

Christchurch City Council EXTRAORDINARY AGENDA

Notice of Meeting:

An extraordinary meeting of the Christchurch City Council will be held on:

Date: **Thursday 9 April 2020**

Time: **10am**

Venue: **Held by Audio/Video Link**

The meeting is open to the public through access to the live broadcasting of the meeting:

<https://councillive.ccc.govt.nz/live-stream>

A recording of the meeting will be available after the meeting.

Membership

Chairperson	Mayor Lianne Dalziel
Deputy Chairperson	Deputy Mayor Andrew Turner
Members	Councillor Jimmy Chen Councillor Catherine Chu Councillor Melanie Coker Councillor Pauline Cotter Councillor James Daniels Councillor Mike Davidson Councillor Anne Galloway Councillor James Gough Councillor Yani Johanson Councillor Aaron Keown Councillor Sam MacDonald Councillor Phil Mauger Councillor Jake McLellan Councillor Tim Scandrett Councillor Sara Templeton

8 April 2020

Principal Advisor

Dawn Baxendale
Chief Executive
Tel: 941 6996

Jo Daly

Council Secretary
941 8581

jo.daly@ccc.govt.nz
www.ccc.govt.nz

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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Ōtautahi-Christchurch is a city of opportunity for all

Open to new ideas, new people and new ways of doing things – a city where anything is possible

Principles

Being open, transparent and democratically accountable	Taking an inter-generational approach to sustainable development, prioritising the social, economic and cultural wellbeing of people and communities and the quality of the environment, now and into the future	Building on the relationship with Te Rūnanga o Ngāi Tahu and the Te Hononga-Council Papatipu Rūnanga partnership, reflecting mutual understanding and respect	Ensuring the diversity and interests of our communities across the city and the district are reflected in decision-making
Promoting equity, valuing diversity and fostering inclusion			Actively collaborating and co-operating with other local, regional and national organisations

Community Outcomes

Resilient communities	Liveable city	Healthy environment	Prosperous economy
Strong sense of community Active participation in civic life Safe and healthy communities Celebration of our identity through arts, culture, heritage, sport and recreation Valuing the voices of all cultures and ages (including children)	Vibrant and thriving city centre Sustainable suburban and rural centres A well connected and accessible city promoting active and public transport Sufficient supply of, and access to, a range of housing 21st century garden city we are proud to live in	Healthy water bodies High quality drinking water Unique landscapes and indigenous biodiversity are valued and stewardship exercised Sustainable use of resources and minimising waste	Great place for people, business and investment An inclusive, equitable economy with broad-based prosperity for all A productive, adaptive and resilient economic base Modern and robust city infrastructure and community facilities

Strategic Priorities

Enabling active and connected communities to own their future	Meeting the challenge of climate change through every means available	Ensuring a high quality drinking water supply that is safe and sustainable	Accelerating the momentum the city needs	Ensuring rates are affordable and sustainable
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Ensuring we get core business done while delivering on our Strategic Priorities and achieving our Community Outcomes

Engagement with the community and partners	Strategies, Plans and Partnerships	Long Term Plan and Annual Plan	Our service delivery approach	Monitoring and reporting on our progress
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Karakia Timatanga

1. Apologies / Ngā Whakapāha

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

2. Declarations of Interest / Ngā Whakapuaki Aronga

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. Verbal update by the COVID-19 Incident Management Team Lead

Reference / Te Tohutoro: 20/359216

Report of / Te Pou Matua: Mary Richardson, COVID-19 Incident Management Team Lead, mary.richardson@ccc.govt.nz

General Manager / Pouwhakarae: Dawn Baxendale, Chief Executive, dawn.baxendale@ccc.govt.nz

1. Verbal Update

- 1.1 Mary Richardson, COVID-19 Incident Management Team Lead will give a verbal update on the Council and Emergency Operations Centre (EOC) response to COVID-19 Alert 4.

2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Receive the verbal update from the COVID-19 Incident Management Team Lead.

Confirmation of Statutory Compliance / Te Whakatūturutanga ā-Ture

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 / Ngā Kaiwaitohu

Author	Mary Richardson - General Manager Citizens & Community
Approved By	Mary Richardson - General Manager Citizens & Community

4. Economic Recovery Update

Reference / Te Tohutoro: 20/359881

Report of / Te Pou
Matua: Joanna Norris, Chief Executive, ChristchurchNZ

General Manager /
Pouwhakarae: Dawn Baxendale, Chief Executive, dawn.baxendale@ccc.govt.nz

Item 4

1. Verbal Update

- 1.1 Christchurch City Council Chief Executive and the Chief Executive of ChristchurchNZ will give a progress update on economic recovery work underway.

2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Receive the progress update on the economic recovery work underway.

Confirmation of Statutory Compliance / Te Whakatūturutanga ā-Ture

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 / Ngā Kaiwaitohu

Author	Dawn Baxendale – Chief Executive
Approved By	Dawn Baxendale - Chief Executive

5. Draft Outline for Amendments to the Christchurch Central Recovery Plan for the Multi Use Arena

Reference / Te Tohutoro: 20/179069

Report of: David Falconer, Team Leader City Planning,
david.falconer@ccc.govt.nz

General Manager: Mary Richardson, General Manager Citizens and Community,
mary.richardson@ccc.govt.nz

1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The Investment Case for the Multi Use Arena has been finalised and put to the Government for approval. Staff are now considering how to enhance the interrelationship and connections between delivery of outcomes for the CBD and the CMUA and ensuring that the benefits of the CMUA for the regeneration of the Central City can be maximised to the extent possible, while at the same time mitigating noise effects of the CMUA that extend beyond the site. In order to do this staff are considering strategic planning for the delivery of the interrelated CMUA and CBD objectives. An Amendment to the Christchurch Central Recovery Plan (CCRP) is being considered as a part of that strategic planning. How exactly the Plan needs to be amended has not been determined yet, but is being investigated. However, the first step in the process to amend the CCRP under the Greater Christchurch Regeneration Act is to draft an Outline of the process that will be used to develop the Amendment. The Act requires Council to seek the views of strategic partners on this Outline.
- 1.2 The purpose of this report is to seek Council approval to seek the views of strategic partners on an Outline for the Amendment to the Christchurch Central Recovery Plan pursuant to the Greater Christchurch Regeneration Act.
- 1.3 The decision in this report is of medium significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 1.3.1 The level of significance was determined by possible social, cultural economic and cultural impacts, level of impact on Maori culture and traditions, possible costs/risks to the Council, ratepayers and wider community of carrying out the decision.
 - 1.3.2 The community engagement and consultation outlined in this report reflect the assessment.

2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Approves the draft Outline (**Attachment A**), to be given to strategic partners, the Department of the Prime Minister and Cabinet, and Regenerate Christchurch, to seek their views under the Greater Christchurch Regeneration Act 2016.
2. Delegates authority to the General Manager Strategy and Transformation to make minor amendments to the draft Outline prior to it being given to strategic partners.
3. Requests that staff then prepare a final draft Outline (providing that strategic partners support the process and have provided advice), with a summary of feedback and any amendments to the final draft Outline, in order for the final draft Outline to be submitted to Regenerate Christchurch as soon as practicable.

4. Delegates authority to the General Manager Strategy and Transformation to approve this final draft Outline for submission to the Regenerate Christchurch, unless the amendments made as a consequence of feedback result in any content of substantially different effect, in which case the final draft Outline will be reported to the Council for approval.

3. Reason for Report Recommendations

- 3.1 Strategic planning across infrastructure, policy and capital project parts of the Council is recommended to address how the Canterbury Multi Use Arena (CMUA) and its supporting infrastructure fits into its wider neighbourhood in the Central City. An amendment to the Christchurch Central Recovery Plan is recommended as a first part of that. This will ensure that the benefits of the CMUA for the regeneration of the Central City can be maximised to the extent possible, while at the same time managing noise effects of CMUA that extend beyond the site. Seeking views of strategic partners and submitting an Outline of the Amendment to Christchurch Central Recovery Plan are the first steps in this process.

4. Alternative Options Considered

- 4.1 An alternative option considered but ruled out, was not to make a change to the planning provisions in respect of the CMUA. However, this will not ensure the benefits of the CMUA for the regeneration of the Central City can be maximised to the extent possible, nor manage any effects of CMUA that extend beyond the site.

5. Detail

Issue/ Opportunity

- 5.1 Now is the time for the Council to take a broad strategic approach to planning delivery of its interrelated aims for the CBD and the CMUA. As a first part of that, an amendment to the Christchurch Central Recovery Plan (CCRP) is being proposed to address the potential effects of the Multi Use Arena, in particular noise from concerts. The Multi Use Arena (then known as the Stadium) site was designated as one of the anchor projects in the CCRP of 2012. A designation allows for the requiring authority (i.e. the agency responsible for delivering the Multi Use Arena) to do anything that is in accordance with the purpose and conditions of the designation in the District Plan. There are no conditions on the designation for the Multi Use Arena, so as long as they are building a Multi Use Arena (the purpose of the designation) there are no requirements or restrictions on how they do this.
- 5.2 The Noise and Entertainment provisions of the CCRP were amended in 2014, including adding to a pre-existing rule to require acoustic insulation for residential units within 75m of the designation site. As the plans for the Multi Use Arena have been further developed since then, further analysis is being undertaken to determine whether the CCRP provisions are appropriate to set noise mitigation standards for a stadium which is being developed in order to achieve strategic and regeneration outcomes for the city .
- 5.3 Council staff are planning to submit an Outline for the Amendment to the Minister before June 2020, and if approved, draft the full Amendment by late 2020.

Why use an Amendment to a Christchurch Central Recovery Plan rather than a Plan Change under the Resource Management Act?

- 5.4 The Christchurch City Council cannot simply propose changes to District Plan provisions that apply to the Multi Use Arena, without an Amendment being made to the Christchurch Central Recovery Plan (CCRP) first, as the changed District Plan would then be inconsistent with the

CCRP. The GCR Act requires the District Plan to not be inconsistent with the CCRP, i.e. changes to the CCRP then have to be reflected in the District Plan. The sections of the Act dealing with Regeneration and Recovery Plans will not expire until 30 June 2021.

The Process that is required to be used to amend the Recovery Plan

- 5.5 Council staff propose to ask the Minister to direct the Council ('Proponent') to prepare an Amendment to the Christchurch Central Recovery Plan under the Greater Christchurch Regeneration Act 2016 (the Act). An Amendment to a Recovery Plan is a two step process.
- 5.6 The Act requires that prior to preparing an Amendment to the Christchurch Central Recovery Plan, the Proponent prepares a draft Outline and seeks the views of specified public agencies ('parties'): the Canterbury Regional Council, Te Rūnanga o Ngāi Tahu, Regenerate Christchurch, Ōtākaro Limited and the Chief Executive of the DPMC. The draft Outline contains information on the broad scope of the proposed Amendment, how the Amendment will meet one or more purposes of the Act, and the process for the development of the Amendment.
- 5.7 If the Council approves the Outline, it will be submitted to Regenerate Christchurch, following any further changes as considered necessary arising from the views of strategic partners. The Act requires that Regenerate Christchurch then review it, consider a summary of views of the parties, and make any changes it considers appropriate, including changing the Outline. Regenerate Christchurch can then choose to recommend and submit the Outline to the Minister for approval. However, it should also be noted, Regenerate Christchurch may choose to reject the Outline, declining the ability for the Proponent to prepare an Amendment, but must provide reasons to the Proponent.
- 5.8 If the Minister approves the Outline, she will direct the Council to prepare and engage with the community on the draft Amendment that will then go back to her to accept or reject. As part of this process there will be public engagement and staff will bring a report back to Council for approval of the draft Amendment before it is sent to the Minister. If the Minister declines the Outline, she must provide reasons to Regenerate Christchurch.
- 5.9 There is no right of appeal against the decision of the Minister in this process.
- 5.10 The decision affects the following wards/Community Board areas:
 - 5.10.1 Central Ward/ Linwood-Central-Heathcote Community Board

6. Policy Framework Implications

Strategic Alignment

- 6.1 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):

6.1.1 Activity: Strategic Planning and Policy

- Level of Service: 17.0.1.7 Advice to Council on high priority policy and planning issues that affect the City. Advice is aligned with and delivers on the governance expectations as evidenced through the Council Strategic Framework. - Policy advice to Council on emerging an Policy Consistency

- 6.2 The decision is consistent with Council's Plans and Policies.

Impact on Mana Whenua

- 6.3 The decision 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 Mana Whenua, their culture and traditions.

Climate Change Impact Considerations

- 6.4 This decision does not have a significant impact on climate change.

Accessibility Considerations

- 6.5 This decision does not have a significant impact on accessibility.

7. Resource Implications

Capex/Opex

- 7.1 Cost to Implement – Costs for developing the Amendment will come from existing budgets
- 7.2 Maintenance/Ongoing costs – To be determined through the process
- 7.3 Funding Source – existing budgets

8. Legal Implications

Statutory power to undertake proposals in the report

- 8.1 Christchurch City Council has the statutory ability to be a Proponent of an Amendment to the CCRP under the Greater Christchurch Regeneration Act 2016.

Other Legal Implications

- 8.2 The legal consideration is the process under the Greater Christchurch Regeneration Act 2016.
- 8.3 The ability for the Minister to approve a change to the CCRP expires when the Act expires in mid-2021. As at that date, the changes to the District Plan that are made by a Recovery Plan or Regeneration Plan are no longer ring-fenced by the Regeneration Act, meaning that the Council will be able to change them without being inconsistent with the Regeneration Act.
- 8.4 Staff are in this report recommending use of the Regeneration Act rather than the RMA for changes that are likely to include, or be limited to, changes to the District Plan. The Minister can use the Regeneration Act power to amend the CCRP only if the Minister reasonably considers it necessary to use that power to achieve a purpose of the Regeneration Act.
- 8.5 Staff consider that the Minister can reasonably consider that necessary in this case. That is because the designation for the CMUA was inserted in the District Plan through the use of that power in the first place in order to achieve recovery/regeneration objectives. Enhancing the provisions of the designation and the District Plan so as to improve the delivery of those outcomes is a highly valuable use of those Regeneration Act powers. The outcomes being sought are the regeneration ones that produced the designation for the CMUA in the first place, not solely RMA objectives. In that context, the Minister can reasonably consider it necessary to use Regeneration Act powers to advance those regeneration aims.
- 8.6 This report has been reviewed and approved by the Legal Services Unit.

9. Risk Management Implications

- 9.1 Once the Minister has given approval to the Outline to make an Amendment to the CCRP, engagement will be undertaken to mitigate one of the main risks related to using a GCRA process – negative perceptions arising from the limited engagement requirements.

Attachments / Ngā Tāpirihanga

No.	Title	Page
A 	Draft Outline for the Amendment to the Christchurch Central Recovery Plan	14

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Not applicable	Not applicable

Confirmation of Statutory Compliance / Te Whakatūturutanga ā-Ture

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.

Outline for Amendments to the
Christchurch Central Recovery Plan
in respect of the
Canterbury Multi Use Arena

1 Introduction/Explanation of the proposed amendments to the Christchurch Central Recovery Plan

The purpose of the proposed Amendments to the Christchurch Central Recovery Plan (CCRP) is to help manage or mitigate, as necessary, noise effects from the Canterbury Multi Use Arena (CMUA), in a manner which is consistent with achieving the intended regeneration outcomes of the CCRP and the CMUA for the Central City.

The Christchurch Central Recovery Plan (CCRP) was approved in 2012 in response to the profound effect of the Canterbury earthquakes of 2010 and 2011 on the Central City. The CCRP provided an unprecedented opportunity to rethink, revitalise and renew central Christchurch. As well as defining the future form of the Central City, the CCRP set out the locations of key anchor projects needed to optimise recovery.

One of the key anchor projects is the Stadium (now called the Canterbury Multi Use Arena or CMUA), a large multi-purpose covered sports and entertainment venue (identified in the CCRP as the ‘Stadium’) for central Christchurch, located to the east of the East Frame over three city blocks between Hereford and Tuam Streets, and bounded by Madras and Barbadoes Streets.

The CMUA project will revitalise and improve the area around the CMUA by providing a significant public and community facility. It will be a catalyst for further development and redevelopment both in the immediate and wider areas, and will promote the sporting and cultural identity of Christchurch. Since the earthquakes, Christchurch has lacked a facility of this nature and size, which can host not only large sporting events but large concerts, over and above the current events schedule in Christchurch for an average year. At the same time the design of the CMUA will allow it to be converted for use for smaller concerts, and it will be able to be used for a range of related sporting, entertainment and associated activities. The CMUA is expected to attract people, business, investment and visitors to the city, and will revitalise the area through the range of events taking place there, promoting urban renewal and development in a way which improves environmental, economic, social and community wellbeing.

The process of establishing the CMUA in Christchurch has been progressing in steps, with the first step of finding a location for the CMUA and protecting the site for that purpose being completed in 2012. When the CCRP was approved it directed that a designation for the Stadium (Incorporating Spectator Events Facility) be included in the Christchurch City Plan. This was then carried into the Christchurch Replacement District Plan in 2016.

The second step of developing an investment case, and determining the details of what the CMUA will be, has been completed recently. An Investment Case for the project was approved by the Council in December 2019 and has now been approved by the Government. The process of taking the “proof of concept” work forward to a more detailed stage of project planning and the development of design and build specifications has begun and is proceeding apace, with the CMUA currently scheduled to be completed in 2024.

The third step in establishing the CMUA is to enable it to be built in this location while at the same time managing or mitigating as necessary the effects that this could have on the neighbourhood. The provisions of the District Plan, including the designation and other provisions relevant to noise, need to be considered in the context of achieving the wider regeneration objectives sought for the area around the CMUA and for the City. The CMUA will be a significant public and community facility, which

can and should be enabled to deliver regeneration and economic and social benefits, both to the neighbourhoods around it and to the City as a whole.

This means it is now time to consider more carefully how the CMUA will fit into the development of that wider neighbourhood, what effects it will have beyond the site and how these effects should best be managed or mitigated.

The Noise and Entertainment provisions of the CCRP were amended in 2014, including adding to a pre-existing rule to require acoustic insulation for residential units within 75m of the Stadium designation. Plans for the CMUA have advanced since then, and the Investment Case now proposes a partly solid and partly Ethylene Tetra fluoro ethylene (ETFE) roof along with an ETFE northern façade. This design is proposed in order to enable sufficient natural sunlight for turf growth. Further analysis is being undertaken to determine whether the CCRP provisions appropriately manage potential adverse effects beyond the CMUA site, in the context of the regeneration benefits that the CMUA will deliver.

It is intended that the Amendments to the CCRP will address the issue of the noise effects of the CMUA, and in the context of the benefits of regeneration, will aim to better manage and control those effects.

Whilst the focus of the Amendments to the CCRP will be on managing or mitigating noise effects while at the same time achieving regeneration outcomes, additional and separate work will also be undertaken by the Council on how the benefits of the CMUA for the regeneration of the Central City and for tourism and economic activity in Canterbury can be maximised to the extent possible, and how any other non-noise effects from the CMUA can be managed or mitigated if required. Some actions in regard to infrastructure and the public realm may need to be factored into the Council's Long Term Plan and Annual Plans. These processes will complement the CCRP Amendment process.

In accordance with section 28 of the Greater Christchurch Regeneration Act 2016 (GCR Act), this draft Outline sets out the process by which the Amendments to the CCRP will be developed, together with the scope and overall intent of the Amendments.

2 Description of the proposed scope of the amendments

These amendments to the CCRP will focus on helping manage or mitigate, as necessary, noise effects from the Canterbury Multi Use Arena (CMUA) on the wider neighbourhood in the Central City, while still enabling the realisation of the benefits of the CMUA.

The extent of the area to which the Amendments will apply will be confirmed through the development of the Amendments, but will be limited to the area covered by the CCRP i.e. within the Four Avenues. It is likely that as further detail on the Amendments is developed the geographical area will reduce, with a focus on the area surrounding the CMUA location.

3 Explanation of how the amendments will meet 1 or more of the purposes of the Act

There is already an overall Recovery Plan (CCRP) in place which sets out a vision for the rebuild and redevelopment of the Christchurch Central City. The CCRP includes the designation for the CMUA and also directed changes to the objectives, policies and rules for the Central City residential zones in the

District Plan through the “A Liveable City” revision of the residential chapter in 2015. These provisions and amended provisions have been incorporated into the District Plan.

The effects of the CMUA beyond the site, particularly on residential areas, need to be considered more thoroughly and managed appropriately. The most efficient method of making amendments to the relevant provisions of the District Plan is for the CCRP to be amended by the Minister for Greater Christchurch Regeneration, resulting in consequential amendments to the District Plan.

The CMUA project constitutes urban renewal as defined in the Greater Christchurch Regeneration Act and enhancing the delivery of that project will improve regeneration outcomes.

The proposed Amendments to the CCRP will meet several of the purposes of the GCR Act as set out in section 3 of that Act.

The Amendments will provide a focused and expedited regeneration process (section 3 (1) (a)), by facilitating the realisation of the regeneration benefits provided by the CMUA. An alternative approach of changing the District Plan directly to add or amend provisions through a plan change under the Resource Management Act (RMA) could result in inconsistencies with the CCRP, and would likely take longer than an Amendment to the CCRP. The Amendments are likely to be relatively specific, and can be drafted more quickly than for example drafting a whole new Regeneration Plan. Such a new Regeneration Plan could also overlap with or be inconsistent with the existing CCRP, so would not avoid the need to amend the CCRP.

The Amendments will also facilitate the ongoing planning and regeneration of greater Christchurch (section 3 (1) (b)), by ensuring that the economic and social benefits of the CMUA for the wider regional community can be realised, including through the hosting of large events, while mitigating potential noise effects experienced in the immediate neighbourhood so far as practicable. The Amendments will provide more certainty about how the CMUA will fit with the neighbourhood, as well as more investment certainty for the private sector in planning developments in this area. The programme for engagement discussed below, and the formal opportunity for written comment on the proposed Amendments once developed, will enable community input into decisions on these Amendments.

The Christchurch City Council is delivering the CMUA project. Local leadership of the project and progressing its design and build, including taking a proactive approach by refining how the project is provided for in the District Plan fits with section 3(1)(d) of the GCR Act.

4 Proposed process for development of the Amendments

A) Expected Timeframes

The following table sets out the expected timeframes for the development and approval of the Amendments to the CCRP. As the Amendments are likely to change only a few specific elements of the Recovery Plan, the process can proceed relatively expeditiously.

A Bill is currently before Parliament to amend the Greater Christchurch Regeneration Act, including removing the functions of Regenerate Christchurch at the end of June 2020. If this Bill is enacted by then, the table below will need to be amended accordingly

GCR Act section	Action Required	Parties completing action	Timeframes expected	Due Date
29-	Provision of Outline to Regenerate Christchurch, together with a concise statement of the views of strategic partners	Christchurch City Council		April/May 2020
30	Regenerate Christchurch either rejects it or submits Outline to Minister for approval, with or without amendments	Regenerate Christchurch	15 working days	May/June 2020
31	Minister's decision on the Outline	Minister for Greater Christchurch Regeneration	20 working days	Mid 2020
31	If approved, publication of notice summarising Outline and where it can be viewed in full	Regenerate Christchurch	10 working days	Mid 2020
33	Proponent to develop full draft of Amendments to Plan, while seeking the views of Relevant Parties	Christchurch City Council	At least 1 month	July/August 2020
		Strategic Partners listed in the Greater Christchurch Regeneration Act	[Views must be provided within 30 working days of receipt of request]	
34	Notify the draft Amendments, inviting written comment, advising of any other opportunity for public engagement, and providing statement of views of Relevant Parties	Regenerate Christchurch	20 working days	September/October 2020
35	Consider written comments and other input and finalise draft Amendments	Christchurch City Council	Late 2020	Late 2020
36	Provision of Amendment to Regenerate Christchurch for review	Christchurch City Council	Late 2020	Late 2020
37	Draft Amendments submitted to the Minister for approval with advice or report noting how views, comments considered and addressed, other input, and whether the report has been developed in accordance with the Outline.	Regenerate Christchurch	Late 2020/ Early 2021	Late 2020/ Early 2021
38	Approve or decline draft Amendments	Minister for Greater Christchurch Regeneration	40 working days	February/March 2021
38	If approved, publish notice of approval, date Amendments takes effect and where it can be inspected	Minister for Greater Christchurch Regeneration	Early 2021	Early 2021

B) Opportunities for public engagement

Christchurch City Council, as proponent, intends to draft the Amendments to the Christchurch Central Recovery Plan.

We are intending to engage with affected communities and parties during the development of the Amendments, as well as after notifying the Amendments for written comment in accordance with the process set out above.

We will, when finalising the amendments to the CCRP:

- Consider comments received from the public; and
- Make any modifications to the draft Amendments considered appropriate.

We will submit the finalised Proposed Amendments to the CCRP to the Minister with a concise summary statement of the comments received from the public and make the summary publicly available.

C) Who will draft the amendments and carry out public engagement

Council staff will draft the Amendments to the CCRP in consultation with the relevant statutory parties, and the public engagement will also be carried out by Council staff.

D) How costs of developing the amendments will be met

The costs of developing the Amendments to the CCRP will be met from Council's standard operational budgets.

5 Draft of the Notice to be published if the outline is approved

PUBLIC NOTICE: OUTLINE FOR AMENDMENTS TO THE CHRISTCHURCH CENTRAL RECOVERY PLAN

Pursuant to section 31 of the Greater Christchurch Regeneration Act 2016, the Minister for Greater Christchurch Regeneration has approved an Outline for Christchurch City Council to develop draft Amendments to the Christchurch Central Recovery Plan.

In accordance with section 28 of the Greater Christchurch Regeneration Act 2016 the Outline sets out the process by which the Amendments will be developed together with the scope and overall intent of the Amendments.

The draft Amendments will apply to land covered by the Christchurch Central Recovery Plan.

The draft Amendments will address how the Canterbury Multi Use Arena (CMUA) fits into its wider neighbourhood in the Central City, and ensure that the benefits of the CMUA for the regeneration of the Central City can be maximised to the extent possible, while at the same time managing the CMUA's noise effects beyond the site.

The process adopted to develop the draft Amendments will ensure that opportunities are provided to the community to have input into the amendments.

The approved Outline for the Amendments to the Christchurch Central Recovery Plan can be viewed on the webpage <...> and at any Christchurch City Council library or service centre.

IVAN IAFETA

Chief Executive

Regenerate Christchurch

Item 5

Attachment A

6. Christchurch City Holdings Limited - On-Lending Process 2020/21

Reference / Te Tohutoro: 20/359463

Report of / Te Pou Matua: Diane Brandish, Head of Financial Management, diane.brandish@ccc.govt.nz

General Manager / Pouwhakarae: Carol Bellette, General Manager Finance and Commercial, carol.belette@ccc.govt.nz

1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is to enable the Council to approve further borrowing and on-lending to Christchurch City Holdings Ltd (CCHL) in the next financial year (2020/21). This report has been written as the previous approval for the 2019/20 financial year is due to expire on 30 June 2020.
- 1.2 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by reviewing the history of the borrowing and on-lending arrangements already in place.

2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Agrees to provide debt funding to Christchurch City Holdings Ltd (CCHL) from time to time during the 2020-21 financial year, and to borrow from the Local Government Funding Agency (LGFA) for that purpose (back-to-back funding), provided that:
 - a. CCHL remains within its existing borrowing covenants.
 - b. The borrowing and on-lending is in accordance with the Council's Liability Management Policy.
 - c. Staff report all such arrangements in the quarterly corporate finance report to the Finance and Performance Committee.

3. Reason for Report Recommendations / Ngā Take mō te Whakatau

- 3.1 CCHL is seeking assurance during this period of disruption, that any of its proposed borrowing through the Council's on-lending process has been approved prior to commencement of the next financial year.

4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 The decision in this report is in part included in the Annual Plan and Long Term Plan process of Council which details the Council's borrowing programme but not the on-lending process to CCHL.
- 4.2 Staff did not consider it prudent to wait until the Annual Plan process had been completed to provide CCHL assurance that the Council remained committed to provide CCHL with the on-lending facility.

5. Detail / Te Whakamahuki

- 5.1 Since 2010, the Council has borrowed funds to on-lend to CCHL with these arrangements being put in place from time to time throughout each financial year.
- 5.2 All Council borrowing is recorded in its Annual Plans and Long Term Plans. Before each plan is adopted, the Council gives senior financial staff the authority to borrow, in accordance with the Council's Liability Management Policy, sufficient funds to enable the Council to meet its funding requirements as set out in the plan for the next financial year.
- 5.3 The Council charges CCHL a margin over the Local Government Funding Agency (LGFA) lending rate for the administration of the on-lending process.

6. Policy Framework Implications / Ngā Hīraunga ā- Kaupapa here

Strategic Alignment / Te Rautaki Tīaroaro

- 6.1 The decisions in this paper align with the Council's "Ensuring rates are affordable and sustainable" strategic priority.
- 6.2 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#).

Policy Consistency / Te Whai Kaupapa here

- 6.3 The decision is consistent with Council's Plans and Policies in particular the Council's Liability Management Policy.
- 6.4 The Liability Management Policy focuses on Council borrowing arrangements, including those for the purpose of providing funding to CCTOs. All debt is managed within the limits set out in the policy and is repaid as it falls due, or is rolled over or re-negotiated subject to appropriate approval and debt limits. Before entering into arrangements involving CCTOs, including CCHL, the Council must also be satisfied they will remain within their own existing bank covenants.

Impact on Mana Whenua / Ngā Whai Take Mana Whenua

- 6.5 The decision 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 Mana Whenua, their culture and traditions.

7. Resource Implications / Ngā Hīraunga Rauemi

Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to Implement – not applicable.
- 7.2 Maintenance/Ongoing costs – not applicable.
- 7.3 Funding Source – not applicable.

8. Legal Implications / Ngā Hīraunga ā-Ture

Statutory power to undertake proposals in the report / Te Manatū Whakahaere Kaupapa

- 8.1 Pursuant to Part 6 of the Local Government Act 2002, the Council is permitted to borrow funds.

Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 8.1 There is no legal context, issue or implication relevant to this decision.

- 8.2 The borrowing and on-lending arrangements do not breach the requirements of the LGA in relation to Council-controlled organisations and Council-controlled trading organisations.
- 8.3 This report has not been reviewed and approved by the Legal Services Unit.

9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 Not applicable.

Attachments / Ngā Tāpirihanga

There are no appendices to this report.

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Not applicable	

Confirmation of Statutory Compliance / Te Whakatūturutanga ā-Ture

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 / Ngā Kaiwaitohu

Author	Len Van Hout - Manager External Reporting & Governance
Approved By	Diane Brandish - Head of Financial Management Carol Bellette - General Manager Finance and Commercial (CFO)

7. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely items listed overleaf.

Reason for passing this resolution: good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PLAIN ENGLISH REASON	WHEN REPORTS CAN BE RELEASED
8	CIVIC FINANCIAL SERVICES - NOMINATION OF NEW DIRECTORS	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	TO PROTECT THE IDENTITY OF CANDIDATES WHO MAY NOT EVENTUALLY BE RECOMMENDED.	20 APRIL 2021 AFTER THE CIVIC FINANCIAL SERVICES' ANNUAL GENERAL MEETING.