700
Avon River Route	200	200	1,800	2,000		4,200
South to City Route	300	1,600	1,000			2,900
Halswell to City	300	200	500	2,200	1,000	4,200
Western Orbital Route	300	200	2,100	3,000	3,000	8,600
Heathcote River/Heritage Trail Route	0	100	300	1,000	1,600	3,000
Airport Route	0	200	200	1,900	2,000	4,300
Hornby Rail Route	300	500	200	4,000	7,600	12,600
Heathcote Rail Route	300	300	2,200	3,000	2,000	7,800
Cycleway Targeted Improvements Programme	250	250				500
Total	7,000	13,500	14,000	17,100	17,200	68,800

(b) Agree to the introduction of a Uniform Annual Charge of \$20 per ratepayer to provide a contribution to the Council's Active Travel initiatives. This would be offset by an equal reduction in the general rate.

(c) Agree that interest and debt repayment for the additional cycleway projects be funded from reductions in the Council's renewals programme of \$96,693 (2013/14), \$626,128 (2014/15) and \$1,579,819 (2015/16) and the general rates beyond 2015/16.

(d) Agree to the Lyttleton Harbour Head to Head walkway (project 408) to move to the funded programme and the budget for 2014/15 be increased to \$300,000 to be funded by the Cash in Lieu of Reserves fund.

2.2 Suburban Masterplans

(a) Agree that the following suburban masterplan priority projects be added to the funded capital works programme:

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Centre	Project	Commence	Duration	Cost (\$'000)
Sydenham	N3 Buchan Park remodel	2013/14	2 yr	586
Lyttelton	N1 Civic Square	2013/14	2 yr	2,835
Linwood	C1 Community Facilities – Doris Lusk Park/Community Arts Centre	2013/14	1 yr	211
Ferry Rd	WA1 Streetscape enhancements – Woolston	2013/14	2 yr	3,000
New Brighton	A1 Road corridor land purchase	2013/14	1 yr	2,200
Transitional projects	Various sites	2013/14	3 yr	600
Selwyn St	S1 Streetscape enhancements	2014/15	2 yr	406
Sumner	P1.1 Streetscape enhancements Marriner Street and Wakefield Ave	2014/15	2 yr	1,418
Edgware	1A Streetscape enhancements	2015/16	1 yr	2,600
Total				13,855

- (b) Agree that the interest and debt repayment on these projects is funded by reducing the amount of inflation protection set aside in the Capital Endowment Fund \$103,472 in 2013/14, \$529,324 in 2014/15 and by \$872,428 in 2015/16.
- (c) Agree that Council consider ongoing funding for the suburban masterplans as part of the 2015-25 LTP, including whether the Capital Endowment Fund funding should be replaced by general rates funding.

3. New Brighton Plan

- (a) Request a report to the Planning Committee on the Draft New Brighton masterplan, to address the process and steps required to integrate the masterplan and Waterpark concepts at New Brighton.
- (b) Request staff to consult with key stakeholders in the New Brighton community as part of the report to Council, and recommend a process to Council on their ongoing engagement through the process.

4. Social Housing (Project 2406)

- (a) Agree that the project schedule for project 2406 (Social Housing: Council Funded) is amended to state that staff will work to enable these capital works through partnerships with the Government, Non-Government Organisations or private sector and/or using funds in the Housing Development Fund.

5. Projects Funded by the Crown

- (a) Agree that the Central City Greenway (project 2204) and the Playground (project 2408) be deleted from the Unfunded Programme as they are funded by the Crown and therefore not part of Council's Three-Year Plan.

6. Asset Sales

- (a) Agree that the following note be added to pages 49, 50 and 52 of the Draft Plan:

The asset sales listed in the table above in the draft plan relate to land sales to the Central Christchurch Development Unit for The Frame and for the Anchor Projects. A small allowance is also included for the sale of Council vehicles at the end of their useful life and for other surplus Council land sales.

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- (b) Agree to remove the sale of Lancaster Park from the Three-Year Plan to allow for options for the Lancaster Park site to be considered and deliberated by Council during the 2015-25 LTP.

7. Red Zone Land

- (a) Request staff to work closely with CERA to ensure that the restoration of the red zones delivers strong, integrated and sustainable outcomes for red zone areas as part of the wider rebuild process.

8. Transitional City Projects

- (a) Agree that the funded capital works programme for central city transitional projects and heritage is amended as follows:

Project	Name	2013/14	2014/15	2015/16	Commentary
2736	Central City Heritage	2000	2000	2000	Now called Landmark Fund
2738	Transitional City – special projects	400	400	400	Funding to support Gap Filler, Greening the Rubble, Life in Vacant Spaces, Transitional City Projects Fund
2739	Transitional City - CCP City and Community Grants	300	300	300	Funding to support Creative Industries Support Fund
1029	Transitional City Special Projects - streetscapes	1085	1085	1085	Transitional streetscape projects
	Total	3785	3785	3785	

9. Addendum to Plan

- (a) Agree that the following is added to the Plan to further explain the relationship with the Crown:

“The Council and the Crown have a shared goal of ensuring an effective recovery for the city and the region.

This draft Three Year Plan contains the latest available information on cost forecasts, Crown subsidies and insurance proceeds.

This Plan has been prepared in advance of the Crown and Council reaching a long-term agreement on how the cost of repairing and replacing the Council’s earthquake-damaged assets, and delivering major Christchurch Central City Recovery Anchor Projects, will be shared.

Council acknowledges that the final agreement with the Crown relating to cost sharing may result in amendments to this draft Plan.”

The motion was seconded by Councillor Wells.

The meeting adjourned at 10.10 am and resumed at 11.00 am.

It was **resolved** on the motion of the Mayor, seconded by the Deputy Mayor that Standing Orders be set aside for the debate on a number of amendments.

Councillors put forward the following amendments:

AMENDMENTS

Facilities Rebuild:

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

Include as a comment in the Three-year Plan – the Council approved:

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Project 2089 Facilities Rebuild Plan covers the insurance funded portion of the Community Facilities Rebuild. Added to this budget on a case by case basis as required will be funds from the buildings and infrastructure improvement allowance.

Council has approved the priority for the items in the rebuild programme.

Staff will seek Council approval for individual facility project budgets. Staff will prepare estimates for each facility based on the priorities already agreed. These estimates will be reported to Council as they are prepared. The emphasis is being placed on the top 30 facilities already identified by Council.

Social Housing

Councillor Livingstone moved *that the Mayor's Recommendation 4 Social Housing (Project 2406) be amended as follows:*

4 (b) That rental increases (p. 185 Draft TYP) not apply to units that have more than minor damage and will need to be repaired or will be, in the 2013/2014 year.'

The motion was seconded by Councillor Johanson and when put to the meeting was declared **lost** on electronic vote No. 1 by 4 votes to 10, the voting being as follows:

For (4): Councillors Carter, Chen, Johanson and Livingstone.

Against (10): The Mayor and Councillors Beck, Broughton, Buck, Button, Corbett, Gough, Keown, Reid and Wells.

Red Zone Land

It was **resolved** on the motion of Councillor Livingstone, seconded by Councillor Beck that the Mayor's recommendation 7 (a) be amended by adding the following words "with particular regard to the Avon Otakaro River project".

Transitional City Projects

It was **resolved** on the motion of Councillor Broughton, seconded by Councillor Johanson that Project 2736 Central City Heritage Fund be called the Landmark Heritage Fund

Councillor Broughton moved *that funding for the Landmark Heritage Fund be increased to \$2,350,000 per annum and the transitional city special projects – streetscapes be reduced to \$735,000 per annum until 2015/16.*

The motion was seconded by Councillor Johanson and when put to the meeting was declared **lost** on electronic vote No. 2 by 4 votes to 10, the voting being as follows:

For (4): Councillors Broughton, Carter, Johanson, and Livingstone

Against (10): The Mayor and Councillors Beck, Buck, Button, Chen, Corbett, Gough, Keown, Reid and Wells.

Investment Policy

It was **resolved** on the motion of Councillor Broughton, seconded by Councillor Carter, that the option of retaining our current investment policy but extending the allowable investment be included as an option.

The Council adjourned for lunch at 12.35 pm and resumed at 1.35 pm.

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Statutory Disclosures

It was **resolved** on the motion of the Mayor, seconded by Councillor Button that the Council agree that the additional statutory disclosures outlined in Appendix 2 (**attached** – see below) are added to the financial strategy in the Three-year Plan.

Renewals Budget

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

Recommendation 1(c) of the Mayor's recommendations (Active Travel Cycleways and Head to Head Walkway) indicates that the additional cycleway projects be funded from reductions in the council's renewals programme.

That the renewals budget be reduced in 2013/14 by \$97,000, 2014/15 \$626,000, 2015/16 \$1,580,000 as per the attached schedule to fund the additional cycleway projects.

Social Housing

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

Noting the urgent need for social housing in Christchurch, that project ID 2407 and project ID 2406 be moved from the unfunded to funded (note that these projects will require third party funding as the housing development fund has insufficient funds and there will be no rates input).

Note that staff will prepare a report to the Community, Recreation and Culture Committee in March to advise how much it will cost to bring forward the social housing repair and rebuild programme from five years to three years.

AMI Stadium Rebuild

Councillor Johanson moved, that the Council:

Noting that there is a perfectly usable temporary stadium for at least the next five years, and that there are other more important priorities, that the AMI Stadium budget provision be removed from years 2013/14 and 2014/15 and is moved to begin in 2015/16.

That Council also note that this scope and size of this project will be considered as part of the 2015/2025 LTP process.

The motion was seconded by Councillor Livingstone and when put to the meeting was declared **lost** on electronic vote No. 3 by 4 votes to 10, the voting being as follows:

For (4): Councillors Buck, Chen, Johanson, and Livingstone

Against (10): The Mayor and Councillors Beck, Broughton, Button, Carter, Corbett, Gough, Keown, Reid and Wells.

Former AMI Stadium

Councillor Johanson moved:

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That the Council removes the \$15 million dollars on budget for the land sale of the former AMI Stadium site, and reaffirms its commitment to retain this significant and historic sporting site in Council ownership as its preferred option.

The motion was seconded by Councillor Livingstone and when put to the meeting was declared **lost** on electronic vote No. 4 by 4 votes to 10, the voting being as follows:

For (4): Councillors, Broughton, Carter, Johanson and Livingstone

Against (10): The Mayor and Councillors Beck, Buck, Button, Chen, Corbett, Gough, Keown, Reid and Wells.

Active Travel (Cycleways)

It was **resolved** on the motion of Councillor Reid, seconded by Councillor Wells that the Council note - that the proposed Sumner to City Cycle Route will link Ferrymead to the city centre. Part of the funding of the Coastal Pathway, being future proofing will come by way of the Building and Infrastructure improvement allowance.

Community Facilities Renewals and Replacements

It was **resolved** on the motion of Councillor Reid, seconded by Councillor Wells that the Council note - that Capital Project 544 community facilities renewals and replacements will be reprioritised to ensure any currently closed community facilities that can get to 34 percent of the new building standard with quick remedial work will occur first.

Marine Structures

It was **resolved** on the motion of Councillor Reid, seconded by Councillor Wells that the Council increase the Marine Structures Renewal Programme (project 994) by \$95,000 in 2013/14 for the following work:

Wainui Wharf	\$50,000
Little Akaloa Wharf	\$20,000
Drummond's Jetty	\$25,000

and reduce the 2014/15 budget by \$70,000 (Wainui, Little Akaloa Wharves)

Canterbury Museum Operating Levy

Councillor Button moved that the Canterbury Museum Operating Levy be increased by 5 percent over the 2012/13 levy. (The recommended Three-year plan includes an increase of 3 percent).

The motion was seconded by Councillor Corbett and when put to the meeting was declared **carried** on electronic vote No. 5 by 10 votes to 3 with 1 abstention, the voting being as follows:

For (10): The Mayor and Councillors Buck, Button, Chen, Corbett, Gough, Johanson, Keown, Reid and Wells.

Against (3): Councillors, Broughton, Carter, and Livingstone

Abstention (1): Councillor Beck.

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Museum Strengthening

Councillor Button moved, that the Council note on unfunded project 1469 - Robert McDougal Art Gallery strengthening. Council will consider moving this project from unfunded (2015/16 - \$21,742,000) to funded upon confirmation from the Government over the level of its funding contribution to the project.

The motion was seconded by Councillor Corbett and when put to the meeting was declared **carried** on electronic vote number 6 by 9 votes to 4 with 1 abstention, the voting being as follows:

For (9): The Mayor and Councillors Buck, Button, Carter, Chen, Corbett, Johanson, Reid and Wells.

Against (4): Councillors, Broughton, Gough, Keown and Livingstone

Abstention (1): Councillor Beck.

Uniform Annual General Charge

Councillor Broughton moved that the Uniform Annual General Charge be \$160 for the 2013/14 year, \$164 for 2014/15 and \$170 for 2015/16.

The motion was seconded by Councillor Keown and when put to the meeting was declared **lost** on electronic vote No. 7 by 3 votes to 11, the voting being as follows:

For (3): Councillors, Broughton, Corbett and Keown.

Against (11): The Mayor and Councillors Beck, Buck, Button, Carter, Chen, Gough, Johanson, Livingstone, Reid and Wells.

The Council resumed the application of Standing Orders at 4.21 pm.

Policy on Significance

It was **resolved** on the motion of Councillor Livingstone, seconded by the Mayor that the Council include as a comment in the Three-year Plan:

The Council's Policy on significance details assets that Council considers to be strategic assets. Section 97 of the Local Government Act 2002 requires that a decision to transfer ownership or control of a strategic asset to, or from, the Council, can be taken only if the decision has been explicitly provided for in a Statement of Proposal in the Council's LTP.

The Policy on Significance notes that the Convention Centre, Central Library and Bus Exchange will be replaced. At that time they will become strategic assets if they are owned by Council.

There are no proposals in this Three-year Plan that suggest the sale or transfer of ownership of any strategic asset.

Anchor Projects

It was **resolved** on the motion of Councillor Button, seconded by Councillor Gough, that the Council include a comment in the Three-year plan outlining the funding commitments of the Council towards anchor projects incorporated in the Central City Blueprint.

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3. RECOMMENDED DRAFT 2013-16 CHRISTCHURCH CITY THREE-YEAR PLAN

- (a) Adopt the schedule of fees and charges attached to the Draft 2013-2016 Christchurch City Three-year Plan (Draft TYP).
- (b) Operate a financial deficit for the period covered by the Draft 2013-2016 TYP.
- (c) Approve the rate requirement of \$332,992, 608 (net of GST) for the year 2013-14.
- (d) Adopt the Draft 2013-2016 TYP.
- (e) Approve for distribution and consultation the statement of proposal for the Draft 2013-2016 TYP.
- (f) Authorise the General Manager Corporate Services to make any necessary amendments to the documents referred to in this resolution to reflect Council's resolutions.
- (g) adopt the following timetable for consultation:
 - (i) Public notices ("The Star", "The Press" and the Council's website) in preparation for community consultation commencing 16 March 2013.
 - (ii) Closing date for submissions: 19 April 2013.
 - (iii) Oral submissions heard: 13, 14, 15, 17, 20, 21 May 2013.
 - (iv) The Council will meet to formally adopt the Draft 2013-2022 TYP: 24, 25 and 26 June 2013.

Councillor Broughton left the meeting at 4.43 pm.

On being put to the meeting the motion noted at the beginning of clause 2 was declared **carried** unanimously with the exception of Councillor Johanson's vote recorded against the Mayor's recommendation 1 (b).

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The full set of resolutions adopted by the Council are set out below:

1. Active Travel (Cycleways & Head to Head Walkway)

(a) Agree to funding the five year programme of Key Cycleway Projects as outlined below

(\$'000)	2013/14	2014/15	2015/16	2016/17	2017/18	Total
University to City	600	1,300				1,900
Papanui to City via Grassmere	1,000	1,500	500			3,000
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Northern Rail Pathway	1,400	3,300	2,000			6,700
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Airport Route	0	200	200	1,900	2,000	4,300
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Cycleway Targeted Improvements Programme	250	250				500
Total	7,000	13,500	14,000	17,100	17,200	68,800

- (b) Agree to the introduction of a Uniform Annual Charge of \$20 per ratepayer to provide a contribution to the Council's Active Travel initiatives. This would be offset by an equal reduction in the general rate.
- (c) Agree that interest and debt repayment for the additional cycleway projects be funded from reductions in the Council's renewals programme of \$96,693 (2013/14), \$626,128 (2014/15) and \$1,579,819 (2015/16) and the general rates beyond 2015/16.
- (d) Agree to the Lyttleton Harbour Head to Head walkway (project 408) to move to the funded programme and the budget for 2014/15 be increased to \$300,000 to be funded by the Cash in Lieu of Reserves fund.

2. Suburban Masterplans

(a) Agree that the following suburban masterplan priority projects be added to the funded capital works programme:

Centre	Project	Commence	Duration	Cost (\$'000)
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- (c) Agree that Council consider ongoing funding for the suburban masterplans as part of the 2015-25 LTP, including whether the Capital Endowment Fund funding should be replaced by general rates funding.

3. New Brighton Plan

- (a) Request a report to the Planning Committee on the Draft New Brighton masterplan, to address the process and steps required to integrate the masterplan and Waterpark concepts at New Brighton.
- (b) Request staff to consult with key stakeholders in the New Brighton community as part of the report to Council, and recommend a process to Council on their ongoing engagement through the process.

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- (a) Agree that the following note be added to pages 49, 50 and 52 of the Draft Plan:

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- (a) Request staff to work closely with CERA to ensure that the restoration of the red zones delivers strong, integrated and sustainable outcomes for red zone areas as part of the wider rebuild process.

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- (a) Agree that the funded capital works programme for central city transitional projects and heritage is amended as follows:

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9. Addendum to Plan

- (a) Agree that the following is added to the Plan to further explain the relationship with the Crown:

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This draft Three Year Plan contains the latest available information on cost forecasts, Crown subsidies and insurance proceeds.

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AMENDMENTS

Facilities Rebuild:

Include as a comment in the Three-year Plan – the Council approved:

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Transitional City Projects

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Investment Policy

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Statutory Disclosures

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Renewals Budget

That recommendation 1(c) of the Mayor’s recommendations (Active Travel Cycleways and Head to Head Walkway) indicates that the additional cycleway projects be funded from reductions in the council’s renewals programme.

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Social Housing

That the Council note the urgent need for social housing in Christchurch, that project ID 2407 and project ID 2406 be moved from the unfunded to funded (note that these projects will require third party funding as the housing development fund has insufficient funds and there will be no rates input).

Note that staff will prepare a report to the Community, Recreation and Culture Committee in March to advise how much it will cost to bring forward the social housing repair and rebuild programme from five years to three years.

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Community Facilities Renewals and Replacements

That the Council note that Capital Project 544 community facilities renewals and replacements will be reprioritised to ensure any currently closed community facilities that can get to 34 percent of the new building standard with quick remedial work will occur first.

Marine Structures

That the Council increase the Marine Structures Renewal Programme (project 994) by \$95,000 in 2013/14 for the following work:

Wainui Wharf	\$50,000
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and reduce the 2014/15 budget by \$70,000 (Wainui, Little Akaloa Wharves)

Canterbury Museum Operating Levy

Councillor Button moved that the Canterbury Museum Operating Levy be increased by 5 percent over the 2012/13 levy. (The recommended Three-year plan includes an increase of 3 percent).

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Policy on Significance

That the Council include as a comment in the Three-year Plan:

The Council's Policy on significance details assets that Council considers to be strategic assets. Section 97 of the Local Government Act 2002 requires that a decision to transfer ownership or control of a strategic asset to, or from, the Council, can be taken only if the decision has been explicitly provided for in a Statement of Proposal in the Council's LTP.

The Policy on Significance notes that the Convention Centre, Central Library and Bus Exchange will be replaced. At that time they will become strategic assets if they are owned by Council.

There are no proposals in this Three-year Plan that suggest the sale or transfer of ownership of any strategic asset.

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Anchor Projects

That the Council include a comment in the Three-year plan outlining the funding commitments of the Council towards anchor projects incorporated in the Central City Blueprint.

- (a) Adopt the schedule of fees and charges attached to the Draft 2013-2016 Christchurch City Three-year Plan (Draft TYP).
- (b) Operate a financial deficit for the period covered by the Draft 2013-2016 TYP.
- (c) Approve the rate requirement of \$332,992, 608 (net of GST) for the year 2013-14.
- (d) Adopt the Draft 2013-2016 TYP.
- (e) Approve for distribution and consultation the statement of proposal for the Draft 2013-2016 TYP.
- (f) Authorise the General Manager Corporate Services to make any necessary amendments to the documents referred to in this resolution to reflect Council's resolutions.
- (g) adopt the following timetable for consultation:
 - (i) Public notices ("The Star", "The Press" and the Council's website) in preparation for community consultation commencing 16 March 2013.
 - (ii) Closing date for submissions: 19 April 2013.
 - (iii) Oral submissions heard: 13, 14, 15, 17, 20, 21 May 2013.
 - (iv) The Council will meet to formally adopt the Draft 2013-2022 TYP: 24, 25 and 26 June 2013.

The meeting concluded at 5.11 pm.

CONFIRMED THIS 28TH DAY OF MARCH 2013

MAYOR

Appendix 2 – Financial Strategy Statutory Disclosures

The requirements of s101A of the Local Government Act 2002 are met by the disclosures outlined in this Financial Strategy and elsewhere in the Three Year Plan. There are several other required disclosures, which are outlined below.

Policy on Giving Securities

When the Council's borrowings and interest rate risk management instruments are secured, they will generally be secured by way of a charge over the Council's rates revenue. Any internal borrowing against special funds / reserve funds and other funds will be on an unsecured basis. Under the Debenture Trust Deed the Council offers deemed rates as security for general borrowing programs.

From time to time, with prior Council and Debenture Trustee approval, security may be offered by providing a charge over one or more of the Council's assets. Physical assets will be charged only where:

- there is a direct relationship between the debt and the purchase or construction of the asset which it funds (e.g. an operating lease, or project finance)
- the Council considers a charge over physical assets to be appropriate

Any pledging of physical assets complies with the terms and conditions contained within the Debenture Deed

Quantified Limits on Rates, Rates Increases and Borrowing

The rates increase forecast in this Three Year Plan represent the Council's intended quantified rates amounts and increases for the life of the Plan.

Similarly, the debt projections outlined in the financial statements to the Three Year Plan and explained in the sections above, represent Council's intended total borrowing limit based on the rebuild cost recovery assumptions outlined in the Plan.

Expected Changes in Population and Use of Land

Following the 2010 and 2011 earthquakes approximately 1,667 hectares of land in Christchurch City has been 'red zoned' by the Canterbury Earthquake Recovery Authority (CERA) meaning the land is no longer suitable for urban purposes i.e. private or public, residential or commercial use.

The council has therefore had to accelerate the amount of land made available for urban purposes so that people who have had their homes and businesses destroyed and have had to relocate have alternative sites to move to. Land is also needed for the natural growth of the Christchurch population which is predicted to reach 377,000 by 2022, an increase of 3% over 2013 with the number of households increasing 6% over the same period. In addition housing is required for many of the estimated 23,000 trades people coming to the Greater Christchurch Region for the re-build over the next few years.

The supply of industrial business land (Zoned B3 – B8), and the take up of this land has remained reasonably consistent throughout the earthquake period with approximately 7 ha being taken up in each year following the earthquake. Proposed Change 1 (PC1) highlighted 603 ha business greenfield areas available for future business development. To date 218 ha is zoned and available for take up.

Approximately 23,000 potential residential sections have been identified. 3,500 are in the process of gaining resource consent or granted with the balance yet to be consented.

Appendix 2 Cont'd

There are 16,000 sections that do not currently have infrastructure provided for them, however 9,500 of those will gain infrastructure provision by the end 2013.

To provide infrastructure for the growth outlined above, the Plan includes growth capital expenditure of \$58m, \$86m and \$89m for 2013/14, 2014/15 and 2015/16 respectively. For further details on the specific projects please refer to the proposed capital programme. New infrastructure required for growth have had

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operating and maintenance costs included and across the life of the Three Year Plan this equates to an additional \$2.4 million per annum in line with growth assumptions.