

Innovation and Sustainable Development Committee AGENDA

Notice of Meeting:

An ordinary meeting of the Innovation and Sustainable Development Committee will be held on:

Date: Wednesday 22 March 2017
Time: 9am
Venue: Committee Room 1, Level 2, Civic Offices,
53 Hereford Street, Christchurch

Membership

Chairperson	Councillor Vicki Buck
Deputy Chairperson	Councillor Tim Scandrett
Members	Councillor Mike Davidson
	Councillor Jamie Gough
	Councillor Glenn Livingstone
	Councillor Deon Swiggs
	Councillor Sara Templeton
	Deputy Mayor Andrew Turner

17 March 2017

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Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted.
If you require further information relating to any reports, please contact the person named on the report.

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INNOVATION AND SUSTAINABLE DEVELOPMENT COMMITTEE - TERMS OF REFERENCE

Chair	Councillor Buck
Membership	Councillor Scandrett (Deputy Chair), Deputy Mayor Turner, Councillor Davidson, Councillor Gough, Councillor Livingstone, Councillor Swiggs, Councillor Templeton
Quorum	Half of the members if the number of members (including vacancies) is even, or a majority of members if the number of members (including vacancies) is odd.
Meeting Cycle	Monthly
Reports To	Council

Responsibilities

The focus of the Innovation and Sustainable Development Committee is driving the concept of innovation, as in the City vision of a “City of Opportunity, where anything is possible” and to do so in ways that may be experimental and different.

The Committee considers and reports to Council on issues and activities relating to:

- Strategies and priorities in relation to innovation and sustainable development.
- Climate change and sustainability initiatives such as electric vehicles, carbon reduction and waste minimisation.
- Economic development initiatives and strategies, including
 - Christchurch Narrative,
 - Antarctic Strategy,
 - Visitors Strategy,
 - Canterbury Economic Development Strategy,
 - Christchurch Economic Development Strategy,
- Relationships with economic development subsidiaries, such as Canterbury Development Corporation, the TEED entity
- Innovative or disruptive strategies and programmes, including Smart Cities programme of work
- Innovative approaches to the delivery of issues that often go across levels of government
- Allocation of funds related to the innovation and sustainability sector, including a new Innovation and Sustainability Fund.
- Council’s Brand and Communications strategies.

Delegations

The Committee delegates to the following forum the responsibility to consider and report back to the Committee:

- Development Forum - Innovative ways to support the development of the city and suburban centres

Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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1. Apologies

At the close of the agenda no apologies had been received.

2. Declarations of Interest

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Deputations by Appointment

There were no deputations by appointment at the time the agenda was prepared.

4. Presentation of Petitions

There were no petitions received at the time the agenda was prepared.

5. Terms of Reference - Development Forum

Reference: 17/185674

Contact: Aidan Kimberley aidan.kimberley@ccc.govt.nz 941 6566

1. Purpose of Report

- 1.1 The purpose of this report is to request the Innovation and Sustainable Development Committee to adopt the Terms of Reference for the Development Forum.

2. Staff Recommendations

That the Innovation and Sustainable Development Committee:

1. Adopt the Development Forum Terms of Reference set out in Attachment A.

3. Key Points

- 3.1 On 9 February 2017, when adopting the Terms of Reference for its committees and subcommittees, the Council resolved to ask the Innovation and Sustainable Development Committee to adopt revised Terms of Reference for the Development Forum at its first meeting.
- 3.2 The proposed terms of reference are set out in **Attachment A**. These are based on the Terms of Reference used for the Christchurch Development Forum during the 2013-2016 triennium.
- 3.3 The most significant change to the current proposal from how the Forum operated in the previous triennium is an emphasis that the Forum will have a wider focus to consider issues relating to suburban centres as well as the central city.
- 3.4 The proposed terms of reference emphasise that the Forum is not a decision making body. It primarily exists as a platform for sharing of information and discussing ways to encourage development. As such, meetings of the Development Forum are not subject to Part 7 of the Local Government Official Information and Meetings Act 1987.
- 3.5 Recommendations can be made by the Forum to the Innovation and Sustainable Development Committee by way of a Chairpersons report.

Attachments

No.	Title	Page
A ↓	Development Forum - Proposed Terms of Reference	6

Signatories

Author	Aidan Kimberley - Committee and Hearings Advisor
Approved By	Lester Wolfreys - Head of Community Support, Governance and Partnerships Leonie Rae - General Manager Consenting and Compliance

Development Forum – Terms of Reference

Chair	Councillor Gough
Membership	Councillor Templeton (Deputy Chair), Deputy Mayor Turner, Councillor Davidson, Councillor Livingstone, Councillor Swiggs One representative from each of the following organisations: <ul style="list-style-type: none">• Canterbury Development Corporation• Canterbury Employers Chamber of Commerce• Christchurch Central City Business Association• Development Christchurch Limited• Property Council of NZ – South Island• Real Estate Institute of New Zealand Incorporated
Quorum	Half of the members if the number of members (including vacancies) is even, or a majority of members if the number of members (including vacancies) is odd.
Meeting Cycle	Quarterly, or otherwise as required
Reports To	Innovation and Sustainable Development Committee

Responsibilities

The Development Forum is responsible for:

- Considering innovative ways to support development of the city and suburban centres.
- Facilitating engagement between the development community in Christchurch and the Council on matters relating to development in the city and suburban centres.
- Developing a shared understanding of development drivers and trends in Christchurch
- Exploring collaborative approaches to development issues that facilitate faster and/or further development opportunities.
- Sharing knowledge and experience to promote the responsiveness and efficiency of the Council's policy, planning, regulatory and infrastructure provision functions as they relate to development within the city and suburban centres.
- Identifying and implementing opportunities to promote Christchurch as a world-class city that is development friendly.

Membership

- The Forum has delegated authority, to be exercised by way of a simple majority vote, to co-opt additional voting members for a specified period of time to provide expert knowledge or advice as is deemed necessary to achieve the forum's purpose.
- The power to make permanent changes to the Forum membership remains with the Innovation and Sustainable Development Committee.
- At the discretion of the Chairperson, relevant stakeholders, strategic partners and staff may be invited to attend the Forum as required in a non-voting capacity to contribute and inform discussion.

Limitation of Powers

- The forum shall operate in such a way that it does not compromise the Council's freedom to deliberate and make such decisions as it deems appropriate.
- The forum does not have the ability to commit the Council to any course of action or expenditure. It may make recommendations that will follow due process to seek a Council resolution.
- Recommendations may be provided to the Innovation and Sustainable Development Committee by way of a report from the Forum Chair.

Term of Appointment

- The forum shall operate for the duration of the 2016-2019 electoral term.
- Upon the commencement of the 2019-2022 electoral term the Forum shall be considered discharged and cease to operate, unless it is reconstituted by the incoming Council.

Operating Principles

The forum will observe the following principles in all its meetings:

- Give consideration to the interests of the stakeholder groups represented by all Forum members.
- Work in a collaborative and co-operative manner using best endeavours to reach solutions that take account of the interests of all sectors of the community.
- Members represent the interests of their stakeholder group and will not use the Forum to pursue specific individual benefit.
- Any conflicts of interest will be declared.
- Forum members and any stakeholders or staff invited to contribute will provide information based on empirical evidence, established best practice or experience where possible. Where an option is anecdotal or not supported by evidence this must be made explicit.
- In considering development matters, members will be mindful of Council strategic documents and directions that have been developed in consultation with the community

6. Options for Council to Address a Petition to Ban Single-Use Plastic Bags

Reference: 17/118093

Contact: Libby Elvidge libby.elvidge@ccc.govt.nz

941 8916

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is to seek the Innovation and Sustainable Development Committee's approval to take a non-regulatory approach in responding to a petition calling on the Council to ban single-use plastic bags.

Origin of Report

- 1.2 This report is being provided to fulfil Council's resolution for the matters in the petition¹ to be referred to the Infrastructure, Transport and Environment Committee.

2. Significance

- 2.1 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
- 2.1.1 The level of significance was determined by the low level of plastic waste (0.2% of all waste) that is already being monitored by the Council, and a high cost of staff time to regulate. The decision encourages education and community awareness of responsibly disposing of plastics and making individual choices.
- 2.1.2 No community engagement and consultation has been undertaken.

3. Staff Recommendations

That the Innovation and Sustainable Development Committee recommend that the Council:

1. Agree to expanding Council's non-regulatory initiatives in relation to use of plastic bags, including:
 - a. Taking a leadership role by reducing where the Council itself uses plastic bags, such as in libraries and at Council-run events
 - b. Expanding community education on alternatives through marketing and communication material
 - c. Advocating to central government for a national response.

4. Key Points

- 4.1 This report does not support the [Council's Long Term Plan \(2015 - 2025\)](#).
- 4.2 The following feasible options have been considered:
- Option 1 – Expanding Council's non-regulatory initiatives (preferred option)
 - Option 2 – Status quo
 - Option 3 – Regulatory approach to restrict single-use plastic bags in Christchurch.

¹ <https://www.toko.org.nz/petitions/make-otautahi-christchurch-one-use-plastic-bag-free>

4.3 Option Summary - Advantages and Disadvantages (Preferred Option)

4.3.1 The advantages of this option include:

- This option builds on existing practise and work programmes in the waste management area.
- No extra Council resource is required.
- By advocating to central government, Council is emphasising that plastic in the waste stream is a national issue, and also showing support for Auckland Council's same concerns.
- This is a communications-rich option with good community engagement opportunities that encourages positive behavioural change, e.g. Stream care groups.

4.3.2 The disadvantages of this option include:

- Single-use plastic bags will continue to be in circulation (unless intervened by central Government) and some people will still choose not to dispose of their plastic bags responsibly.

5. Context/Background

Petition to Council to ban single-use plastic bags

5.1 In July 2016 Council received a petition calling on the Council to ban single-use plastic bags²:

Let's lead the way in NZ and be the first 'one-use plastic-bag free' city in the country!

Let's join together to ask Mayor Lianne Dalziel & her council to ban one-use plastic bags in the city (starting with the new retail precinct in the CBD).

5.2 The reason for seeking a ban, as stated on the petition website, is that:

"NZers send an estimated one BILLION plastic bags to landfill annually. Scientists estimate it takes 1000 years (yes, you read that right) for plastic bags to degrade and during that process toxins are leached and particles can get into the food chain."

² <https://www.toko.org.nz/petitions/make-otautahi-christchurch-one-use-plastic-bag-free>

6. Option 1 – Expanding Council’s non-regulatory initiatives (preferred)

Option Description

- 6.1 This option encourages Council to champion non-regulatory initiatives, including:
- a. Taking a leadership role by reducing where the Council itself uses plastic bags, such as in libraries and at Council-run events;
 - b. Expanding community education on alternatives through marketing and communication material, for example:
 - i. Facebook reminders three times a year to use Council Yellow Bin recycling and dispose of litter responsibly
 - ii. Put an article on *Newsline* (which will get at least 4000 views)
 - iii. Using the environmental education programme as a platform to educate people on plastics and the impact on the environment, including what happens when plastic bags break down in the landfill, harm caused to aquatic life when plastic bags enter waterways.
 - c. Advocating to central government for a national response, with the possibility of working in collaboration with Auckland Council to move this forward.

Auckland Council approach

- 6.2 The Auckland Council has faced similar requests asking for a ban on single-use plastic bags. A 2014 petition noted that plastic bags have significant adverse effects on the environment including energy production costs, limited lifespan, increasing landfill content and the inability to biodegrade. Council staff investigated options and reported back recommending the establishment of a packaging workgroup, and further investigation of non-regulatory mechanisms for reducing packaging waste. The Auckland Council also followed this up by advocating to central government to include packaging material as a priority product for product stewardship³, with associated regulation implemented - potentially including bans to landfill or deposits/return schemes.

Significance

- 6.3 The level of significance of this option is low which is consistent with section 2 of this report.
- 6.4 Engagement requirements for this level of significance are not required, however engaging with the petitioner when investigating possible initiatives would be beneficial to both parties.

Impact on Mana Whenua

- 6.5 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 6.6 1300 people signed the petition (although how many are from Christchurch cannot be determined) and are specifically affected by this option due to wanting change in the community’s approach to using single-use plastic bags. Their views are that plastic bag use is a huge problem in Christchurch and recycling only delayed the amount of time it took for plastic to end up in landfills; therefore they are calling for local authorities, developers and business owners to ban plastic shopping bags in the central city.

³ Product stewardship is the responsible management of the environmental impact of a product. It aims to reduce the impact of manufactured products at stages of the product life cycle.

Alignment with Council Plans and Policies

6.7 This option is consistent with Council's Plans and Policies.

Financial Implications

6.8 Cost of Implementation – Absorbed in current budget.

6.9 Maintenance / Ongoing Costs – Absorbed in current budget.

6.10 Funding source – Strategic Planning and Policy budget.

Legal Implications

6.11 There are no legal implications associated with this option.

Risks and Mitigations

6.12 Risk of disagreement by the petition signatories caused by differing views on how to reduce use of plastic bags in Christchurch, including those who continue to advocate for a full ban. This could result in further petitions.

6.12.1 Treatment – consulting with the petitioner.

6.12.2 Residual risk rating – the rating of the risk is Low.

Implementation

6.13 Implementation dependencies - nil.

6.14 Implementation timeframe – by June 2017.

Option Summary - Advantages and Disadvantages

6.15 The advantages of this option include:

- This option builds on existing practise and work programmes in the waste management area.
- No extra Council resource is required.
- By advocating to central government, Council is emphasising that plastic in the waste stream is an issue, and also showing support for Auckland Council's concerns.
- This is a communications-rich option with good community engagement opportunities that encourages positive behavioural changes.

6.16 The disadvantages of this option include:

- Single-use plastic bags will continue to be in circulation and some people will still choose not to dispose of their plastic bags responsibly.

7. Option 2 – Status quo

Option Description

- 7.1 Christchurch City Council has no formal policy on plastic supermarket bags however, Council staff closely follow the internationally agreed waste minimisation hierarchy of reduce, reuse and recycle. Council staff are also closely following the developments of plastics and packaging products as they can have significant impacts on the management of the waste stream and on recycling generally.
- 7.2 The Council works with residents, businesses and schools on a broad range of waste reduction initiatives and encourages recycling.
- 7.3 The kerbside collection of the Yellow Bin⁴ includes supermarket plastic bags as a recyclable item. Supermarket bags, the only type of bag that EcoCentral is currently able to process through the Materials Recovery Facility, are baled and exported offshore. Supermarket bags are not part of the local kerbside recycling programme for many other councils. Kerbside recycling is advertised on the Council webpage, on the “Wheelie Bins” app, and the Council provides brochures and stickers regarding what can be recycled.

Christchurch City Council Waste Management and Minimisation Plan 2013

- 7.4 The Waste Minimisation Act 2008 (WMA) required territorial authorities to prepare waste management and minimisation plans by 2012. The plans have to be reviewed every six years. Requirements for these plans are set out in section 43 and 44 of the WMA. Plans must have objectives, policies and methods for achieving effective and efficient waste minimisation and management within the district.
- 7.5 The Christchurch City Council Waste Management and Minimisation Plan 2013⁵ (Waste Plan) was adopted for solid waste produced by the community. It establishes a Vision, Goals, Targets and an Action Plan for waste in the City. The Waste Plan is scheduled to be reviewed in 2018/19.
- 7.6 Five kilograms of (all) plastics per person per year is currently sent to landfill, and plastic bags make up less than 0.2% of the total recyclable material collected. At this low level no target is proposed to further reduce plastics to landfill. However, volumes of plastics are still being monitored.

National approach: Soft-plastics recycling programme

- 7.7 A three-year national rollout of a joint initiative⁶ between the retail sector, the packaging industry and the Government to enable the recycling of soft plastics was launched in Auckland in September 2015. The Government’s Waste Minimisation Fund provides financial support to projects that reduce environmental harm and provide social, economic and cultural benefits. It is funded from a levy introduced by the National-led Government in 2009, which is charged on waste disposed of at landfills to discourage waste and to fund recycling initiatives. The \$700,000 contribution from the Government for the Soft Plastics Recycling Programme is being matched by contributions from retailers and selected brands.
- 7.8 The programme allows any lightweight plastic bags and any plastic that can be scrunched into a ball to be placed in receptacles at certain large retailers. Initially, the soft-plastic waste is sent to Australia where it is reconstituted as park benches and playground equipment. As part of the project, a drying facility capable of re-processing soft plastic is set to open in Auckland to reduce the need to export waste across the Tasman. New World Ilam launched the project in Christchurch in early-June 2016 and this has been extended to most supermarkets and The

⁴ <http://ccc.govt.nz/services/rubbish-and-recycling/sorting/recycling-yellow-bin/>

⁵ <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/waste-management-and-minimisation-plan-2013/>

⁶ <https://www.beehive.govt.nz/release/soft-plastics-recycling-programme-launched>

Warehouse stores. Council staff anticipate the new plastic bag collection system will reduce the amount collected at the kerbside.

Significance

- 7.9 The level of significance of this option is low which is consistent with section 2 of this report.
- 7.10 Engagement requirements for this level of significance are not required.

Impact on Mana Whenua

- 7.11 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 7.12 1300 people signed the petition (although how many are from Christchurch cannot be determined) and are specifically affected by this option due to wanting change. Their views are that plastic was a huge problem in Christchurch and recycling only delayed the amount of time it took for plastic to end up in landfills; therefore they are calling for local authorities, developers and business owners to ban plastic shopping bags in the central city.

Alignment with Council Plans and Policies

- 7.13 This option is consistent with Council's Plans and Policies.

Financial Implications

- 7.14 Cost of Implementation – Absorbed within budget.
- 7.15 Maintenance / Ongoing Costs - Absorbed within budget.
- 7.16 Funding source - Strategic Planning and Policy budget.

Legal Implications

- 7.17 There are no legal implications associated with this option.

Risks and Mitigations

- 7.18 Risk of negative response from some individuals in the community who may perceive a lack of action by the Council.
- 7.18.1 Treatment: Highlight work that Council already undertakes in the waste management space by consulting with the petitioner or adding an article to Newsline.
- 7.18.2 Residual risk rating: the rating of the risk is low.

Implementation

- 7.19 Implementation dependencies – nil.
- 7.20 Implementation timeframe – ongoing, including the Waste Plan review scheduled for 2018/19.

Option Summary - Advantages and Disadvantages

- 7.21 The advantages of this option include:
- Council already recycles single-use plastic bags with the Yellow Bin collections.
 - Council will continue to monitor the development of plastics and packaging products.
 - The national Soft Plastics Recycling Programme encourages people to recycle not only single-use plastic bags but all soft plastics, e.g. all bags and wrappers.
- 7.22 The disadvantages of this option include:
- No target is proposed to further reduce plastics to landfill under the Waste Plan.

8. Option 3 – Regulatory approach

Option Description

- 8.1 The petition calls on Council to ban single-use plastic bags in Christchurch. This option considers a ban through the creation of a bylaw to address the problem.

Bylaw making powers to restrict retailers' use of single-use plastic bags

- 8.2 The Minister for the Environment has the power under the WMA to ban single-use plastic bags from sale or from disposal to landfill; or to name them as a priority product for product stewardship.
- 8.3 Although section 56 of the WMA provides that a territorial authority may make bylaws to control waste, a plastic bag provided by a retailer to a customer does not meet the definition of 'waste' as it is not being disposed of or discarded by the retailer. It only becomes 'waste' once the customer disposes of or discards the plastic bag. Therefore it would be difficult for the Council to make a bylaw under the WMA that bans retailers from giving customers plastic bags.
- 8.4 Territorial authorities may also make bylaws under section 145 of the Local Government Act for one or more of the following purposes:
- 8.4.1 Protecting the public from nuisance
 - 8.4.2 Protecting, promoting, and maintaining public health and safety
 - 8.4.3 Minimising the potential for offensive behaviour.
- 8.5 The 'problem' caused by the disposal of plastic bags, as described on the petition website page, is not related to offensive behaviour or public nuisance. Instead, it may fall within the Council's power to make bylaws to protect, promote and maintain public health and safety. However, the Council would need very robust evidence about the problem and would need to consider all options that could be used to address the problem before it can make a bylaw (Council has to determine that a bylaw is the 'most appropriate' way of addressing the problem).
- 8.6 Any bylaw also needs to be a proportionate response to the problem. Banning all single-use plastic bags may not be considered a proportionate response as a bylaw of this nature would no doubt have a significant effect on retailers in the Council's district.

Other enforcement powers

- 8.7 As a plastic bag is used by retailers to assist customers in transporting goods from the store, bags cannot be considered litter under the Litter Act, until they are no longer being used for the intended purpose and are deposited somewhere. The Council cannot use section 12 of the Litter Act to ban retailers from giving customers, or charging for, single-use plastic bags. The Council can, however, enforce fines for littering⁷, by customers who do not dispose of their bags appropriately.

Significance

- 8.8 The level of significance of this option is medium which differs from section 2 of this report due to this option implementing a ban on single-use plastic bags which would require a bylaw.
- 8.9 Engagement requirements for this level of significance are required to follow the bylaw review engagement process.

Impact on Mana Whenua

- 8.10 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

⁷ Graduated scale of infringement fees introduced in 2016: <http://ccc.govt.nz/the-council/news-releases/show/590>

Community Views and Preferences

- 8.11 1300 people signed the petition (although how many are from Christchurch cannot be determined) and are specifically affected by this option due to wanting change. Their views are that plastic bag use is a huge problem in Christchurch and recycling only delays the amount of time it takes for plastic to end up in landfills; therefore they are calling for local authorities, developers and business owners to ban plastic shopping bags in the central city.

Alignment with Council Plans and Policies

- 8.12 This option is consistent with Council's Plans and Policies.

Financial Implications

- 8.13 Cost of Implementation – costs associated with staff and Hearings Panel time to create a bylaw, printing of communications and engagement materials, as well as enforcement staff time. There may also be costs associated with disposing plastic bags.
- 8.14 Maintenance / Ongoing Costs – enforcement.
- 8.15 Funding source - Strategic Planning and Policy budget.

Legal Implications

- 8.16 The biggest hurdle is likely to be whether such a bylaw might be repugnant to other laws of New Zealand. This issue can be seen as a matter of concern for the whole of New Zealand, and the Minister for the Environment has powers that could be exercised under the WMA in relation to single-use plastic bags throughout New Zealand. To date the Minister has not exercised any powers, therefore a bylaw made by the Council on something the Minister has the power to do might be considered repugnant to the WMA⁸. Further legal advice would be needed on this point if the Council did want to investigate a bylaw.

Risks and Mitigations

- 8.17 Risk of shops still using single-use plastic bags caused by retailers not cooperating with a bylaw (even if it could be lawfully introduced). This will result in plastic bags continuing to be in circulation and additional enforcement resources being required to monitor shops.
- 8.17.1 Treatment: informed consultation with business associations to encourage agreement and compliance with the regulation.
- 8.17.2 Residual risk rating: the rating of the risk is Medium.

Implementation

- 8.18 Implementation dependencies - enforcement resourcing.
- 8.19 Implementation timeframe – ongoing.

Option Summary - Advantages and Disadvantages

- 8.20 The advantages of this option include (if successfully implemented):
- Single-use plastic bags will no longer be provided by retailers in Christchurch (however, they would otherwise remain in circulation).
- 8.21 The disadvantages of this option include:
- Retailers will look to using other forms of carry bags, which may have a higher carbon footprint to produce.

⁸ Although, the Bylaws Act 1910 also provides that: "No bylaw shall be invalid merely because it deals with a matter already dealt with by the laws of New Zealand..."

- Shoppers may still use plastic carry bags that they get from outside of Christchurch city or that are otherwise in circulation.
- Regulation will require enforcement, which would be extraordinarily difficult given the nature of the activity (and the limitations of a bylaw).

Attachments

There are no attachments to this report.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Libby Elvidge - Policy Analyst
Approved By	Helen Beaumont - Head of Strategic Policy Brendan Anstiss - General Manager Strategy and Transformation

7. Development Contributions Policy Review 2017

Reference: 17/144058

Contact: Gavin Thomas gavin.thomas@ccc.govt.nz

941 8834

1. Purpose and Origin of Report

Purpose of Report

- 1.1 To seek Council approval of the proposed amendments to the Development Contributions Policy for community consultation.
- 1.2 To seek Council agreement to extend the use of catchments, so that development contributions more closely match actual costs in different parts of the district, in the Development Contributions Policy.
- 1.3 To update the Council on the development contribution rebate schemes for residential and non-residential developments currently in place for the central city.

Origin of Report

- 1.4 This report is staff generated and was referred to in a report to the Council on 22 September 2016. That report, on the review to the Development Contributions Policy being undertaken at that time, detailed the intention for a further review in 2016/17. Paragraph 5.14 of that report said:

A full review of the Development Contributions Policy is planned to be undertaken the 2016-17 year. This will include a review of the wording of the Policy, the possible introduction of sub-district catchments for more activities, a review of Household Unit Equivalent (HUE) assessment methodology and an update of the capital expenditure programme and development contribution charges if required.

- 1.5 Further information on development contribution rebates was requested by the Council at its 26 January meeting.

2. Significance

- 2.1 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 2.1.1 The level of significance was determined by an assessment of the issues covered. It is important to note that there will be community consultation undertaken on the draft Development Contributions Policy.
 - 2.1.2 The community engagement and consultation outlined in this report reflect the current assessment.

3. Staff Recommendations

That the Innovation and Sustainable Development Committee recommend that the Council:

1. Agrees to the amendments to the draft Development Contributions Policy as detailed in Attachment 1 of the report for the purposes of community consultation.
2. Agrees to the proposed further use of catchments to assess and charge for development contributions as recommended in Attachment 2 of the report.
3. Notes that the catchment boundaries and development contribution charge effects will be presented to the Council in the updated draft Development Contributions Policy 2017 by May 2017.
4. Notes that the central city development contribution rebate schemes remains in place for the 2017/18 year.

4. Key Points

- 4.1 This report supports the [Council's Long Term Plan \(2015 - 2025\)](#):
 - 4.1.1 Activity: Strategic Planning and Policy
 - Level of Service: 17.0.1 Advice is provided to Council on high priority policy and planning issues that affect the City
- 4.2 The following feasible options have been considered:
 - Option 1 – Agree to the proposed minor policy amendments detailed in Attachment 1, agree to the use of catchments recommended in Attachment 2, and extend the central city development contribution rebate scheme for the 2017/18 financial year (preferred option).
 - Option 2 – Agree to the proposed minor policy amendments detailed in Attachment 1 only.
 - Option 3 – Do not amend or further review the Development Contributions Policy at this stage.
- 4.3 Option Summary - Advantages and Disadvantages (preferred option 1)
 - 4.3.1 The advantages of this option include:
 - Enables the review of the Development Contributions Policy to proceed with policy amendments agreed (subject to the community engagement process).
 - Enables front-end engagement on major policy issues with key stakeholders including the Christchurch Development Forum.
 - Provides time for a more detailed consideration of the central city development contributions rebate schemes and enables the Council to give developers reasonable notice of a change in policy.
 - 4.3.2 The disadvantages of this option include:
 - There are a relatively large number of policy issues to be considered at once.
 - Funding is required to continue the central city development contributions rebate schemes (though this has been budgeted).

5. Context/Background

Development Contributions Policy (DCP)

- 5.1 Christchurch City Council has had a Development Contributions Policy (DCP) since 2004. The DCP enables the Council to recover a share of the costs of providing new infrastructure to service growth demand from developers who place additional demand on the Council's infrastructure networks and therefore benefit from the Council's investment.
- 5.2 The DCP must comply with requirements detailed in the Local Government Act 2002 (LGA). It is required to be reviewed at least every three years and can be reviewed at any time, as long as the review process meets the requirements of the LGA.
- 5.3 The DCP was reviewed in 2015, in parallel with the preparation of the Council's Long Term Plan 2015-25, and amended in 2016 to ensure it remained consistent with the Council's amended Long Term Plan. This review reflected the Council's adoption of a revised capital expenditure programme, and changes to the assumed future interest and inflation rates.

The current review process

- 5.4 While the current DCP meets legislative requirements there are a range of policy provisions proposed to be changed to ensure continued compliance with best practice. There are also a number of minor amendments proposed to improve the clarity and efficiency of various aspects of the policy. The proposed changes are in response to opportunities identified by staff to improve the implementation of the policy, from their experience over the past two years.
- 5.5 A project steering group and a project team, comprising key staff within the development contributions process, have been established to oversee and undertake the review process. The proposals for change presented in Attachment 1 have been agreed by the steering group and the project team.
- 5.6 Work has also been undertaken on reviewing the way catchments are used to allocate development contribution costs and charges. This is dealt with in a separate section of this report.
- 5.7 The review of the DCP has recognised the principles detailed in the LGA as well those agreed by the Council as part of the 2015 review process. In summary, the seven principles in the LGA require that approaches to development contributions should promote:
 - transparency
 - simplicity (including practicality and administrative efficiency)
 - fair and reasonable charges (proportional to demand)
 - certainty
 - beneficiary/causer pays
 - intergenerational equity
 - compliance with the law.

The principles agreed by the Council as part of the 2015 review of the DCP are:

- wherever possible developments should pay the full capital cost to the Council of servicing new development
- variation in development contribution charges is acceptable to reflect variation in costs of servicing different types of demand in different areas
- intentional cost sharing be avoided wherever feasible to support fair and reasonable charges (recognising that some cost sharing is inevitable and may be desirable).

- 5.8 The Council's current DCP is available on the Council website at <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/building-and-planning-policies/development-contributions-policy/>
- 5.9 It is proposed that the Development Forum be fully engaged in the consultation process if Council determines to review the policy.

Summary of the proposed policy amendments

- 5.10 The proposed amendments are a mix of minor policy changes, clarifications and editorial improvements:
- Update references to the Christchurch District Plan – previously the Christchurch City Plan and/or the Banks Peninsula District Plan
 - Clarify that pipes and lines installed by network utilities are not liable for development contributions
 - Add an explicit 'development test' to the methodology
 - Small residential unit adjustments: remove the garaging clause; assess storm-water on actual impervious surface area; and remove the rebate scheme
 - Clarify the description of a small residential unit
 - Clarify requirements for special assessments for non-residential development
 - Clarify the valuation methodology to be used for land taken for reserves
 - Require a legal agreement where a developer is to provide infrastructure and/or land in lieu of cash contributions
 - Clarify Crown exemptions
 - Clarify the requirement for the Council to pay development contributions where applicable
 - Provide guidance on dealing with applications for remissions and reductions
 - Clarify the methodology used to assess and invoice staged developments
 - Link the sunset clause for the temporary building provision in the DCP to those in the Christchurch District Plan and the Greater Christchurch Regeneration Act
 - Clarify the rationale for and approach to catchments
 - Clarify how the 'growth model' is used to forecast future development at a catchment level.

6. Context/Background

Use of catchments to assess development contribution charges

- 6.1 Section 197 of the LGA details principles that must be taken into account when preparing a development contributions policy. Clause (g) of this section states:

when calculating and requiring development contributions, territorial authorities may group together certain developments by geographic area or categories of land use, provided that—

(i) the grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity; and

(ii) grouping by geographic area avoids grouping across an entire district wherever practical.

- 6.2 Clause two clearly requires councils to avoid use of district-wide catchments where practicable.

- 6.3 Christchurch City Council's current DCP uses catchments to establish development contribution charges for three activities; neighbourhood parks, stormwater and flood protection and road network. Neighbourhood parks and road network use a common catchment configuration of eight catchments based on categories of land use. Stormwater and flood protection uses thirteen catchments based on water flow.
- 6.4 Using catchments to determine development contributions promotes a more accurate allocation of the costs of providing infrastructure for growth in different areas and enables those costs to be more accurately targeted to developments that benefit.
- 6.5 In general, a catchment approach will result in lower development contribution charges in areas where there is existing infrastructure with growth capacity or where the cost of providing growth infrastructure per development is lower. This tends to be areas in and around the central city where legacy infrastructure with growth capacity and higher density of development means providing new infrastructure costs less per development.
- 6.6 The converse is that providing growth infrastructure for development in greenfield areas and/ or areas on the periphery of the established urban area, often with low development density, is likely to cost the Council significantly more to service each development.
- 6.7 To ensure the DCP is consistent with the LGA, it is recommended a catchment approach be taken to all activities where practicable and where it will promote fairness and equity. The activities recommended for a catchment approach are: water supply, wastewater collection, wastewater treatment and disposal, active travel and public transport.
- 6.8 The proposed approach to these changes to the use of catchments is as follows:
- Active transport – to have a metropolitan catchment that comprises the central city, inner city, suburban and greenfield catchments currently used for the road network activity. This reflects the benefit of the growth assets is able to be used primarily by developments within these city catchments. The rural and Banks Peninsula catchments would not be assessed for a development contribution for active transport (i.e. no charge).
 - Public transport – a metropolitan catchment that comprises the central city, inner city, suburban and greenfield catchments currently used for the road network activity. This reflects the benefit of the growth assets is able to be used primarily by developments within these city catchments. The rural and Banks Peninsula catchments would not be assessed for a development contribution for public transport.
 - Water supply – catchments based on proposed water supply zones (independent and more resilient supply zones), grouped in terms of land use and development status to establish approximately 8 metropolitan catchments and a single catchment for Banks Peninsula (excluding Lyttelton Harbour). This approach will balance the aim of targeting costs and maintaining administrative efficiency. This approach will result in significantly higher charges in the Banks Peninsula and greenfield catchments and lower charges for city and suburban catchments.
 - Wastewater collection – catchments based on network connectivity, grouped by land use and development status to establish 8 metropolitan catchments and a single catchment for Banks Peninsula. This approach will require some cross-catchment project cost allocation. Lyttelton Harbour could potentially be included in a southern suburban catchment when infrastructure modifications linking the Lyttelton wastewater network with Christchurch are confirmed.

This approach will better balance the targeted actual costs with maintaining administrative efficiency and will likely result in higher charges in the Banks Peninsula and greenfield catchments and lower charges for city and suburban catchments.

- Wastewater treatment and disposal – a Christchurch catchment and a single catchment for Banks Peninsula. Lyttelton Harbour could potentially be included as part of the Christchurch catchment if infrastructure modifications linking Lyttelton to Christchurch are confirmed. are made will increase DC charges for remaining Banks Peninsula catchments:

This approach will balance the targeting costs with maintaining administrative efficiency and will likely result in higher charges in the Banks Peninsula and greenfield catchments and lower charges for city and suburban catchments.

- 6.9 Analysis of why these activities are particularly suited to a catchment approach are covered in Attachment 2.
- 6.10 It is proposed that development contributions for regional parks, garden and heritage parks and sports parks continue to be based on district-wide catchments with a standard development contribution per household unit equivalent regardless of where the development is located. This reflects the ability of developments to benefit from the ability to access the facilities on a relatively equal basis regardless of the location of the development.
- 6.11 The proposed changes in the use of catchments will have some general expected impacts on development contribution charges. These are likely to be:
- Central city, inner city and suburban catchments are likely to see a small to medium reduction in development contribution charges due to reductions in development contribution charges for water supply and wastewater collection.
 - Greenfield and Banks Peninsula catchments are likely to see a medium to significant increase in overall development contribution charges (reflecting higher actual costs: despite Banks Peninsula catchments no longer payer development contributions for active travel and public transport).
- 6.12 Details on the impact on development contribution charges will be seen when a draft revised Development Contributions Policy is presented to the Council.
- 6.13 If, as a result of the use of catchments, the Council considers some charges to be a barrier to development or will cause dis-benefits to the wider community, the Council could consider approaches to reduce the charges. In general there two approaches to consider:
- Cap certain development contribution charges. This could be at a charge per activity or at the total charge level. This approach maintains effective targeting of the costs of providing for development even if some of these charges are then reallocated. Funding the gap between the cap figure and the full development contribution should come from the beneficiaries of the Council's approach – either a targeted rate on the community affected or from the general rate if the wider community benefits.
 - Amalgamate catchments in such a way that cross-subsidisation reduces particularly high development contribution charges. This is in effect what the current use of district-wide catchments for water and wastewater activities achieves. This approach does not provide for clear allocation of the costs of providing for growth to the developments and communities that benefit.
 - The "cap" approach is recommended for reasons of transparency and equity.

Central city development contributions rebate schemes

- 6.14 The Council introduced a \$10 million development contributions rebate scheme for residential developments as part of its Three Year Plan in 2013. The rebate was to encourage developers to build more homes faster inside the Four Avenues as part of a long-term plan to revitalise the Central City. The initial residential scheme was offered to developers who built more residences

on a site than were there before the 4 September 2010 earthquake. The development was required to meet certain urban design standards.

- 6.15 The residential rebate scheme was to end on 30 June 2015 but was extended for one year when it became clear the fund wouldn't be fully allocated by 30 June 2015.
- 6.16 In preparing its Long Term Plan 2015-25, the Council agreed to budget for a further central city residential development contributions rebate scheme of \$10 million and a new non-residential central city rebate scheme of \$5 million. Criteria for the schemes were adopted by the Council on 27 August 2015, with the availability of both schemes to be until 20 June 2020 or when the funding was fully allocated, whichever came first.
- 6.17 Analysis of the two central city rebate schemes is provided in Attachment 3.

7. Option 1 - Agree to the proposed policy amendments detailed in Attachment 1, agree to the approach to catchments recommended in Attachment 2 and note the continuation of the central city development contributions rebate schemes as set out in Attachment 3 (preferred)

Option Description

- 7.1 Amend the policy provisions to ensure compliance with best practice, and to improve clarity and efficiency – proposed amendments are outlined in Attachment 1.
- 7.2 Agree to the proposed use of catchments as recommended in Attachment 2. This will enable the development contribution charges to more accurately reflect the cost of providing infrastructure in different parts of the district.
- 7.3 Agree to the central city development contributions rebate schemes continuing to operate in accordance with scheme criteria as recommended in Attachment 3. If the Council wishes, a report providing more detailed analysis of the schemes can be presented to the Council in 2017/18.

Significance

- 7.4 The level of significance of this option is low which is consistent with section 2 of this report.
- 7.5 Engagement requirements for this level of significance are that no additional engagement is required over and above that required for a review of the Policy. A review of the policy must meet the requirements of section 82 of the Local Government Act.

Impact on Mana Whenua

- 7.6 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 7.7 The development community is specifically affected by this option due to changes to the Council's Development Contributions Policy. The views of the Christchurch Development Forum will be sought.
- 7.8 When the Council has approved a draft Policy the community engagement process used will be targeted to the development community and open to the wider community.

Alignment with Council Plans and Policies

- 7.9 This option is consistent with Council's plans and policies.

Financial Implications

- 7.10 Cost of Implementation – some of the proposed policy changes have minor financial implications in terms of development contributions revenue. These changes are impossible to predict precisely and are considered to be immaterial in the context of the Council's overall development contributions revenue.
- 7.11 Maintenance / Ongoing Costs – none applicable
- 7.12 Funding source – not applicable

Legal Implications

- 7.13 The Legal Services Unit has reviewed the proposed changes and their feedback has been incorporated into the proposals.

Risks and Mitigations

- 7.14 There are no risks identified with the Council agreeing to the proposed policy changes.

Implementation

- 7.15 Implementation dependencies - The policy amendments detailed in this report are part of a wider review of the Policy.
- 7.16 Implementation timeframe – It is proposed that the full review of the Policy is completed by 30 September 2017. There is no legislative or other requirement regarding the timing of a review. The proposed date will enable the Council's adopted capital works programme to be accurately captured in the schedule of assets and development contribution charges.

Option Summary - Advantages and Disadvantages

- 7.17 The advantages of this option include:
- a) Enables the review of the Policy to proceed with the policy amendments agreed (subject to Council consideration of a full draft Policy and the community engagement process).
 - b) Enables front-end engagement on major policy issues with the Christchurch Development Forum.
 - c) The reviewed Policy will be more transparent, easier to understand and easier to implement.
- 7.18 The disadvantages of this option include:
- a) There are costs associated with a policy review.

8. Option 2 - Agree to the proposed policy amendments detailed in Attachment 1 only

Option Description

- 8.1 As for option 1 but with no further work on catchments.

Significance

- 8.2 The level of significance of this option is low which is consistent with section 2 of this report.
- 8.3 Engagement requirements for this level of significance are as for option 1.

Impact on Mana Whenua

- 8.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 8.5 Members of the development community are likely to be affected by this option due to i changes to the Council's Development Contributions Policy. The views of the Christchurch Development Forum will be sought as part of community engagement.

Alignment with Council Plans and Policies

- 8.6 This option is consistent with Council's Plans and Policies

Financial Implications

- 8.7 Cost of Implementation – as for option 1.
- 8.8 Maintenance / Ongoing Costs – Not applicable.
- 8.9 Funding source – Not applicable.

Legal Implications

- 8.10 As for option 1.

Risks and Mitigations

8.11 There are no risks identified with the Council agreeing to the proposed policy changes.

Implementation

8.12 Implementation dependencies – as for option 1.

8.13 Implementation timeframe – as for option 1.

Option Summary - Advantages and Disadvantages

8.14 The advantages of this option include:

a) As for option 1.

8.15 The disadvantages of this option include:

a) Development contribution charges do not match costs across the district.

9. Option 3 – Make no changes to the Development Contributions Policy

Option Description

9.1 The Council does not agree to the proposed policy changes detailed in Attachment 1 or to any further review of the Development Contributions Policy at this time.

Significance

9.2 The level of significance of this option is low which is consistent with section 2 of this report.

9.3 Engagement requirements for this level of significance are consistent with those proposed.

Impact on Mana Whenua

9.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

9.5 Not applicable for this option.

Alignment with Council Plans and Policies

9.6 This option is consistent with Council's Plans and Policies

Financial Implications

9.7 Cost of Implementation – Nil.

9.8 Maintenance / Ongoing Costs – Not applicable.

9.9 Funding source - Not applicable.

Legal Implications

9.10 Not applicable.

Risks and Mitigations

9.11 Not reviewing and improving the Policy may lead to suboptimal decisions being made in implementing the current policy.

9.12 Risk – the Policy is not improved as proposed.

9.12.1 Treatment: Review in parallel with preparing the LTP 2018-28.

9.12.2 Residual risk rating: the rating of the risk is Low.

Implementation

9.13 Implementation dependencies – not applicable.

9.14 Implementation timeframe – not applicable.

Option Summary - Advantages and Disadvantages

9.15 The advantages of this option include:

- a) Resource allocation – none required.

9.16 The disadvantages of this option include:

- a) The Development Contributions Policy is not improved as proposed. While there is no direct legal risk identified with this option the proposed changes to the Policy are being made to improve the usability of the policy and to ensure the policy continues to evolve to reflect current best practice and compliance requirements.

Attachments

No.	Title	Page
A ↓	Development Contributions Policy – proposed minor policy amendments 2017	30
B ↓	Catchment options assessment	49
C ↓	Development contributions – central city rebate schemes	54

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

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Development Contributions Policy Review 2017

Proposed policy amendments

A number of policy provisions in the current Development Contributions Policy (DCP) have been identified, by those working with the policy on a day to day basis, as requiring review. The proposed amendments are from a range of provisions within the current policy and are intended to promote the effectiveness and transparency of the policy provisions for developers and for Council staff interpreting and implementing the policy.

In addition to the policy matters raised in this paper, it is proposed that a review of the current approach to the use of catchments is undertaken for activities currently assessed for development contributions using a single district-wide catchment. This is dealt with in Attachment 4.

The proposed policy changes in order of their place in the current DCP are as follows:

1. Financial contributions (currently section 1.5)

- Section 106 of the LGA requires the DCP to include information on financial contributions if the Council uses these to help fund the cost of infrastructure to service growth.
- Specifically, the LGA requires the DCP to identify the proportion of growth-related capital expenditure to be funded from financial contributions, explain why the Council has decided to use financial contributions as a funding source, identify the total funding to come from financial contributions and summarise the District Plan provisions that relate to financial contributions.
- The Council rarely uses financial contributions and they are likely to be even less used in future. Despite this the DCP must still comply with the LGA disclosure requirements.
- With the Christchurch District Plan provisions now operable the references to the Christchurch City Plan and Banks Peninsula District Plan need to be removed.

Proposed change to DCP:

- Review references to financial contributions to reflect new District Plan provisions.
- Delete current section 1.5 and A.7.2 and replace with proposed policy text.

Proposed policy text:

Financial contributions and development contributions

The Council can require financial contributions under the Resource Management Act 1991 (RMA) and where provided for by the Christchurch District Plan.

The purpose of financial contributions is to take account of the wider impact of a specific development, which may include off-setting or mitigating adverse effects on the natural and physical environment, including infrastructural services, of a new development.

The following financial contributions are provided for in the Christchurch District Plan.

- Erection and use of temporary or relocatable buildings, including multi-unit developments, for workers' temporary accommodation until 31 December 2022: Refer to Christchurch District Plan section 6.4.5.2.2 and section 13.14.1.3.2.2.
- Workers' temporary accommodation until 31 December 2022: Refer to Christchurch District Plan section 6.4.5.2.3.

The Council cannot collect both a financial contribution and a development contribution for the same purpose (asset).

2. DC charges for utilities (currently section 2.1)

- The current DCP is clear that the pipes and lines of a network utility operator are not regarded as a development for the purpose of assessing development contributions (as detailed in LGA 197(1) (b)).
- The DCP does not clearly state whether other developments owned or used by a network utility operator will be assessed for development contributions or not.

Proposed policy approach:

- *Delete text relating to network operator pipes and lines to avoid confusion.*

3. Assessment methodology (currently section 2.2)

- The LGA requires that the Council must determine whether a development is a “development” before assessing for development contributions.
- The LGA defines a “development” as “any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure” (section 197(1)).
- Reference is made in the DCP to the Council making this assessment but the assessment methodology in the current DCP uses the assessment itself as the development test. While this is likely to be the case in practice, the methodology detailed in the DCP can more clearly align with the requirements of the LGA.

Proposed policy approach:

- *Add an explicit “development test” first step to the assessment methodology described in the DCP.*

4. Small residential unit adjustment (currently section 2.2.1.1)

- The DCP contains provision for a residential unit with a gross floor area (GFA) of less than 100m² (less a garage provision of 17.05m²) to receive an adjustment to the development contributions required proportionate to the GFA. This means a residential unit with a GFA of 80m² (excluding garage or garage provision) will pay 80% of the otherwise applicable development contribution.
- This small residential unit adjustment stops at 60m² meaning the maximum reduction via the adjustment is to 60% of the applicable development contribution charge.
- The Council has a development contributions rebate policy which includes a scheme which provides a rebate for residential units with a GFA of less than 60m². This rebate is for stand-alone developments with a maximum rebate of a further 10% in line with GFA. This means the total development contribution payable for a stand-alone residential unit of 50m² or less is 50% of the full development contribution requirement.
- The garaging provision is confusing for developers and for staff implementing the policy. Because 17.05m² is added to the GFA of a residential unit it means only residential units with a GFA of 82.95m² or less receive any adjustment.

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- The garaging provision makes assessments complicated and penalises developers who do not provide garaging (which is specifically encouraged in the District Plan).
- Councils use a variety of approaches to development contributions required for smaller residential units to reflect a generally lower demand on infrastructure and the lower cost per unit to provide infrastructure to higher density developments.

Proposed policy approach:

- Remove the garaging clause and apply the small residential unit adjustment on GFA only where this is less than 100m² (except for the stormwater development contributions assessment).
- Assess the development contribution for stormwater on the actual impervious surface area of the property as a ratio of the stormwater HUE (472m²).
- Link the bottom end of the small residential unit adjustment to the smallest allowable residential unit (GFA of 35m²).
- Remove the separate small residential unit rebate scheme.

Proposed policy text:

2.2.1.1 Small residential unit adjustment

A development contribution adjustment will apply for a residential unit with a gross floor area (GFA) less than 100m².

For activities other than stormwater and flood protection, the adjustment reduces the HUE calculation on a sliding scale in proportion to the GFA. For example, if the unit has a GFA of 80m² the adjustment reduces the HUE assessment to 0.8 HUE (80%).

Stormwater and flood protection is assessed on actual impervious surface area (ISA) as a ratio of the average residential impervious surface area of 472m². This means a development with an ISA of 200m² is assessed on the following basis:

$$200 / 472 = 0.42 \text{ HUE.}$$

Where there is more than one residential unit in a development the adjustment is applied based on the average size of the units with a GFA of less than 100m² (with the remainder assessed as a full HUE). The assessment for stormwater and flood protection is on the basis of all units having an equal share of total ISA.

If an existing residential unit, which has previously received a small residential unit adjustment, is later the subject of a consent application to enlarge the GFA, a development contribution assessment is made, giving a credit for the development contributions previously paid.

Impact of proposed policy change:

- Residential units with a GFA between 82.95m² and 100m² will qualify for an adjustment. This will reduce development contribution revenue, though it is not possible to accurately estimate the financial impact. It is not considered the financial effect will be significant due to:
 - The adjustment at the top end of the scale is relatively minor- maximum adjustment of 17.05%.
 - Qualifying residential units in the central city do not pay development contributions while the central city rebate scheme is operating.

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- Development contributions for stormwater and flood protection will be calculated based on actual impermeable surface area (ISA).
- Only 10 developments have received the current minor residential unit rebate with total rebates of around \$10,000.

Other considerations – possible adjustment to the HUE demand for residential units larger than 100m²

- The small residential unit adjustment is based on assumptions regarding the relationship between unit size and demand on infrastructure - residential units smaller than 100m² will have on average less residents per unit than the overall average and will therefore exert less average demand on Council infrastructure.
- Linking the adjustment directly with the GFA of a residential unit makes GFA a proxy for demand. The question then might be, should there be an adjustment in average demand on infrastructure for residential units with a GFA greater than 100m² to offset the small residential unit adjustment?
- One way to do this is to use census figures to calculate the average household size for units of 3 bedrooms or more and then multiply this by average demand per person to calculate the average HUE for units larger than 100m².
- This would increase the HUE charge for residential units larger than 100m². The financial effect would be that total DC revenue would more closely reflect total growth demand on infrastructure.

5. Small residential unit/ family flat (currently section 2.2.1.3)

- Under the City Plan a family flat was a small residential unit on the same lot as the main house and lived in by a family member. The property owner was required to have an encumbrance on the title which limited use of the family flat to a family member only.
- The District Plan uses the term “minor residential unit” which is a detached building and the existing site it is to be built on contains only one residential unit. There are no restrictions on who can live in a minor residential unit. This change gives effect to provisions in the Land Use Recovery Plan (LURP).
- The DCP makes provision for an adjustment to the development contribution requirements for a small residential unit - any residential unit (regardless of whether it shares a lot with any other unit or not) with a gross floor area less than 100m².
- Under the current policy a development contributions assessment is undertaken for all new minor residential units, subject to the small residential unit adjustment applying to units with a GFA less than 100m².
- Some developers have expressed a view that the current policy may not be sufficiently clear that a “family flat” is no longer a term used other than in a historical sense and that all minor residential units are assessed for development contributions.

Proposed policy approach:

- Clarify description of “family flat” in the DCP
- Clarify the reason for the date of change in policy approach coinciding with the LURP coming into effect (6 December 2013)

Proposed policy text:

2.2.1.3 Exemption for a minor residential unit (former family flat) that existed prior to 6 December 2013

The Land Use Recovery Plan (LURP) came into effect on 6 December 2013. It introduced new intensification provisions in the City Plan which have been carried over, with modification, to the District Plan.

The term “family flat” is not used in the District Plan. The term used in the District Plan is “minor residential unit” which is an additional unit on the same lot but is not required to be used only by a family member to live in. This change was to give effect to the LURP.

A “family flat” existing before 6 December 2013 may be used as a minor residential unit (assuming no increase in the original size of the unit) with no requirement for development contributions.

Development of a new minor residential unit, regardless of whether it is to be used by a family member or not, will be assessed for development contributions and may qualify for a small residential unit adjustment.

Proposed policy definition:

Family flat - is a historic term meaning a self-contained living accommodation, whether contained within a residential unit or located separately to a residential unit on the same site, which is occupied by family member(s) dependent in some way on the household living in that residential unit; and which is encumbered by an appropriate legal instrument which ensures that use is limited to dependent family members of the household living in the residential unit.

6. Special assessment methodology (currently section 2.2.3)

- Non-residential development is assessed for development contributions based on its Gross Floor Area (GFA) using the average demand per square metre of businesses in the District Plan zone the property is located in. This method of assessment relies on infrastructure demand assumptions rather than actual use but is an efficient approach for both the Council and developers.
- Non-residential development, that imposes significantly different demand on Council infrastructure than the assumed average, may be assessed for development contributions using a special assessment rather than the standard GFA assessment.
- A special assessment uses the actual demand on Council infrastructure as the basis of the assessment. The current policy refers to the methodology used for a special assessment, but this is not clearly explained in one place.
- The DCP currently specifies some business types that must have a special assessment due to the likely demand they place on Council infrastructure.

“Such developments include but are not limited to assessments for education facilities, wet industries, hospitals, medical centres, rest homes, care facilities, assisted living suites, sports stadia, airports, courier depots, churches, theatres and other developments at the Council’s discretion.”

Proposed policy approach:

- Include a complete definition of a special assessment.
- Include a clear description of the methodology used for a special assessment.

- Reduce business types required to have a special assessment to minimise the requirement for special assessments and promote efficiency.

Proposed policy text

2.2.3 Special assessment for non-residential development

2.2.3.1 When a special assessment is used

The Council will require a special assessment for activities for which the development is expected to place demand significantly different to the average demand for the District Plan zone the property is located in. Situations where this may be required include:

1. The type of development is not an expected land use in that District Plan zone as set out in A4.4, A4.9 and Table 2.2., or is a complex one-off development that will place a unique demand on some or all infrastructure types.
2. The Council determines that the demand on infrastructure is, or is likely to be, more than double the average demand for that zone (as detailed in Table 2.2).
3. The developer may request a special assessment if demand on infrastructure from the development is expected to be less than half the average demand (as detailed in Table 2.2). The decision on whether the demand is expected to be less than half the assumed average demand, and that a special assessment will be done, is at the Council's discretion.

Developments for which the Council will require a special assessment include but are not limited to; education facility, wet industry, hospital, rest home, care facility, assisted living suite, sports stadium, airport, and other developments at the Council's discretion.

A special assessment must be undertaken prior to an invoice for development contributions being issued.

2.2.3.2 Scope of special assessment

A special assessment is only required to assess development contributions for activities related to infrastructure types for which the development triggers the requirement for a special assessment based on 1 – 3 above. For all other activities, the assessment will be undertaken as normal for the location and scale of the development.

2.2.3.3 Council may require developer to provide information

The Council may require a developer to provide information on the actual demand the development will place on Council infrastructure to base a special assessment on.

The Council will compare the information provided with relevant industry standards and any other reasonable considerations (including from a similar existing development) to determine whether the information provided fairly reflects the expected demand on infrastructure from the development.

To determine existing and proposed demand, the information requested from the developer may include (but not be limited to):

- Water use (litres per day).
- Wastewater discharge (litres per day)
- Vehicle movements per day and/or per week.
- Impervious surface area of the property.

2.2.3.4 Special assessment methodology

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The expected or actual average daily demand placed on Council infrastructure (and agreed by the Council as the basis for the special assessment) is used to derive a ratio of the household unit equivalent (HUE) demand for that activity. The base unit HUE demand for each activity is detailed in Table 2.3.

For example, if the assessed average daily demand for water is 10,000 litres per day this is divided by the residential HUE for water (645 litres per day) to establish the number of HUEs to be charged for the development contribution for water.

$$10,000 / 645 = 15.5 \text{ HUEs}$$

An assessment for stormwater and flood protection for any non-residential development is calculated as specified in Part A4.4 at (0.0038 HUE) x (square metres of ISA).

7. Land valuation methodology (currently section 3.1.3 – 3.1.3.5)

- The methodology included in the DCP for valuing land to be taken for reserve in lieu of cash has been misinterpreted by some valuers.
- While most valuation negotiations with developers are settled amicably, clearer wording will reduce the chance of misunderstandings resulting in protracted settlement.

Proposed policy approach:

- Change policy text to clarify the methodology to be used to value land taken for reserve in lieu of cash.
- Change policy text to clarify the process for resolution of valuation disputes.

Proposed policy text:

3.1.3 Land valuation for vesting reserve land

If the Council has either agreed to or required the vesting of land in lieu of cash for development contributions, the land value is determined on the market value of the undeveloped land as at the date the complete application for consent is received by the Council.

The Council will instruct its valuer to undertake a land valuation within 20 working days of the complete application for resource consent being received. The cost of the valuation will be met equally by the Council and the developer.

The Council is not required to provide an updated valuation before the issue of the Section 224 (c) certificate.

3.1.3.1 Basis of land valuation

In order for land to be valued fairly and consistently, the valuation of reserve land for vesting must be carried out according to the following:

- a. Where there are different density zonings within a subdivision or Outline Development Plan (ODP), the valuation assessment will use the lowest density zoning.*
- b. The value will include any rights and configuration given by any consents already granted at the time the complete application for consent is received by the Council.*
- c. The value will be based on the highest and best use of the land at the time of consent application being received (based on the lowest density zoning).*

The Council will ensure that land purchase cost estimates are based on property valuation evidence in a manner consistent with the Public Works Act 1981, any relevant case law and any other relevant statutory or regulatory regime governing the acquisition of land by local and central government in New Zealand. This includes both betterment and injurious effects. The only exception to this is where agreement is reached between the Council and the landowner to a specific dollar amount or to an alternative valuation methodology.

3.1.3.2 Resolution of valuation disputes

If the developer and the Council cannot agree on the valuation of the land to be vested, an independent valuer will be engaged by both the Council and developer, with the costs shared equally by the developer and the Council.

The findings of the independent valuer will be the final determination of value for the purposes of this policy and the development in question.

The developer and the Council can agree in writing before entering into the independent valuation process that either party can decide, at the end of the process, that they will not be bound by the findings of the independent valuer.

Any agreement in writing to this effect means the Council may choose to take the development contribution in cash rather than land or the developer may refuse the voluntary vesting of reserve land to the Council (but must then pay the development contribution).

Any compulsory acquisition of reserve land by the Council will occur pursuant to the relevant legislative requirements such as those in the Public Works Act 1981.

3.1.3.3 and 3.1.4 are proposed to remain unchanged.

3.1.5 Valuation of land for calculating reserves development contributions

Section 203 of the LGA limits the maximum development contributions that may be required for reserves. The development contribution must not exceed the greater of 7.5% of the value of the additional allotments created by a subdivision and, the value equivalent of 20 square metres of land for each additional household or accommodation unit created by the development.

The Council uses an average land value per square metre within each of the District Plan residential zones as the basis for the valuation used to ensure the LGA limits are not exceeded. The valuation is revised annually by the Council's valuers to reflect any movement in land value.

For developments of four or more residential units and for development contributions to be assessed for residential subdivision, the Council may have its valuer undertake a site-specific land valuation.

8. Private development agreement (PDA) (currently section 3.2)

- The Council and developer may enter into a PDA in situations where the developer is to provide infrastructure (not required under the resource consent) in lieu of development contributions.
- There are other legal instruments that can be used for land or infrastructure in lieu of development contributions arrangements.
- The DCP should be clear that all non-cash arrangements must have an appropriate agreement between the Council and the developer to document the transaction.

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Proposed policy approach:

- Require a development agreement or other appropriate legal instrument (as decided by the Council) to be signed by both the Council and developer for any provision of infrastructure or land in lieu of cash development contributions.

Proposed policy text:

3.2 Private development agreement (PDA)

A PDA is an agreement, between a developer and the Council that provides for the developer to provide land and/or infrastructure in lieu of cash development contributions. Alternatively, land or works may be deferred, reallocated or used as compensation for additional demand placed on infrastructure resulting from development.

The Council requires a minimum of two members of the Executive Team to approve the terms of a PDA.

3.2.1 Council must consider a PDA request

The Council must, without unnecessary delay, consider a request from a developer to enter into a PDA. Should the Council decline a request it must provide the developer with written notice of its decision and the reasons for it.

3.2.2 PDA content and process

Sections 207A-F of the LGA detail the expected process, content and application of a PDA. The terms of a PDA may include the treatment of HUEs and/or the funding arrangements, statements regarding the impacts of the development on the Council's capital works programme, and agreement on the timing of payments and other transactional matters.

3.2.3 Situations where the Council may agree to a PDA

The Council is more likely to seek, or agree to, a PDA if it considers the best interests of the developer, the Council and the community will all be met. The following are examples of when a PDA may be considered:

- a. The developer can provide reserve and/or network infrastructure that will service current and future growth demand and/or increase levels of service at a cost that is advantageous to the Council. Where the value of the works exceeds the development contributions required, the Council may agree to reimburse the developer for the difference.
- b. The Council agrees to land being provided by the developer as environmental compensation. Generally this will be in addition to, and not instead of, development contributions of cash and/or land for reserves. It is the Council's policy to apply the concept of 'environmental compensation' where land of high landscape or natural value is able to be protected or available for public use. This concept also applies if significant public benefit will be gained from hazard mitigation measures which will substantially enhance amenity values, e.g. planting and wetland protection.
- c. Where a major infrastructure development project is being undertaken, e.g. some types of project carried out by Christchurch International Airport Limited or by the New Zealand Transport Agency (NZTA).

The Council may also enter into a development agreement in the following situations, however it may not agree to an adjustment of development contributions payable:

1. The developer of a residential subdivision will provide immediate landscaping and other amenities on a neighbouring or other local reserve outside the subdivision area.

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2. *The developer will provide land and/ or network infrastructure that will enable increased levels of service to be provided, subject to the Council agreeing the level of service increase is required or desirable.*
3. *Where reserves or network infrastructure are funded or supplied by a developer to meet levels of service and the infrastructure requirements of rezoning. Deferred reimbursement may be required if the Council's capital expenditure programme at the time of consent does not reflect the requirements of the rezoning.*

3.2.4 Other contractual arrangements

The Council may, at its discretion, enter into an agreement with a developer regarding the provision of land and/ or infrastructure in lieu of development contributions where the value of the contract does not warrant a PDA being used.

All arrangements to offset the cost of development contributions must be appropriately documented showing agreement by all parties. The Council's Legal Services Unit will decide on the appropriate approach on a case by case basis.

9. Development contribution for Council development (currently section 3.4.2)

- Current policy wording is confusing. Change to:

3.4.2 Development contribution for Council development

Development carried out by the Council will be subject to any applicable development contributions except for any required for the same activity as the development is being built. For example, development of a new wastewater facility will not pay a development contribution for wastewater, but will pay other development contributions as required.

10. Crown exempt from development contributions (currently section 3.4.2)

- Section 8 of the LGA provides that the Crown is not bound by the Act, and therefore is not required to pay development contributions.
- The Crown exemption does not extend to all government property, for example District Health Boards and Housing New Zealand are not exempt, as they are not "the Crown".
- The current DCP states the Council will invite the Crown to pay development contributions they would normally be assessed for as a developer.
- The "invitation" to pay has not always been sent and has never been paid.
- The nature of Crown developments is they are often significant and complex buildings that take considerable time to assess for development contributions and previous demand credits. This is complicated by the Council's development contribution team being unable to seek information to assist with the assessment.
- Given the time required to prepare an assessment and no payment will be made, this approach is highly inefficient.

Proposed policy approach:

- *It is recommended the clause relating to the Council assessing for development contributions and requesting voluntary payment is removed from the DCP.*

Proposed policy text:

3.4.2 Development contributions exemption for the Crown

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The Crown is exempt from paying development contributions under section 8 of the LGA.

Not all government bodies are defined as the "Crown". Entities such as District Health Boards and charter or integrated schools are not the "Crown" and are required to pay development contributions where applicable.

The Council's development contribution team are able to advise on whether or not development contributions will be required of any organisation. In accordance with section 8 (4) of the LGA, private developments on Crown owned land are not exempt from paying development contributions.

11. Remissions and reductions of development contribution charges (currently section 3.6.2)

- The DCP provides for the Council to consider any remissions and/ or reductions of development contribution charges in "unique and compelling circumstances".
- The DCP provides no guidance on what might constitute "unique and compelling circumstances".

Proposed approach:

- *Include a requirement that any reduction or remission of development contribution charges is based on evidence the development will provide benefit to the wider community of a scale that indicates the community should fund some or all of the development contribution requirement from rates.*

Proposed policy text:

3.6.2 Remission and reduction of development contributions

The Council may, at its discretion, consider and grant development contribution remissions or reductions in situations where the benefits a development will provide to the wider community are such that the Council believes that some or all of the development contributions required should be funded from rates rather than by the developer.

The Council may have development contribution rebate or remission policies to advance strategic objectives. Any such policy will sit outside this development contributions policy.

For reasons of administrative efficiency, the Council will not require payment of development contributions assessed at a total for a development of \$50 or less.

12. Staged development (currently section 3.8.2).

- The current policy wording is not clear as to the timing and methodology of assessments.
- The current policy does not clearly state that any assessment associated with a staged development (under a single resource consent or for a single building) will be undertaken under the terms of the DCP in place at the time the first complete application for resource or building consent is received.

Proposed policy approach:

- *Change policy text to improve clarity.*

Proposed policy text:

3.8.2.1 Staged development

3.8.2.1.1 Subdivision and land use development

For staged subdivision or land use development undertaken under a single consent, the development contribution requirement for each stage will be assessed using the DCP in effect at the time the complete application for resource consent is received by the Council.

For subdivision development, the assessment for each stage will be undertaken upon receipt of a section 223 certificate (LT Plan).

For staged subdivision or land use development undertaken under multiple consents, each consent is subject to assessment using the DCP in effect at the time the complete application for that consent is received.

3.8.2.1.2 Building development

For a staged building development undertaken for a single building, the development contribution for each stage will be assessed using the DCP in effect at the time the first consent was lodged.

3.8.2.1.3 Previous assessments for staged development

All staged assessments will recognise development contributions already assessed or paid under earlier stages of the development.

13. Temporary buildings (currently section 3.8.6)

- The temporary building provision was introduced in 2013, following the earthquakes. It aligns with the Order in Council provisions and subsequent District Plan mechanism to enable temporary buildings to be used as replacement housing or business premises, though this linkage has never been explicit in the DCP.
- Consented temporary buildings are exempt from development contributions for up to 5 years or until permanent development is undertaken, whichever comes first. Developers can apply for a further 2 years exemption at the Council's discretion.
- The Greater Christchurch Regeneration Act includes provision for temporary buildings at the discretion of the chief executive of Regenerate Christchurch. These buildings are not required to have resource consent or building consent meaning the Council may not have a trigger to consider any requirement for development contributions.
- The sunset provision for temporary buildings in the District Plan is 30 April 2018. The sunset clause in the Greater Christchurch Regeneration Act is 30 June 2021. The DCP needs to be able to adapt to whichever sunset date applies.

Proposed policy approach:

- *Directly link the temporary building provision in the DCP to the District Plan and the Greater Christchurch Regeneration Act.*

Proposed policy text:

3.8.6 Development contributions for temporary buildings.

Following the Canterbury earthquakes, temporary buildings have been permitted to enable business continuity and housing for displaced residents. Temporary buildings are those:

- *Permitted or consented under section 6.4 of the Christchurch District Plan, or;*
- *As provided for under section 85 of the Greater Christchurch Regeneration Act.*

The Council will not require development contributions for a temporary building for up to five years or until an application is received to make the building permanent, whichever comes first.

An extension of the temporary building exemption for up to two years (but not beyond the limit of the District Plan or legislative provision) may be considered.

The Council may require any extension to include the use of an encumbrance instrument or memorandum of agreement.

When an application is made for resource consent or building consent for a permanent development on the site, development contributions will be assessed taking into account any development contributions paid for the temporary development.

14. Enforcement powers if development contribution is not paid (currently section 3.9)

- If the Council commences debt recovery action in respect of unpaid development contributions, interest will be charged, and is payable from the date the debt became due, at the prescribed rate that applies in Section 62b of the District Court Act 1947.
- New legislation (Interest on Money Claims Act 2016) is in place but doesn't come into force until 1 January 2018.
- Including reference to the new legislation will future-proof this provision.

Proposed policy approach:

- Add reference in the DCP to the Interest on Money Claims Act 2016.

Proposed policy text:

If the Council commences debt recovery action in respect of an unpaid development contribution, interest will be charged, and is payable from the date the debt became due.

Debt recovery action commences when the Council sends a letter of demand for the debt, or sends the debt to a debt collector or a lawyer to be recovered, whether or not any court proceedings are issued.

Interest charged will be at the prescribed rate that applies in Section 62b of the District Court Act 1947 or (from 1 January 2018) as provided for under Schedule 12 of the Interest on Money Claims Act 2016, as if the [DCP] was a 'relevant enactment' referred to in that Schedule.

Where an encumbrance instrument or memorandum of agreement is entered into and payment is not made as required, the Council may pursue recovery under and on the terms of that document.

The Council reserves its right to recover the costs incurred in pursuing recovery of the debt on a solicitor/client basis.

15. Catchments (currently section A1.8)

- The current DCP includes a section on catchments and why the Council uses catchments.
- Much of the information provided in this section relates to identifying the catchments used.
- Information on the rationale for catchments and the approach being used is likely to be useful to developers and others using the policy. This is more important since

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recent changes to the LGA require councils to give greater consideration to the use of catchments.

Proposed policy approach:

- Review policy text to ensure clarity

Proposed policy text:

A1.8 Catchments

A1.8.1 What are catchments and why are they used?

Catchments are defined geographic areas of the district for each of the activities for which development contributions are required. Allocating the costs of providing growth infrastructure on a catchment basis enables the Council to recover the costs of providing growth infrastructure more fairly and accurately from new development in each catchment.

The Council has used the following principles to guide decisions on development contribution catchments (in conjunction with the LGA principles):

- *Wherever possible, development contributions should fund the full capital cost to the Council of providing infrastructure to service new growth development.*
- *Variations in development contribution charges by catchment reflect the costs of servicing growth infrastructure demand in different areas.*
- *Intentional cost sharing will be avoided where feasible to support fair and reasonable charges (while recognising that some cost sharing is inevitable and potentially desirable in terms of reflecting community benefit).*

Reasons for using catchments to determine development contributions are:

- *The allocation of the costs of growth-related infrastructure to those that benefit from, or create the demand for, new or increased infrastructure is considered fair and reasonable.*
- *Transparency regarding the costs of growth and where the demand for new infrastructure is coming from provides clearer price signals to developers and promotes efficient development decisions.*
- *Cost sharing is reduced (although some cost sharing may be inevitable and even desirable in certain circumstances).*
- *Can make development relatively more attractive in areas where infrastructure capacity already exists, supporting efficient and effective infrastructure planning and spending by the Council.*

A1.8.2 Catchment configuration

Catchments have been configured to reflect the specific characteristics of each activity and in a manner that balances practical and administrative efficiencies with fairness and equity.

Characteristics taken into account include similarities or differences in:

- *Development patterns – e.g. low or medium density greenfield residential development areas.*
- *Demand placed on infrastructure – e.g. geographical areas that exclusively use specific infrastructure.*

- *Network design and connectivity – often there are parts of a network that operate somewhat independently or that share key infrastructure components. It can be more efficient to allocate costs to areas that share key infrastructure components.*
- *Physical geography and topography – particularly geographic separation between towns, villages and city.*
- *Level of service provision consistency associated with an activity.*
- *The need to protect environmental and human health and differences in the drivers and behaviours of those using the activities across the district.*

A1.8.3 District-wide catchments

District-wide catchments cover the whole district with the development contribution charge per HUE being the same for the activity, regardless of location. In general, the Council uses district-wide catchments if:

- *The impact of growth in terms of demand on Council infrastructure is independent of where the growth occurs.*
- *A capital project benefits both a specific catchment and the district as a whole (although the demand may be location specific). In this case a cost sharing approach between the district as a whole and particular catchment(s) may be used to reflect the distribution of benefits.*
- *Using multiple area-specific catchments is impractical or inefficient.*

A1.8.4 Forecasting growth and development by catchment

For each catchment, an estimate of future household unit and non-residential development growth is made. The estimates are based on analysis of:

- *Current residential and non-residential distribution and forecast growth (residential growth in households and non-residential growth in business floor area).*
- *Likely development based on expected growth patterns by District Plan zone.*
- *Forecast effects of deferred District Plan zoning or areas identified for future growth, or where the Council has signalled future rezoning may occur.*
- *Spill-over development pressure forecast from the re-zoning of adjacent land.*

A1.8.5 Allocating benefits and costs of capital expenditure to service growth demand

The cost of providing new or larger infrastructure to service growth demand is allocated to the catchment(s) it benefits. This may mean that costs are allocated to more than one catchment if the benefits are available to growth developments in those catchments.

Growth infrastructure in one catchment may benefit another catchment entirely. This can be the case with infrastructure networks that radiate out from a central location – more capacity may be needed close to the centre of the network to service growth nearer the outside perimeter.

A1.8.6 Determining development contribution charges by catchment

The development contribution charge is allocated by (the cost of the) asset to the catchment(s) serviced. These costs are aggregated by activity to identify the cost of servicing forecast growth demand in the catchment for the relevant activity. This cost is

then divided by the forecast future growth development in that catchment (in household unit equivalents) to derive the development contribution by activity and catchment.

For example, if the cost of providing growth infrastructure for a catchment is \$1,000,000 and the future growth household unit equivalents forecast to establish in that catchment is 1,000 then the development contribution charge per HUE will be $1,000,000 / 1,000 = \$1,000$.

A1.8.7 Review of catchments

Catchment boundaries may be reviewed in conjunction with a review of the DCP to ensure catchments remain fair and efficient. Particular considerations are likely to include any changes in zoning and new areas of development.

16. Growth model (currently section A.2.1)

- The DCP uses a growth model to forecast future residential and non-residential growth development at a catchment level.
- This information is used to calculate the number of properties a development contribution for a particular asset will be charged to and the expected period over which the Council will charge a development contribution for a particular asset.
- The growth model takes account of areas where land is red-zoned and population decreased following the earthquakes. The growth model assumes that these areas do not have growth until the population exceeds pre-earthquake levels. This means capital expenditure that benefits that catchment is not allocated as growth for that period.

Proposed policy approach: clarify how the growth model is used in the development contributions charges methodology.

Proposed policy text:

A2.1 Growth model

District-wide growth assumptions underpin the Council's asset management plans and capital expenditure budgets. Growth is projected for the following:

- additional residential households
- additional non-residential floor area (m²)
- additional non-residential impervious surfaces (m²)

A2.1.1 Population growth

Population and household growth is based on an "adjusted medium scenario" developed for the Greater Christchurch Urban Development Strategy (UDS) and most recently updated in September 2014. The model uses the Statistics New Zealand sub-national population projections for Christchurch, Selwyn and Waimakariri adjusted to take into account higher rates of growth in Selwyn and Waimakariri compared with the City.

The model also takes into account both population loss and movement within the city (residential red zone and areas of high damage), new greenfield areas, and the aspirations of the Canterbury Earthquake Recovery Authority Land Use Recovery Plan. From this household scenario, the population is forecast using the relationship between households and population in the most recent Statistics New Zealand sub-national population and household projections.

A2.1.2 Non-residential growth development

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Non-residential growth is estimated based on historic rates of development collected from the Council's non-residential building consent records and historic employment rates from Statistics New Zealand's Annual Business Frame Update. Employment forecasts are from the Economic Futures Model prepared for the Council which provides employment forecasts to 2046 for 11 areas of the city. These have been distributed using the Council's "business floor-space model" which allocates employment to commercial and industrial areas of the city and converts these to business floor-space projections.

A2.1.3 Impervious surface

Changes in impervious surface are based on information provided by Landcare Research derived from Landsat satellite imagery. Impervious surface growth projections are generated using projected non-residential growth to identify the amount and location of future change.

A2.1.4 Growth model forecasts

- Residential growth between 2015 and 2025 will create 9,783 additional households (6% growth) spread across greenfield, infill and rural locations.
- Household growth from 2015 to 2056 will create around 55,000 additional households (26% growth).
- Non-residential growth between 2015 and 2025 is forecast to be about 700,000 m² of new floor area (6% growth).
- Non-residential growth from 2015 to 2056 is forecast to be around 1.8 million m² (16% growth).
- Impervious surface for non-residential areas is forecast to increase by 2.6 million m² (8% growth) in the 10 years from 2015 to 2025 and by 3.8 million m² from 2015 to 2056 (11% growth).

Growth projections are subject to uncertainty regarding the amount, timing and location of growth. In the post-earthquake environment, uncertainty is significantly higher. To mitigate this, the Council will undertake growth assessments and compare actual growth with forecast growth more frequently than pre-earthquakes.

There will be periods when actual growth is above or below forecast growth. However, it is expected these will average out at close to the forecast trend. Monitoring of actual versus predicted growth will be used to adjust the growth model to provide accuracy of forecasting over time. It will also inform future asset planning and the growth-related capital programme.

A2.2 Household unit equivalent (HUE) as the unit of demand

The most efficient and equitable way to apportion the cost of growth demand is on the basis of the number of new household unit equivalents expected. It is recognised that the demand on Council infrastructure a particular household generates will vary. Given the relatively large size of the development contribution catchments and the administrative complexity if multiple household types were to be used, the averaging of development contributions is considered efficient, equitable and appropriate.

Calculating non-residential development contributions requires the growth projections for the non-residential floor area (GFA) and non-residential impervious surface area (ISA) to be converted into a HUE ratio per square metre of development floor area.

17. District Plan zone business profiles (currently A.4)

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Attachment 1 – Proposed minor policy amendments

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- The DCP uses an assessment of the types of businesses in each business zone, the ratio of those types of businesses within each zone, and the assumed demand on Council infrastructure from those types of businesses as the basis of the assumed non-residential demand on infrastructure (expressed in household unit equivalents (HUEs)).
- The current DCP uses zone profiles for Christchurch that use the Christchurch City Plan zones and there is no zone basis included for Banks Peninsula.
- The District Plan review has changed the zones used and zone boundaries and brought the Banks Peninsula and Christchurch areas of the district together into a single District Plan.
- The zone analysis needs to be updated to ensure the DCP remains consistent with the District Plan.

Proposed policy approach:

- *Review the zone business profile information based on the Christchurch District Plan zones for all locations.*
- *Review the business information within each zone to ensure the information is accurate and consistent.*

18. Non-residential demand assumptions (Currently A.4)

- The assumed demand on Council infrastructure for a particular type of business is expressed as a proportion of household demand per square metre of building or for stormwater per metre of impermeable surface area.
- The assumed average demand for particular business types uses information that has not been reviewed for some years.
- To maintain the accuracy of, and credibility in, the demand figures used in the DCP it is proposed that demand is reviewed based on analysis of actual demand of indicative Christchurch businesses that reflect the key business types.

Proposed policy approach:

- *Undertake monitoring of actual use of sample businesses to test the assumed average demand figures used.*
- *To obtain accurate information over time the results of this assessment may be introduced in the next review of the DCP.*

4. Significant assumptions (currently section A.5.5)

- The LGA (section 201(1)(b)) requires the DCP to include information on the significant assumptions used to base the policy on.
- This includes assumptions used for the development contribution assessment and calculation methodologies.
- It is therefore important that the assumptions cover the required information and are as robust and transparent as possible.

Proposed policy approach:

- Review and update significant assumptions presented in the DCP.

19. Unlawful residential units (no current policy provision)

- There have been situations where a minor residential unit has been developed without the required consents.
- This means development contributions have not been assessed or paid and, in the case of a historic family flat there is no encumbrance on the property.
- The current DCP does not clearly state that such developments are not entitled to a previous demand credit if subject to a development contribution assessment.

Proposed policy approach:

- Add a new section to the policy that makes it clear unlawful residential units will not be eligible for an existing demand credit for development contributions.

Proposed policy text:

2.3.1 Unlawful development

If a development has been undertaken without the required consents, and a development contribution has not been paid, the property will not receive an existing demand credit for a development contribution assessment triggered by any building consent, resource consent or service connection application made in respect of the property.



Development Contributions Catchment Options Summary Assessment – March 2017

Option	Description	Estimate of relative financial impact	Other impacts	Recommendation and rationale
Current catchment approach	District-wide catchment for: <ul style="list-style-type: none"> Regional parks Garden & heritage parks Sports parks Water supply Wastewater collection Wastewater treatment Active travel Public transport Sub-district catchments for: <ul style="list-style-type: none"> Neighbourhood parks Stormwater/ flood protection Road network 	<ul style="list-style-type: none"> DCs for greenfield developments higher than for infill but not as high as would be with further use of catchments District-wide catchments increase DCs for central city and inner city DCs for Banks Peninsula significantly lower than would be with further use of catchments 	<ul style="list-style-type: none"> Partially gives effect to the principles of the LGA – maximise the use of catchments 	Move to increased use of catchments: <ul style="list-style-type: none"> More accurate allocation of costs Sends price signals regarding most efficient development locations Support increased intensification Greater transparency of costs
Regional parks	Retain district-wide catchment	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Demand is the same regardless of development location 	Recommended option <ul style="list-style-type: none"> Retain district-wide catchment
Garden & heritage parks	Retain district-wide catchment	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Demand is the same regardless of development location 	Recommended option <ul style="list-style-type: none"> Retain district-wide catchment
Sports parks	Retain district-wide catchment	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Sports parks are available for all residents to use regardless of location 	Recommended option <ul style="list-style-type: none"> Retain district-wide catchment
Water supply A	Retain district-wide catchment	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Metropolitan and infill catchments offset DC costs for Banks Peninsula and greenfield catchments 	Not recommended <ul style="list-style-type: none"> Does not allocate costs fairly and accurately
Water supply B	Catchments defined at high level: <ul style="list-style-type: none"> Christchurch metropolitan Banks Peninsula 	<ul style="list-style-type: none"> Slight decrease in DC charges for Christchurch metropolitan Significant increase in DC 	<ul style="list-style-type: none"> Metropolitan catchment – infill areas offset DC costs for greenfield catchments – relatively low level of cost 	Not recommended <ul style="list-style-type: none"> Does not allocate costs fairly and accurately to growth and

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Option	Description	Estimate of relative financial impact	Other impacts	Recommendation and rationale
	<ul style="list-style-type: none"> Other 	charges for Peninsula <ul style="list-style-type: none"> Other won't normally be serviced so no change 	allocation accuracy <ul style="list-style-type: none"> Wider Banks Peninsula development offsets growth costs for new schemes such as Akaroa Lyttelton Harbour grouped with Banks Peninsula although being partially supplied from Christchurch 	supply areas <ul style="list-style-type: none"> Despite little gain in accuracy there is a significant increase in DC charges for Peninsula
Water supply C	Catchments based on proposed water supply zones (independent and more resilient supply zones), grouped in terms of land use and development status <ul style="list-style-type: none"> Approximately 8 metropolitan catchments (including and Lyttelton Harbour) Single Banks Peninsula catchment (excluding Lyttelton Harbour) 	<ul style="list-style-type: none"> Significant increase in DC charges for greenfield and Peninsula catchments Decrease in DC charges for metropolitan and infill catchments 	<ul style="list-style-type: none"> Costs can be allocated more accurately based on growth demand 	Recommended option <ul style="list-style-type: none"> Allocates costs relatively fairly and accurately Efficient Improved allocation of growth projects to demand areas Easy for developers to understand
Water supply D	Catchments based purely on future water supply zones (independent and more resilient supply zones)	<ul style="list-style-type: none"> Significant increase in DC charges for Banks Peninsula and certain greenfield catchments Decrease in DC charges for certain metropolitan catchments 	<ul style="list-style-type: none"> Project cost allocation very specific to water supply zones Wide disparity in costs – could be significant even between infill catchments More catchments creates a greater range of charges and likely to be less efficient to administer 	Not recommended <ul style="list-style-type: none"> Too many catchments (up to 17) to administer Risk of sending confused price signals if infill and greenfield areas are in the same catchment Too refined and could negatively impact ODP implementation
Wastewater collection A	Retain district-wide catchment	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Metropolitan and infill catchments offset DC costs for Banks Peninsula and greenfield catchments 	Not recommended <ul style="list-style-type: none"> Does not allocate costs fairly and accurately

- 3 -

Option	Description	Estimate of relative financial impact	Other impacts	Recommendation and rationale
Wastewater collection B	Catchments defined at high level: <ul style="list-style-type: none"> Christchurch metropolitan Banks Peninsula Other 	<ul style="list-style-type: none"> Slight decrease in DC charges for Christchurch metropolitan Significant increase in DC charges for Peninsula Other won't normally be serviced so no change 	<ul style="list-style-type: none"> Metropolitan catchment – infill areas offset DC costs for greenfield catchments – relatively low level of cost allocation accuracy Wider Banks Peninsula development offsets growth costs for new schemes such as Akaroa Lyttelton Harbour potentially to be included in Christchurch metropolitan catchment 	Not recommended <ul style="list-style-type: none"> Does not allocate costs fairly and accurately Despite little gain in accuracy there is a significant increase in DC charges for Peninsula
Wastewater collection C	Catchments based on network connectivity, grouped by land use and development status <ul style="list-style-type: none"> 8 DC metropolitan catchments Single Banks Peninsula catchment 	<ul style="list-style-type: none"> Increase in DC charges for greenfield and Peninsula catchments Decrease in DC charges for metropolitan and infill catchments 	<ul style="list-style-type: none"> Costs can be allocated more accurately based on growth demand Will require some cross-catchment project cost allocation Lyttelton Harbour potentially included in southern suburban catchment when infrastructure modifications are made (would impact future DC charges) 	Recommended option <ul style="list-style-type: none"> Allocates costs relatively fairly and accurately Efficient Improved allocation of growth projects to demand areas Easy for developers to understand
Wastewater collection D	Similar to Option C but with Banks Peninsula and North catchments further subdivided to create a total of 11 DC catchments	<ul style="list-style-type: none"> Increase in DC charges for developing catchments High increases for specific settlements Decrease in DC charges for metropolitan and infill catchments 	<ul style="list-style-type: none"> Wide disparity in costs – could be significant even between infill catchments More catchments creates a greater range of charges and may be less efficient to administer 	Not recommended <ul style="list-style-type: none"> Too refined and could negatively impact ODP development Risk of sending confused price signals if infill and greenfield areas are in the same catchment
Wastewater treatment A	Retain district-wide catchment	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Metropolitan and infill catchments offset DC costs for Banks Peninsula and 	Not recommended <ul style="list-style-type: none"> Does not allocate costs fairly and

- 4 -

Option	Description	Estimate of relative financial impact	Other impacts	Recommendation and rationale
			greenfield catchments	accurately
Wastewater treatment B	Catchments defined at scheme level: <ul style="list-style-type: none"> Christchurch Akaroa Wainui Charteris Bay Other 	<ul style="list-style-type: none"> Slight decrease in DC charges for Christchurch Significant increase in DC charges for other serviced communities Other won't normally be serviced so no change 	<ul style="list-style-type: none"> Lyttelton Harbour potentially included as part of Christchurch when infrastructure modifications are made will increase DC charges for remaining Banks Peninsula catchments 	Not recommended <ul style="list-style-type: none"> Despite limited gain in accuracy there is a significant increase in DC charges for Peninsula communities
Wastewater treatment C	Catchments defined at scheme level for Christchurch and aggregated for other serviced communities: <ul style="list-style-type: none"> Christchurch Banks Peninsula 	<ul style="list-style-type: none"> Slight decrease in DC charges for Christchurch Significant increase in DC charges for Peninsula 	<ul style="list-style-type: none"> Lyttelton Harbour potentially included as part of Christchurch when infrastructure modifications are made Will increase DC charges for remaining Banks Peninsula catchments 	Recommended option <ul style="list-style-type: none"> Allocates costs relatively fairly and accurately Efficient Easy for developers to understand
Stormwater and flood protection	13 catchments based on hydrological flows	<ul style="list-style-type: none"> Accurate allocation of costs 	<ul style="list-style-type: none"> Has been in place for some years – well understood and agreed by developers 	Recommended option <ul style="list-style-type: none"> Allocates costs fairly and accurately Efficient Easy for developers to understand
Active travel A	Retain district-wide catchment	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Banks Peninsula offsets DC costs for Metropolitan For areas able to use the services, demand is the same regardless of development location 	Not recommended <ul style="list-style-type: none"> Does not allocate costs fairly and accurately
Active travel B	Catchments defined according to access to service: <ul style="list-style-type: none"> Christchurch – aggregation of road network catchments 	<ul style="list-style-type: none"> Slight increase in DC charges for metropolitan catchments No DC charge for other catchments 	<ul style="list-style-type: none"> Investment is almost exclusively in the metropolitan area Other residents unlikely to benefit 	Recommended option <ul style="list-style-type: none"> Allocates costs fairly and accurately

- 5 -

Option	Description	Estimate of relative financial impact	Other impacts	Recommendation and rationale
	<ul style="list-style-type: none"> Suburban Greenfield Central City Inner City 			
Public transport A	Retain district-wide catchment	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Banks Peninsula offsets DC costs for Metropolitan For areas able to use the services, demand is the same regardless of development location 	Not recommended <ul style="list-style-type: none"> Does not allocate costs fairly and accurately
Public transport B	Catchments defined according to access to service: <ul style="list-style-type: none"> Christchurch – aggregation of road network catchments <ul style="list-style-type: none"> Suburban Greenfield Central City Inner City 	<ul style="list-style-type: none"> Slight increase in DC charges for metropolitan catchments No DC charge for other catchment 	<ul style="list-style-type: none"> Investment is almost exclusively in the metropolitan area Other residents unlikely to benefit Question over Lyttelton 	Recommended option <ul style="list-style-type: none"> Allocates costs fairly and accurately

Development contributions – central city rebate schemes

1. Background

- 1.1 The Council introduced a \$10 million development contributions rebate scheme for residential developments in 2013. The rebate was to encourage developers to build more homes faster inside the Four Avenues. The initial residential scheme was offered to developers who built back more residential units on a site than were there before the 4 September 2010 earthquake. The development was also required to meet certain urban design standards to be eligible.
- 1.2 The residential rebate scheme was to end on 30 June 2015 but was extended for one year when it became clear the fund wouldn't be fully allocated by that date.
- 1.3 In preparing its Long Term Plan 2015-25, the Council agreed to budget for an additional central city residential development contributions rebate scheme of \$10 million and a new non-residential central city rebate scheme of \$5 million. Criteria for the schemes were adopted by the Council on 27 August 2015, with the availability of both schemes to be until 20 June 2020 or when the funding was fully allocated, whichever came first.
- 1.4 The urban design criteria was removed on the basis that almost all developments were going through a design review and recommendations process as part of a resource consent application and a second review was considered unnecessary. It was also thought that developments were more consistently meeting good urban design standards without a need to use additional levers.
- 1.5 Rebates are approved at the time the Council receives a complete application for building consent, but are only confirmed when the first building inspection is passed. This is to ensure rebates aren't "banked" by developers and remain available to developers giving effect to their development first.
- 1.6 The rebate amount is calculated based on an assessment of existing use credits and the development contributions assessed for the new development. If the new development will place the same or less demand on Council infrastructure then the assessment is zero and no rebate is required. If the new development will place more demand on Council infrastructure then the assessed development contributions are approved for a rebate subject to the development passing first building inspection before the scheme funds or time run out.

2. Current financial situation

- 2.1 The central city residential rebate schemes are best thought of as being a single fund. The combined residential rebate funding pool is \$20 million with a cut-off date for rebate confirmation being 30 June 2020 or when the fund is exhausted, whichever comes first.
- 2.2 Table 1 shows the number of rebates and value of rebates confirmed and paid and approved but waiting for the development to pass first building inspection and trigger confirmation. It also shows the average rebate value. The information is as at 1 March 2017.

Table 1.	Number of rebates	Total value of rebates	Average rebate per development
Residential rebates paid	42	\$6,398,490	\$152,345
Residential - approved only	41	\$6,846,014	\$166,976
Non-residential rebates paid	14	\$1,967,561	\$140,504
Non-residential - approved only	9	\$911,581	\$140,504

- 2.3 The total maximum value of rebates possible to this date (both those confirmed and those where the developer has been advised their development has been approved for a rebate are \$13,244,504 for residential development and \$2,879,142 for non-residential.
- 2.4 Some developments that have rebate approval will inevitably not carry through to completion so the actual total liability at this time will be less than the maximum figure.
- 2.5 It should be noted that the Breathe Urban Village development and the MBIE 36 Welles Street had Council commitment to receive rebates but both arrangements have now expired. The Welles Street development is continuing and future rebates will be funded from the general rebate pool. The Breathe development has not progressed.
- 2.6 The East Frame residential development has been assessed for development contributions and has sufficient credits to not be required to pay development contributions.

3. Efficacy of the rebate schemes

- 3.1 No research has been undertaken to determine the effect the rebates have had on development decisions in the central city. Proving a direct and strong causal relationship will be difficult to do with any degree of certainty. Reasons for this are:
 - Only developers who would otherwise have paid development contributions will have a valid view.
 - Developers are likely to be positive in answering any questions if they believe this might continue the rebate scheme.
- 3.2 There are, however, some conclusions that can be drawn without research being undertaken:
 - With the rebate schemes in place, development contributions have not been an impediment to central city rebuilding or development.
 - The rebates have removed the element of luck (or bad luck) with respect to development location. With so much change in central city land ownership and boundaries there would be some developers who pay little or no development contributions due to previous development on the site prior, and some who would pay significant contributions because their site was previously undeveloped. Having the rebates in place has meant development decisions for each site are driven by the best use for the site rather than any assessment of development contributions.
 - The Council is likely to be seen by the development community as supportive of central city development through having skin in the game via the rebate scheme. This is likely to provide developers with a measure of confidence that the Council is a genuine partner in central city redevelopment.
 - The Council is proactively supporting the development of a vibrant central city.
- 3.3 There are costs associated with the rebate schemes that should be considered in any assessment. The major cost is funding the rebates themselves. The funding requirement becomes part of the general rate requirement as additional debt. This method of funding reflects the benefits of a vibrant central city to the wider community.
- 3.4 Funding the cost of capital for the rebates has been budgeted in the Long Term Plan through to 2020. In the coming years the value of rebates budgeted is approximately \$4 million in 2017/18, \$1 million in 2018/19, and \$1 million in 2019/20. It is forecast that approximately \$6 million will be carried forward from the current year as cumulative finalised rebates are below forecast figures.

2

- 3.5 Removing the schemes would, however, result in only a very minor change to the Council's budget. Removing \$5 million, latest first, would remove \$3 million/ \$1 million/ \$1 million from the next 3 years. With the rebates being loan funded the rates impact of the resulting reduced borrowing is minimal; over the next 4 years it would reduce the rate requirement by: -.01%, -.04%, -.01%, -.01%.
- 3.6 There are some costs associated with administering the rebate funds, particularly the non-residential rebate. Each non-residential rebate application requires an accurate assessment of previous use credits and of development contributions required for the new development. While these assessments are not high in numbers they can be resource-intensive for more complex buildings.
- 3.7 Overall, the administration costs are not considered to be significant as a proportion of the funding provided or the value of development concerned.

4. Options

- 4.1 **Status Quo.** Run the rebate schemes through to their planned conclusion of 30 June 2020 or when the funding is exhausted, whichever comes first.
- 4.2 **Remove the rebate schemes as soon as practicable.** This would require the Council to adopt a resolution ending the rebate schemes at a certain date. Staff would contact all affected developers and advise the development community in general of the change.

5. Analysis

- 5.1 There are likely to be some challenges with winding up the rebate schemes tidily regardless of when this happens. The funding will need to be monitored closely as either the funding cap or time limit start to be approached to ensure the funding envelopes aren't exceeded.
- 5.2 Communication will be important as the limits of the scheme are approached, particularly with developers who have provisional approval but have not yet passed first building inspection.
- 5.3 There are also some reasons why now may not be a good time to remove the rebate schemes.
 - Central city development appears to be at a delicate point. Some parts of the central city such as the retail precinct, justice and emergency precinct, innovation precinct and Westend are developing well but there are significant gaps in between these areas.
 - It could introduce legal risk. If developers can show some reliance on the Council's rebate scheme policy, they may have grounds to challenge the Council's decision (although this is more difficult to prove if no application to the Council has been made)
 - Developer confidence may be affected.

6. Recommendations

- 6.1 Continue to provide the rebate schemes as currently provided for – through to 30 June 2020 or when the current funding is fully allocated.
- 6.2 Develop a communications plan to highlight to central city developers the finite life of both rebate schemes. This should promote the first in first served approach to the rebates to encourage faster development.

8. Central City Biannual Report — July to December 2016

Reference: 17/150838

Contact: Carolyn Ingles carolyn.ingles@ccc.govt.nz 941 8902

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Innovation and Sustainable Development Committee to be informed of the Christchurch City Council funded recovery and regeneration activity within the Central City for the period July to December 2016.

Origin of Report

- 1.2 This report is staff generated in accordance with the 2015-2025 Strategic Planning Activity Management Plan.

2. Significance

- 2.1 The decision(s) in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
- 2.1.1 The level of significance was determined by considering the effect of a decision to receive a status report. Whereas the activities reported on have a positive benefit for a variety of sectors, the funding and principal decision making on these activities lies outside of this report and the decision itself is of low significance.
- 2.1.2 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Innovation and Sustainable Development Committee:

1. Receive this report for information.

4. Key Points

- 4.1 **Attachment A** sets out the highlights (including graphs and photographs) from the July to December 2016 period in relation to the following activities:
- Consents: Resource consents and Building consents.
 - Enabling Central City Recovery: Rebuild Central service.
 - Transitional City — Council led projects.
 - Support for other organisations that lead transitional projects.
 - Transitional City Projects Fund.
 - Creative Industries Support Fund.
 - Incentive Grants and Rebates.
 - Central City Development Contributions Rebate Fund.
 - Communications and marketing.

- 4.2 Key points to note from the July to December 2016 period are outlined below.

Grants and funds

- 4.3 The Transitional City Rates Grant Incentive provided a rates reduction to seven projects in the July to December 2016 period. This included the Imagination Station and the Peterborough Urban Farm. To date, \$16,627 of the 2016/2017 \$45,000 fund has been allocated.
- 4.4 The Transitional City Projects Fund has supported two projects in the Central City to a total of \$16,083 in the July to December 2016 period: the *COCA's Public Performance Series* and the *Unsealed* mural. Both projects generated significant coverage across a number of media outlets.
- 4.5 There were a number of projects that sought funding through the Creative Industries Support Fund in the July to December 2016 period. Approximately \$104,000 of the \$300,000 fund has been allocated for this financial year.
- 4.6 Projects attracting grants included the Fabriko Fab Lab which brings together a multi-disciplinary group to investigate and find solutions to local issues, and the Two Productions Limited theatre project, which works with young people on productions that address current social and economic issues.
- 4.7 The Creative Industries Support fund has invested \$1,733,920 in the creative industries since 2012 and will conclude at the end of this financial year. Successful applicants have been able to leverage further investment from Creative New Zealand and Rata Foundation – an additional benefit of the Council's fund. To date, of the 45 successful applicants to the fund over the last five years, 41 continue to operate – a 91% investment success rate. A review of the fund will be provided in the next central city biannual report.

Council-led Transitional City Projects

- 4.8 The new design for the *Flag Wall* in Cathedral Square was installed in August 2016.
- 4.9 A new, temporary outdoor space has been created in the Performing Art Precinct.

Rebuild Central Office

- 4.10 The Rebuild Central office at 663 Colombo Street closed in December 2016 after four years operating in a high-profile location in the heart of the rebuild. The Rebuild Central service continues to be provided from the Civic Offices. The move to Civic coincides with a trend towards the majority of development related enquiries originating from emails and phone calls.

5. Context/Background

Biannual reporting

- 5.1 This is the third biannual report following the change from quarterly reporting in June 2015.

Consultation

- 5.2 Consultation on transitional projects is undertaken as appropriate with neighbouring landowners and tenants.

Attachments

No.	Title	Page
A ↓	Attachment A Central City Biannual Report - Highlights from July to December 2016.	60

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

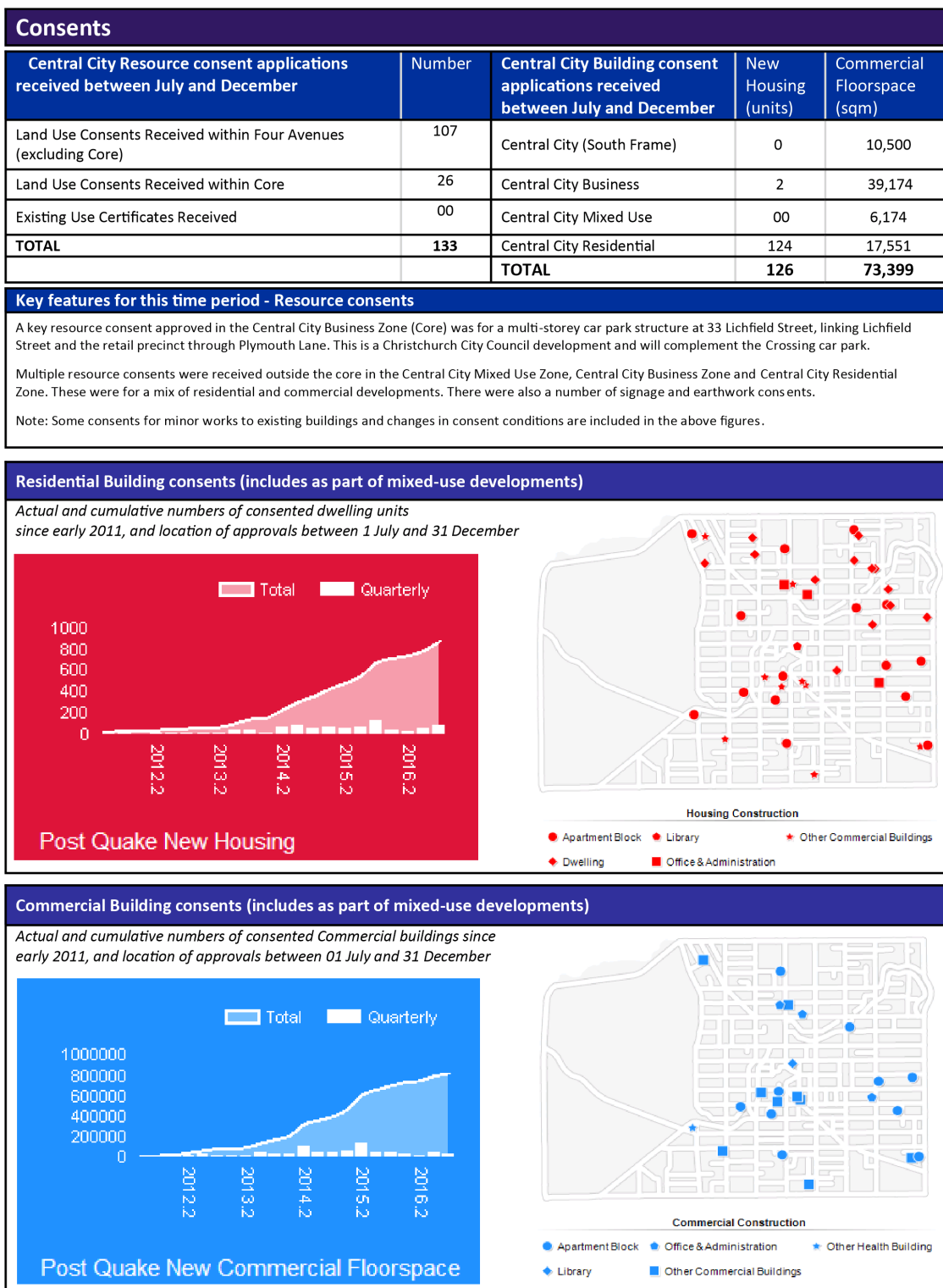
Signatories

Author	John Scallan - Senior Planner Urban Regeneration
Approved By	Carolyn Ingles - Head of Urban Regeneration, Urban Design and Heritage Brendan Anstiss - General Manager Strategy and Transformation

Attachment A

Central City Biannual Report - key updates

July 2016 - December 2016



Central City Biannual Report - key updates July—December 2016

Enabling Central City Recovery

Rebuild Central Recovery Coordination

The Recovery Coordination service is currently provided through the Urban Regeneration Team. The service was provided directly from 663 Colombo Street until December 2016. This service is now based at the Civic offices. Email and phone contacts are the same.

This service continues to facilitate the recovery of the built and economic environment within the Central City. Primarily its activity can be summarised as:

- Advising and informing property owners and investors about the pattern and progress of Central City recovery.
- Guiding developers on Council processes, particularly in relation to planning, transportation and urban design.
- Providing advice on rebates and other incentives.
- Encouraging collaboration between adjacent land owners, such as sharing vehicle entries and site boundary treatments.
- Working with the Ōtākaro Limited, Regenerate Christchurch, Development Christchurch Ltd, the Stronger Christchurch Infrastructure Rebuild Team (SCIRT), Canterbury Development Corporation (CDC), property owners and with teams across Christchurch City Council to support an improved environment for business and visitors.

This complements the Partnership Approvals service which is user pays and provides support to significant developments to assist them through the consent approvals process. Strong links between these services ensure that early design advice can be matched with efficient processing as the development project proceeds.

A number of other Council units also utilise this service to facilitate the relationship with private land owners to assist in the delivery of public realm works.

**Recovery Coordination, Planning, Design and Other Queries handled through the Rebuild Central Office
July 2016 - December 2016**





Month	Recovery coordination: detailed early concept advice or assistance	One off development or site specific queries	General information about the Rebuild	Information about other Council Services	Directions, general queries, and visitor information	Total
July	1	2	5	1	17	26
August	4	3	11		29	47
September	1		18		17	36
October	6		12		16	34
November	1					1
December						
TOTAL	13	5	46	1	79	144

Of the 13 queries that led to more in-depth recovery coordination services, most arose from communication via the dedicated RebuildCentral@ccc.govt.nz email address, two came from phone enquiries and two from physical visits by customers. These numbers reflect a more known presence and active responsiveness of the email channel. The remaining figures recorded above are all physical visits to the Rebuild Central office by customers. A substantial proportion of visits arise from general enquiries, reflecting the visible location of the 663 Colombo St premises, opposite the Bus Exchange. The service moved from the 663 Colombo Street site to the Civic Offices in December 2016.

Other Central City Pre-Applications meetings

During this biannual period 44 pre-application meetings for central city projects were hosted by other parts of the Council. These meetings were organised to coordinate assistance and advice regarding building and land use consents. These meetings provided assistance beyond the services offered as part of recovery coordination and were generally organised by the Consenting and Compliance Business Services.

Central City Biannual Report - key updates July—December 2016

Transitional City—Council led	
Friday Night Food Trucks - Cathedral Square <ul style="list-style-type: none"> The Friday Night Food Trucks have continued into a third Summer. New management arrangements have been put in place with the help from the Leasing Consultancy Team and have allowed for the Transitional Programme team to assume a support role only. 	Status: completed 
Transitional Cathedral Square <ul style="list-style-type: none"> Hoardings: A new hoarding was constructed on the pavement adjacent to the former post office in Cathedral Square. Following an open call for expressions of interest in creating the new work, the design submitted by Marike Uys was chosen. The new art hoardings will be installed in February 2017 and will remain around the building during repair works. The Whare: This popular installation provides a sheltered viewing space for the Cathedral. The plants were refreshed in the spring of 2016. Improvements to the irrigation systems have increased the longevity of the project. The Flag Wall: Artist Sara Hughes has created a new design for this popular installation. The new design has been in place since August 2016. 	Status: ongoing 
New Transitional Projects <p>Some Transitional projects are in development and will be implemented as part of the 2016/2017 Transitional City Work Programme. They include:</p> <ul style="list-style-type: none"> Performing Arts Precinct—Piano: New planters and seats have been installed in the new temporary public space outside the Piano building. This project was delivered in collaboration with Ōtākaro Limited. 	Status: ongoing 
Add Amenity <ul style="list-style-type: none"> Planters: The Council provides and maintains planters located throughout the Central City. These are used to improve the amenity of business areas and vacant sites. Up Up Up: Following the installation delay reported in the last Biannual Report (18 August 2016), the climbing boulders were installed in early September 2016 on the vacant site at 175 Tuam Street, adjacent to the Bus Interchange. 	Status: ongoing 

Central City Biannual Report - key updates July—December 2016

Support for other organisations that lead transitional projects

Background

The Council supports Greening the Rubble (GTR), Gap Filler (GF) and Life in Vacant Spaces (LiVS) with a grant of \$100,000 for each organisation per year. Positive relationships with the Council enable increasing levels of collaboration, shared learning and planning.

Gap Filler

Gap Filler developed and launched several new major projects in the Central City. A number of these attracted media interest. Gap Filler are developing two other major projects (**Soup in the Suburbs**, and **Open City**), whilst continuing to maintain existing projects.

New projects implemented:

- **Super Street Arcade** is a giant scale arcade game in the Central City (Tuam/High Street).
- **Diversity**. Gap Filler worked with the Korean community to host K-Pop Auditions at the *Dance-O-Mat*, and with the Chinese Community to install *Ping Pong* near the Bridge of Remembrance (the three table-tennis tables).

Ongoing projects:

- **The Commons** and the **Retro Sports Facility** hosted a variety of events and activities throughout the year. Highlights included several events and installations as part of **FESTA**, an Amazing Race, several working bees and a film festival.
- **CHCH Soup** hosted its first 'indoor' event, which was very popular. There will be one final CHCH Soup in Summer 2017; focus then shifts to **Soup in the Suburbs**.
- **Gap Golf** has seen some changes over the past few months and is likely to be phased out over the next six months. **Gap Cache** (geo-caching) remains popular and will continue.
- **The Book Fridge** celebrated its 5th birthday.
- **PARK(ing) Day** saw several iterations, some of which were supported by university interns.
- **Dance-O-Mat** and **Sound Garden** are used on a daily basis and attract events including workshops, fundraisers and parties. Both were active in this period as part of **FESTA**.



Greening the Rubble

Greening the Rubble (GtR) delivered new projects whilst maintaining six additional gardens throughout the Central City and one in Linwood. One challenge GtR faces is capacity to maintain projects whilst new projects are also being delivered.

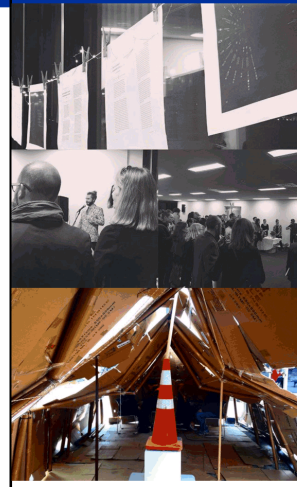
- **FESTA**: had a presence at the festival with the purpose-designed-and-built 'Three Thymes Table' that supported edible plants. They also led a guided walking tour.
- **The Green Lab**: reinvented the 'Green Roofs' into a ground level garden showcasing GtR's innovative techniques to overcome site constraints. Improved site signage and new layouts aim to encourage more frequent public use of the site.
- **CoCA seating and garden exhibit**: GtR contributed to the CoCA exhibition focusing on climate change and sustainability.
- **Breeze**: GtR also hosted a free guided walking tour of their active projects as part of the Breeze Walking Festival.



Life in Vacant Spaces (LiVS)

LiVS, as a 'site broker for creative Christchurch', finds opportunities for community-led temporary and regenerative projects. A major challenge and area of focus for LiVS is to secure vacant buildings for activation while longer-term tenancies are negotiated. Projects between July and December 2016 (one of which was supported by Transitional City Projects Fund) include:

- LiVS continues to have great success activating 165 Gloucester St (Unimed), an interior space, including the first event held on the second floor—a Freerange Press book launch.
- 100 Peterborough St continues to have a range of activation including several performances by South Korean art and theatre group, Zero Gravity; and Rekindle's Zero Waste Eco Village moved onsite from its **FESTA** location.
- Several LiVS sites were activated in conjunction with CoCA. This included activating 91 Hereford St (Spark Park) for CoCA's public performance series, an event supported by the Transitional City Projects Fund.
- LiVS delivered twelve projects and collaborated with Te Pūhahi to license several sites as part of **FESTA**.
- The **FESTA**-launched *A Communal Loaf* will continue in collaboration with **Cultivate Christchurch** at 156 Peterborough St. The project aims to educate locals on wheat cultivation, from seed to loaf.
- LiVS initiated a new license format as part of the Rates Grant Incentive. LiVS now maintains seven such licenses, and twelve licenses in total.



Central City Biannual Report - key updates July—December 2016

Transitional City Projects Fund (TCPF)

Background

The Transitional City Projects Fund was created in October 2012. Applications can be made for support of community-led projects that temporarily activate vacant spaces (e.g. land, buildings, walls, hoardings, etc).

Funds available in 2016/17 (Year 4) :

- \$100,000 for the central city
- \$50,000 for suburban centre master plan areas.

Available balance at the beginning of July 2016:

- \$100,000 (Central City)
- \$50,000 (Suburban Centres).

Closing balance at the end of December 2016:

- \$83,917 (Central City)
- \$50,000 (Suburban Centres)

Grants this half year

Applicant	Project	Amount requested	Amount funded (Central City)	Amount funded (Suburban Centres)
Public Performance Series—COCA	Threefold. A Series of six fortnightly performances on vacant sites by a group of NZ artists—mostly with Pacific heritage. A collaborative performance work with youth. It included video and photo display.	\$8,991.31	\$8,090	
Unsealed	A mural series in major centres across NZ, the grant supported the third mural. Installed at 307 Durham St, the project included significant engagement with school children and was tied to a beach/river clean-up day.	\$7,993	\$7,993	
TOTAL		\$16,984.31	\$16,083	

Projects commenced between July and December 2016 — Commentary

Publicity and media coverage for TCPF funded projects included radio, print and online media. RDU, the Press and Metropol covered CoCA's public performance series and the Unsealed mural. The In Situ Photo Project, featured in Hannah Watkinson's October PechaKucha and on the University of Canterbury website.

Right and below: images of publicity and media coverage.

The collage consists of several images related to media coverage of TCPF-funded projects:

- Top Left:** A screenshot of the Christchurch Alternative Radio Station website, showing a podcast titled "Toi Ōtautahi - Audrey Baldwin - 30 August 2016".
- Top Center:** A poster for the "NOSTALGIA FESTIVAL" held on Saturday 4 March 2017.
- Top Right:** A photograph of a person in a large, stylized, abstract sculpture or mural.
- Middle Left:** A newspaper article from "metropol" featuring a woman in a green dress and white sunglasses.
- Middle Center:** A newspaper article from "ARTS & RECREATION" titled "FIGHTING POLLUTION WITH INNOVATION".
- Middle Right:** A photograph of a person in a large, stylized, abstract sculpture or mural.
- Bottom Left:** A PechaKucha presentation slide titled "20 IMAGES X 20 SECC".
- Bottom Center:** A social media post from Hannah Watkinson, featuring a photograph of a person in a large, stylized, abstract sculpture or mural.
- Bottom Right:** A social media post from Hannah Watkinson, featuring a photograph of a person in a large, stylized, abstract sculpture or mural.

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Creative Industries Support Fund (CISF)

Background

Established in October 2012 the Creative Industries Support Fund was developed to support the creative industries to ensure the sectors re-establishment in the recovery and revitalisation of Christchurch's Central City.

The fund supports the retention of innovative creative talent in Christchurch by investing in the development of financially sustainable, long-term creative businesses and projects that in turn support the growth and strengthening of the creative sector in the Central City. The fund is unique to Christchurch and represents one of the successful recovery and regeneration investments instigated by Council in the aftermath of the Earthquakes. The fund operates differently to traditional funding mechanism whereby the fund adviser works alongside the applicant to support the development of a robust business plan and long-term financial strategy. This is then reviewed by an interdisciplinary panel. An ongoing relationship with the funding advisor provides monitoring and support during implementation

Although the fund will conclude at the end of the 2016/17 financial year it has the potential to play a longer term role in the investment in innovative creative businesses in the city.

Funds available in 2016/17

- \$300,000 for the central city

Available balance at the beginning of July 2016:

- \$ 300,000

Closing balance at the end of December 2016:

- \$ 196,325

CISF Grants between July and December 2016			
Applicant	Project	Amount requested	Amount funded
Fabriko Limited	The Data Rich Creative Technologies project is a participatory art / science project that establishes multi-disciplinary groups of artists, scientists and citizens to investigate a local concern.	\$15,000	\$15,000
Two Productions Limited	A theatre company based in the Arts Centre working with young people to produce theatre that is an instrument of social change.	\$63,675	\$63,675
Olivia Spencer Bower Foundation	To provide accommodation support for the 2017 awardees of the Olivia Spencer Bower Art Award. This is an interim arrangement while facilities are under repair at The Arts Centre.	\$10,000	\$10,000
Film Canterbury Charitable Trust	To support the development of a business case to identify to establish a Regional Film Office in Canterbury. The office will help to develop and sustain a vibrant film industry in Canterbury.	\$15,000	\$15,000
TOTAL		\$103,675	\$103,675



The Fabriko Fab Lab working with artists, scientists and citizens to investigate local concerns.

The Wild Hunt; A devised physical theatre show from Two Productions by and for the young people of Christchurch about what we hunt for in life, staged on a vacant CBD lot



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Incentive Grants and Rebates

Temporary Use of Legal Road Fee Rebate

In June 2016 the Council agreed to extend this initiative for a further two years to continue to encourage more creative and engaging designs for hoardings around construction sites across the city. Support includes:

- Rebuild Hoarding Design Guidelines— these set out recommended design principles. It includes guidance on improving visual site-based information about rebuild projects and partners, providing links with past uses of a site, appropriately placed viewing windows and wayfinding, all integrated within an overall creative approach that should be supported by an artist or designer.
- Fee rebate incentive—construction hoardings that meet all the criteria set out in the Hoarding Design Guidelines are eligible for a rebate of up to 100 percent of the relevant fees for Temporary Use of Legal Road.
- Pre-application meetings with Council officers to support the development of new hoardings.

Rebates July to December 2016 (includes continued rebate from previous period) Applicant	Project	Original creative content	Amount waived
Inovo Projects Ltd.	CPIT K-Block Creative Hoardings. Moorhouse Avenue.	Original artworks by CPIT design students	\$5,184
Leighs Construction	Project for the redevelopment of Outpatients building for the CDHB.	Historical timeline of outpatients building and wayfinding.	\$10,709
Priority Projects	246 Hereford Street: Hedge design print with windows for public viewing. Images of past and future site activity including a navigational map.	-	\$450
TOTAL			\$16,343

Transitional City Rates Grant (TCRG) incentive

In 2015 the Council approved a new pilot initiative that encourages property owners to provide space for transitional projects that make temporary use of vacant land and buildings. This pilot was developed with valuable input from the Transitional City community partners.

Grants of up to \$5,000 (per site) over a 12-month period can be applied to the rates account of sites activated by transitional projects that meet all the qualifying criteria.

Funds budgeted to be available in 2016/17:

- \$45,000 for the central city and suburban centre master plan areas.

Grants July to December 2016 Areas	Projects	Amount rebated
Central City	Seven sites including Alhambra Gardens, Greening the Rubble Green Roofs, Imagination Station, Peterborough Urban Farm	\$16,627.53
Suburban	One site in Sydenham for garden/pod park	\$717.90
TOTAL		\$17,345.43

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Central City Development Contributions Rebate Funds

Central City Residential Development Contribution Rebate Scheme

In June 2013 the Council resolved to provide a \$10 million fund to rebate development contributions as an incentive for residential development within the Four Avenues. The rebate scheme was initially available until 30 June 2015. On 29 January 2015, the Council refined the eligibility criteria for the rebate, and extended the scheme until 30 June 2016.

The Council budgeted a further \$10 million in its Long Term Plan 2015-25 to further extend the scheme until 30 June 2020 (or until such time as the fund is exhausted). The additional \$10 million in the scheme operates under a revised set of criteria. These are designed to make the assessment of scheme qualification more streamlined.

Developers are advised at pre-application meetings, or when they apply for resource/building consent, whether they are: 1. eligible to apply for a development contributions rebate and; 2. the criteria they must meet. The Development Support Team notify and track qualifying developments. They also monitor the fund expenditure to ensure the Council and developers are aware if the rebate fund is nearing full allocation.

Information about the process, FAQ's and qualifying criteria are on the Council website <http://www.ccc.govt.nz/consents-and-licences/development-contributions/development-contributions-rebate-schemes/>

Residential Rebates July 2016 to December 2016	Total
Number of residential developments assessed within the 4 Aves	9
Number of residential units provisionally approved for the rebate (numbers range from 1—150 more units per development)	137
Total Fund reserved but not yet approved for potential qualifying developments during this period	\$2,973,995
Total fund approved for qualifying developments during this period	\$2,043,481

Central City Non-Residential (Business Zone) Development Contribution Rebate Scheme

In August 2015 the Council budgeted \$5 million in its Long Term Plan 2015-25 to introduce a non-residential development rebate scheme. This will operate until 30 June 2020, or until such time as the fund is exhausted. The rebate scheme was introduced to incentivise redevelopment of the Central City business district.

Developers are advised at pre-application meetings, or when they apply for resource/building consent, whether they are: 1. eligible to apply for a development contributions rebate and; 2. the criteria they must meet. The Development Support Team notify and track qualifying developments. They also monitor the fund to ensure the Council and developers are aware if the rebate fund is nearing full allocation.

Information about the process, FAQ's and qualifying criteria are on the Council website <http://www.ccc.govt.nz/consents-and-licences/development-contributions/development-contributions-rebate-schemes/>

Non-Residential (Business zone) Rebates July 2016 to December 2016	Total
Number of non-residential developments assessed within the Central City Business Zone	4
Number of non-residential units provisionally approved for the rebate	4
Total Fund reserved but not yet approved for potential qualifying developments during this period	\$100,974
Total fund approved for qualifying developments during this period	\$941,627

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Communications and Marketing

Future Christchurch

Following the disestablishment of CERA on the 18th April 2016 several changes occurred to the Future Christchurch information distribution channels. The Future Christchurch website, which hosted information about activities and events (www.futurechristchurch.co.nz) has now been removed; relevant information has passed to appropriate agencies to host. The Facebook, and Twitter accounts for Future Christchurch have been closed. The printed *Future Christchurch* monthly update has been discontinued.

Central City Promotion

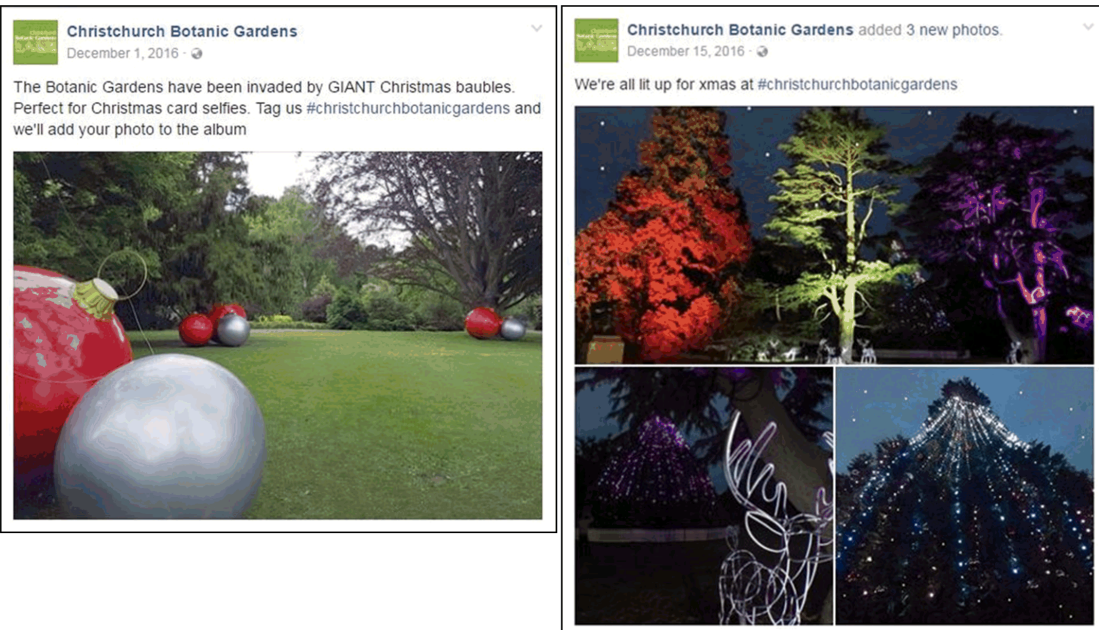
City Icons: The City Host was back in the central city from 10 October 2016. Carole Tonge was again contracted by Council's City Promotions and will finish when the City Promotions function leaves Council at the end of March 2017.

Wayfinding: In November the wayfinding plinths and towers in the Central City were updated with the Christchurch City Council brand, ready for the busy Summer visitor season. Content changes included the new location for the i-SITE (and DOC Visitor Centre), Rutherford's Den, Arts Centre, Free wifi around the Arts Centre, and CPIT/Ara's name change.

Mini-Map and new map pads distribution: In February 2016, City Promotions collaborated with i-SITE staff to trial a new map pad. Designed to make it easier for Central City business counter staff to help visitors, the trial was successful and now many central city businesses use these instead of providing the fold-up map. In July to December there were approximately 170,000 maps printed and distributed throughout the city.

Banners: There are over 100 banner sites in key locations in the Central City. These sites include: City Mall/Re:START, Botanic Gardens, and Hereford, High, Colombo, Manchester and Victoria streets. Banners have been used for general decoration and also to advertise NZ Cup and Show week, the World Bowls championship, and The Pioneer.

Christmas Decorations: Botanic Garden staff and City Promotions worked together to install Christmas decorations in the Botanical Gardens. Various sized Christmas baubles and a scene of twelve reindeer were installed in December and proved popular with residents and visitors alike. As a measure of popularity, the first post on the Botanic Gardens facebook page yielded 641 reactions, 247 shares and 148 comments.



Findch website:

The Findch website was developed post-earthquake to help make residents and visitors aware of all Christchurch had to offer. The website promotes all there is to do, see and eat in Christchurch and currently has over 4,400 sites/listings. Many of these are within the Central City.

For the period 1 July — 31 December 2016 the website had 67,596 users, with 147,215 page views. The majority of page visits originate from within New Zealand (93.5%). Of these, 75% came from Christchurch and 14% from Auckland. A Facebook page is maintained in support of the website.

Facebook Christchurch Central City Page

The Central City Facebook page is used to promote activity in the Central City. Page 'likes' have increased from 6003 at 30 June 2016 to 6235 by 31 December 2016. In this period a number of places, attractions and events have been promoted, these include: New Regent Street, numerous street art and mural installations, Hagley Park, Victoria Square, The Commons, 12 days of Christmas countdown, Singularity U NZ Summit, Botanic D'Lights and the Friday Street Food Market.